COUNCIL ASSESSMENT PANEL

CAP Meeting Agenda

Presiding Member: Mr Brenton Burman

I write to advise of the Council Assessment Panel Meeting to be held on Wednesday 28 January 2026 at 6:00pm in the Unley Council Chambers, 181 Unley Road Unley.

Tim Bourner
Assessment Manager

Dated: 15/01/2026

Members: Mr Brenton Burman, Ms Colleen Dunn, Mr David Brown, Mr Terry Sutcliffe, Ms Yvonne Svensson

---

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

A G E N D A

ITEM 4.1
DEVELOPMENT APPLICATION – 25021099 – 44 PALMERSTON ROAD, UNLEY

DEVELOPMENT NO.:	25021099
APPLICANT:	Peter Gorayski
ADDRESS:	44 PALMERSTON RD UNLEY SA 5061
NATURE OF DEVELOPMENT:	Demolition of existing outbuilding, partial demolition of the existing dwelling and ancillary structures, and construction of dwelling alterations and additions (including a garage and loft), in-ground swimming pool and associated safety features, and masonry boundary fencing (exceeding 1 metre in height) and a screen
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Building Near Airfields • Historic Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) (Maximum building height is 6m) • Minimum Frontage (Minimum frontage for a detached dwelling is 15m) • Minimum Site Area (Minimum site area for a detached dwelling is 600 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)
LODGEMENT DATE:	6 Sept 2025
RELEVANT AUTHORITY:	Assessment panel at City of Unley
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.16 28/08/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Lauren Cooke Planning Officer
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Traffic Engineer Asset Engineering
RECOMMENDATION:	Support with conditions
ATTACHMENTS:	Attachment 1 – Architectural plan set Attachment 2 – Representations Attachment 3 – Applicant response to representations Attachment 4 – Shadow diagrams

ITEM 4.1
DEVELOPMENT APPLICATION – 25021099 – 44 PALMERSTON ROAD, UNLEY

DETAILED DESCRIPTION OF PROPOSAL:

The application proposes the demolition of ancillary structures, partial demolition of the existing dwelling and construction of a two-storey dwelling addition, in-ground swimming pool and associated safety features, a screen, and boundary fencing. The proposed plans for consideration are contained in **Attachment 1**. Further details of each element are described below.

The proposal seeks to demolish the existing garage within the western portion (rear) of the allotment.

Partial demolition of the rear lean-to of the existing dwelling containing the kitchen / dining room, bathroom and laundry, as well as the attached verandah is also required in order to accommodate the proposed dwelling addition. Portions of the existing boundary fencing located on the northern, southern and western boundaries are also proposed to be demolished.

The proposed dwelling addition is to be connected to the existing dwelling via a link and will incorporate a master suite (with walk in robe and ensuite), music room, bathroom, open plan kitchen / living / dining area, butler's pantry, laundry and attached double garage. A loft space and terrace will be located above the butler's pantry, laundry and garage, accessible from within the dwelling. The dwelling addition will be constructed in a combination of face brickwork, metal screening and Colorbond sheeting.

Consequential alterations to the existing dwelling will result in the conversion of an existing bedroom into an ensuite for the southern bedroom and a main bathroom. As a result of these changes, closure of existing openings and creation of new openings is also proposed.

An in-ground swimming pool is proposed to be located on the northern boundary of the site. The pool will be setback over 1 metre from the northern boundary and will have dimensions of 12 metres x 3 metres.

A freestanding metal screen, adjacent to the boundary fencing on the northern boundary and opposite the swimming pool. The screen will have a length of 12 metres and a height of 3.2 metres. The screen will serve as a landscaping aid for climbing plants to be trained onto.

The proposal will incorporate masonry fencing constructed of face brickwork on the northern, southern and western boundaries of the site with height of 2.0 – 2.4 metres.

SUBJECT LAND & LOCALITY:

Location reference: 44 PALMERSTON RD UNLEY SA 5061
Title ref.: CT 5840/889 **Plan Parcel:** F12869 AL7 **Council:** CITY OF UNLEY

Site Description:

The subject land is formally described as Allotment 7 in Filed Plan 12869 in the area named Unley, Hundred of Adelaide and is more commonly known as 44 Palmerston Road, Unley. The site is located on the western side of Palmerston Road between Hughes Lane and Hughes Street. The site is also afforded rear lane access via Hughes Place.

The site is a regular, rectangular shaped allotment with a width of 18.29 metres (m) and an allotment depth of 45.72 metres (m). The site has an overall area of approximately 836 square metres (m^2).

The site currently retains a single storey return verandah villa constructed circa 1900. Car parking accommodation is provided in the form of a garage located within the rear of the site, accessed via Hughes

Place. A crossover and driveway on the northern side of the site, from Palmerston Road also provides access to the site. The site has a front fence constructed of face brickwork piers with a decorative iron palisade infill.

The land is relatively flat and is not subject to any encumbrances or Land Management Agreements.

The subject land contains soft landscaping throughout the site, with no regulated trees located within the subject land. The verge directly in front of the subject site is well vegetated and contains two London Plane street trees.

Figure 1 *– view of the subject land from Palmerston Road*

Locality:

The locality, taking into account the general pattern of development and likely impacts of the proposal, is shown in Figure 2. The locality is located entirely within the Established Neighbourhood Zone.

The residential built form in the locality is mixed with a wide range of dwelling of dwelling styles constructed over a wide span of eras. The dwellings consist predominantly of Victorian-era character dwellings constructed in the early part of the 20th century. Interwar dwellings, and more modern post-war dwellings constructed from the 1950s through to the 1990s are also scattered throughout the locality.

Dwellings in the locality are generally single storey in scale with an increasing number of second storey elements evident.

The residential allotment pattern within the locality is relatively consistent comprising of rectangular allotments with both narrow and wide frontages. The majority of properties have rear lane access (via either Hughes Lane, Hughes Place or Palmerston Place). These rear laneways have a distinct character of outbuildings and fencing.

The locality is well vegetated with mature street contributing to the landscape character of Palmerston Road and Roberts Street, in particular. Mature trees are also evident within private landholdings.

***Figure 2** – Site, Locality and Representors*

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Demolition
  Fences and walls
  Other - Residential - mesh screen: Code Assessed - Performance Assessed
  Partial demolition of a building or structure: Code Assessed - Performance Assessed
  Demolition: Code Assessed - Performance Assessed
  Building Alterations: Accepted
  Dwelling addition: Code Assessed - Performance Assessed
  Fence: Code Assessed - Performance Assessed
  Swimming pool or spa pool and associated swimming pool safety features: Code Assessed - Performance Assessed
  Dwelling alteration or addition

ITEM 4.1
DEVELOPMENT APPLICATION – 25021099 – 44 PALMERSTON ROAD, UNLEY

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

- **REASON**
  P&D Code

SERIOUSLY AT VARIANCE ASSESSMENT

The Planning, Development and Infrastructure Act 2016, Section 107(2)(c) states that *the development must not be granted planning consent if it is, in the opinion of the relevant authority, seriously at variance with the Planning and Design Code (disregarding minor variations).*

The **Established Neighbourhood Zone Desired Outcome** states:

> ***DO 1*** *– A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.*

The **Established Neighbourhood Zone Performance Outcome** states:

> ***PO 1.1*** *– Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.*

The proposal is for a double storey dwelling addition that is sympathetic to the built form character and development pattern of the locality. The proposal maintains the established development pattern of the neighbourhood.

As seen in the following planning assessment, the proposal is considered to satisfy the intent of the **Desired Outcomes** and **Performance Outcomes** with only minor variations noted against the respective **Designated Performance Features**. Therefore, the proposal is not considered to be seriously at variance with the Planning and Design Code.

PUBLIC NOTIFICATION

- **REASON**

  Established Neighbourhood Zone – Table 5 – Procedural Matters (PM) – Notification – Clause 3(2)(b), the proposed dwelling addition incorporates a boundary wall which exceeds 3.2 metres in height.

  Established Neighbourhood Zone – Table 5 – Procedural Matters (PM) – Notification – screen is not listed as an excluded form of development and therefore is required to be publicly notified.

As part of the public notification process, 38 owners and/or occupiers of adjacent land were directly notified and a sign detailing the proposal was placed on the subject land for the duration of the notification period. A copy of the representations can be found in **Attachment 2**.

During the notification, Council received three representations. One representation was in support of the development and did not wish to be heard by the Council Assessment Panel. Two representors do not support the development and have requested to be heard by the Council Assessment Panel.

ITEM 4.1
DEVELOPMENT APPLICATION – 25021099 – 44 PALMERSTON ROAD, UNLEY

Representations:

Representor Name / Address	Support / Support with Concerns / Oppose	Request to be heard	Represented by
[redacted]	I support the development	No	-
[redacted]	I oppose the development	Yes	Self
[redacted]	I oppose the development	Yes	Self

Summary:

The representors raised the following concerns:

- Overlooking
- Overshadowing
- Significant tree impacts
- Visual impact and neighbourhood character
- Building scale, massing and rear setback
- Amenity and elevated terrace use
- Double storey form of the proposal

The applicant provided a response to the representations which can be found in **Attachment 3**. This response was provided to the representors. The applicant has made some changes to overlooking treatments.

It is noted that some of the above concerns are not considered to be planning matters. No further discussion of these concerns will be included in this assessment report.

AGENCY REFERRALS

The application was not subject to any external referrals.

INTERNAL REFERRALS

- Traffic Engineer
- Asset Engineering

RULES OF INTERPRETATION

The application has been assessed against the relevant provisions of the Planning & Design Code (the Code). The Code outlines zones, subzones, overlay and general provisions policy which provide Performance Outcomes (POs) and Desired Outcomes (DOs).

In order to interpret Performance Outcomes, the policy includes a standard outcome that generally meets the corresponding performance outcome (Designated Performance Feature or DPF). A DPF provides a guide as to what will satisfy the corresponding performance outcome. Given the assessment is made on the merits of the standard outcome, the DPF does not need to be satisfied to meet the Performance Outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from discretion to determine that a Performance Outcome is not met despite a DPF being achieved.

Part 1 of the Code outlines that if there is an inconsistency between provisions in the relevant policies for a particular development, the following rules will apply to the extent of any inconsistency between policies:

- the provisions of an overlay will prevail over all other policies applying in the particular case;
- a subzone policy will prevail over a zone policy or a general development policy; and
- a zone policy will prevail over a general development policy.

PLANNING ASSESSMENT

The subject land is located within the **Established Neighbourhood Zone** and subject to the **Historic Area Overlay** and associated **Residential Spacious Unley (North) Historic Area Statement (Un20)**.

The application has been assessed against the relevant provisions of the **Planning & Design Code (the Code)**, which are contained in the following link:

Planning and Design Code Extract

Land Use

The subject site is located within the **Established Neighbourhood Zone** where the **Desired Outcome (DO)** and **Performance Outcome (PO)** are as follows:

> ***DO 1 – Established Neighbourhood Zone***
> *A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.*
>
> ***DO 2 – Established Neighbourhood Zone***
> *Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footings, front yards, and space between crossovers.*
>
> ***PO 1.1 – Established Neighbourhood Zone***
> *Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.*

The proposal seeks to construct dwelling additions and alterations to the existing dwelling located on the site. An in-ground swimming pool, and associated boundary fencing are also proposed. A dwelling is an envisaged use within the **Established Neighbourhood Zone**. The proposed works to the dwelling itself and associated ancillary works are considered to be compatible with the established development pattern of the neighbourhood and therefore, meets the desired outcomes of the **Established Neighbourhood Zone**.

Demolition and partial demolition

> ***DO 1 – Historic Area Overlay***
> *Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that response 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.*
>
> ***PO 7.2 – Historic Area Overlay***
> *Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.*

PO 7.3 – Historic Area Overlay
Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.

In order to accommodate the proposed dwelling addition, the existing garage within the rear of the site will need to be demolished in its entirety. The rear lean-to and verandah of the existing dwelling are to be partially demolished, as well as portions of the existing boundary fencing.

The site is located within the **Residential Spacious Unley (North) Historic Area Statement (Un20)** which includes development from 1880 to 1940 and identifies dwelling styles such as Victorian and Turn-of-the-Century cottages and villas, Inter-War bungalows and other complementary styles.

The existing garage is not considered to conform with the values described within the Historic Area Statement.

The rear lean-to and verandah are both more recent additions to the dwelling and are not considered to contribute to the historic character of the streetscape.

Therefore, the structures proposed for demolition and partial demolition can be demolished in accordance with **DO 1**, **PO 7.2** and **7.3** of the **Historic Area Overlay**.

Dwelling Additions and Alterations

The **Desired Outcomes** and **Performance Outcomes** of the **Historic Area Overlay** and the **Established Neighbourhood Zone** seek for new buildings to be sympathetic to the predominant built form character and streetscape within the locality. The proposal seeks to construct a double storey dwelling addition to the rear of the existing return verandah villa with a flat roof form, to be finished in face brickwork, some of which is to have a perforated finish, and Colorbond roof sheeting. The dwelling addition is contemporary in style, which contrasts with the existing villa on site.

Built Form

DO 1 – Historic Area Overlay
Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that response 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.

PO 1.1 – Historic Area Overlay
All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.

PO 2.1 – Historic Area Overlay
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.

PO 2.3 – Historic Area Overlay
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.

PO 2.5 – Historic Area Overlay
Materials are either consistent with or complement those within the historic area.

PO 3.1 – Historic Area Overlay
Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure that they do not dominate the primary façade.

PO 3.2 – Historic Area Overlay
Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement

PO 10.1 – Established Neighbourhood Zone
Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.

PO 10.2 – Established Neighbourhood Zone
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.

The proposed dwelling addition is located to the rear of the existing dwelling and is largely single storey in scale, with a loft and terrace to be located to the rear of the site above the pantry, laundry and double garage. The first floor element is separated from the rear of the existing dwelling by over 20m.

The context of the subject site with a rear laneway results in a high degree of visibility of any proposed built form. The contemporary design of the proposed dwelling addition provides a clear delineation between the character of the existing dwelling and the proposed addition. The face brickwork and metal screening materiality results in an industrial presentation which is considered to be sympathetic to the rear laneway context.

One of the representors raised issues with the design of the proposal due to its presentation to Hughes Place. They consider that the double storey form of the proposal to be inconsistent with the neighbourhood character and contribute to bulk and mass impacts as viewed within the laneway. Whilst Hughes Place is a generally single storey lane, there are a notable number of ancillary structures fronting the laneway with generous heights. This includes the northern adjoining property (42 Palmerston Road) which has a rear garage which has the same height as the proposal.

Overall the dwelling addition is considered to be sympathetic to the site and locality and satisfies **PO 1.1, 2.1, 2.3, 2.5** and **3.1** of the **Historic Area Overlay** and **PO 10.1** and **10.2** of the **Established Neighbourhood Zone**.

Building Height, Scale and Streetscape

PO 2.2 – Historic Area Overlay
Development is consistent with the prevailing building and wall heights in the historic area.

PO 4.1 – Established Neighbourhood Zone
Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

With the corresponding **Designated Performance Feature (DPF)** seeking the following:

DPF 4.1 (a) – *the following:*
Maximum Building Height (Metres): 6.0m
Maximum Building Height (Levels): 1 level

PO 4.2 – Established Neighbourhood Zone
Additions and alterations do not adversely impact on the streetscape character.

The proposed dwelling addition has an overall height of 5.92m, over two levels. This meets the maximum desired building height specified in **DPF 4.1** of 6.0m but exceeds the desired maximum building levels. The flat roof design of the proposal results in the second storey element having a height that falls below the ridge of the existing dwelling.

The two-storey portion of the proposal is well setback within the site and given the height, doesn't exceed that of the existing dwelling, the proposal is expected to have limited impacts to the streetscape character.

The suitability of the two-storey form was raised by a number of representors. For the most part, the height was used to justify consequential amenity impacts. An assessment against these is detailed further within this report. Outside of this, one representor raised the height impacts on the low scale, single storey scale of Hughes Place. As Hughes Place is a rear laneway, the amenity impacts are expected to be limited when compared with street facing development.

Whilst the two-storey form is visible from Hughes Place, the siting and design of the proposal is considered to be complementary to both the existing dwelling and the locality. The proposal is considered to satisfy the intent of **PO 2.2** of the **Historic Area Overlay**, and **PO 4.1** and **4.2** of the **Established Neighbourhood Zone**.

Site Coverage

> ***PO 3.1 – Established Neighbourhood Zone***
> *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.*

The post-development site coverage will be 53.58%. This fails to satisfy **DPF 3.1** of the **Established Neighbourhood Zone** which seeks a maximum site coverage of 50%. The additional site coverage of 3.58% equates to 30m^2 and is an exceedance of 7.17% over the desired coverage.

Whilst the site coverage exceeds the quantitative requirements specified within the Code, this is considered to be a minor deviation from the DPF. The dwelling will still be consistent with the character and pattern of the neighbourhood and provide sufficient space for light and ventilation to dwelling occupants. The proposal also meets the required private open space area and soft landscaping area. The proposed site coverage is considered to achieve the intent of **PO 3.1** of the **Established Neighbourhood Zone**.

Setbacks and boundary development

> ***PO 2.4 – Historic Area Overlay***
> *Development is consistent with the prevailing front and side boundary setback pattern in the historic area.*
>
> ***PO 7.1 – Established Neighbourhood Zone***
> *Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.*
>
> ***PO 8.1 – Established Neighbourhood Zone***
> *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.*

PO 9.1 – Established Neighbourhood Zone
Buildings are set back from rear 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
c) private open space
d) space for landscaping and vegetation.

The proposal incorporates boundary development in two separate locations along the northern boundary in the form of the master bedroom and the garage. It therefore fails to satisfy the quantitative requirements of **DPF 7.1** and **8.1** which both seek a 1 metre setback. The master bedroom wall will be sited on the boundary for a length of 6.3m, with a height of 4m (measured from natural ground). The scale of the proposed boundary wall has been offset with the limited length to minimise the off-site amenity impacts to the northern adjoining property.

The garage wall will be sited on the boundary for a length of 7.5m, with a height of 4.3m (measured from natural ground). This wall is located opposite an existing structure on the boundary, with only 900mm of the wall being visible to the adjoining property, therefore minimising the impact to this property. The design and siting of the garage is therefore considered to be responsive to the site context.

The proposal will provide a minimum side boundary setback of 2.43m at ground floor and 2.43m at first floor. While the ground floor setback meets the quantitative requirements of **DPF 8.1**, the first floor setback fails to meet this requirement. The first floor is limited in length to 7.5m and is located opposite an existing outbuilding on the adjoining property to the south. This location is considered to minimise any potential off-site amenity impacts. Whilst a deviation from the DPF, the proposed first floor setback is still considered to provide a degree of separation that complements the locality.

The proposal has a zero rear setback. **DPF 9.1** of the **Established Neighbourhood Zone** sets out the quantitative requirements for rear boundary setback:

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

As the proposal abuts a rear access laneway, there is no requirement for the proposal to meet **DPF 9.1**. The proposed siting and design is considered to be consistent with the established pattern of development within the locality with a significant number of allotments having development sited on the rear boundary. The linear design of the proposal results in the secluded private open space having northern solar access. This is considered to be a contextual and sustainable design response, with improved amenity for dwelling occupants anticipated.

One of the representors raised concern with the rear setback and the visual dominance that this creates within Hughes Place. As detailed above, the site is not required to meet the requirements of DPF 9.1. Notwithstanding, it is considered that Hughes Place serves as a sufficient buffer between the development and the properties within Roberts Street.

The proposal is considered to satisfy the intent of **PO 2.2** of the **Historic Area Overlay** and **PO 7.1, 8.1** and **9.1** of the **Established Neighbourhood Zone**.

Off-site amenity impacts

Overlooking

> ***PO 10.1 – General Development Policies – Design in Urban Areas***
> *Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.*
>
> ***PO 10.2 – General Development Policies – Design in Urban Areas***
> *Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.*

The proposed loft will incorporate windows along the northern and western elevations. The windows are to be treated with Webforge grate metal screening. The western window faces into Hughes Place, with a separation of just 6.1m from the properties within Roberts Street.

Two of the representors raised concerns with overlooking. In response to these concerns, the applicant has advised that they have agreed to install obscured glazing to the western window of a height of 1.5m above finished floor. Amendments to the plans have been made to reflect this. The glazing treatments in conjunction with the existing proposed screening is expected to sufficiently mitigate direct overlooking.

The proposed terrace has been provided with a solid brick balustrade with a height of 1.5m along the western and northern boundaries of the terrace. This fails to meet **DPF 10.2** which seeks screening to a height of 1.7m for balconies.

The proposed terrace is located opposite a garage wall on the northern boundary which has a height of 4.3m and is considered to sufficiently mitigate direct overlooking to the north. The proposed solid balustrade in conjunction with the separation afforded by the rear laneway is considered to sufficiently mitigate direct overlooking to the west. Furthermore, Hughes Place has a character of ancillary structures (both outbuildings and fencing) that further obscure direct overlooking potential from the proposed terrace.

The proposal is therefore considered to sufficiently mitigate direct overlooking and achieve **PO 10.1** and **10.2** of **Design in Urban Areas**.

Overshadowing

> ***PO 3.1 – General Development Policies – Interface between Land Uses***
> *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*
>
> ***PO 3.2 – General Development Policies – Interface between Land Uses***
> *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*

With the corresponding **Designated Performance Feature (DPF)** seeking the following:

> ***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. *35m^2 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 – General Development Policies – Interface between Land Uses
Development does not unduly reduce the generating capacity of adjacent rooftop solar energy

In response to concerns raised by two of the representors, the applicant provided overshadowing diagrams for pre and post development outcomes on both the summer solstice and winter solstice (see **Attachment 4**). The shadow diagrams demonstrate the shadowing impact to the surrounding properties.

Records indicate that the adjoining property to the south at 46 Palmerston Road contains north-facing habitable room windows. The increased extent of development opposite this property is limited in scale to single storey. In addition, the single storey portion of the proposal has been designed with a side setback that is greater than that of the existing dwelling on the subject site.

The directly adjoining property to the south at 46 Palmerston Road will have the greatest post-development impact. This allotment has private open space that consists of lawn area and a verandah/patio that is enclosed on the northern side with lattice. The overshadowing diagrams show that on the summer solstice the lawn area is unaffected by the proposed development. However, on the winter solstice at both 9am and 3pm, the lawn area is completely overshadowed. The lawn area is provided with 33m^2 of direct winter sunlight. This calculation does not take into account the ground floor patio which while partially enclosed with lattice, still has opportunities for direct sunlight. Despite this, the proposal is considered to fail to satisfy **DPF 3.2**.

The existing partial enclosure of the verandah limits the direct winter sunlight that the site has access to. Notwithstanding, the verandah can still be considered as private open space. As the development is required to provide 35m^2 of private open space with direct sunlight, the shortfall of 2m^2 just fails the DPF and is considered to be negligible.

Council's aerial imagery shows that there are rooftop solar panels located within the adjoining property at 46 Palmerston Road. The solar panels are located on both the dwelling and the detached garage located within the rear of the site. The solar panels on the dwelling have a northern orientation and will not be impacted by the proposal as the panels are located opposite single storey form.

The rear garage has solar panels that have been sited in an east-west configuration to harness both morning and afternoon solar access. The shadow diagrams in conjunction with Council's aerial imagery show that only a limited number of solar panels are impacted at any one time on the winter solstice with the eastern panels receiving full morning sun at 9am and the western panels receiving full afternoon sun at 3pm. This impact is expected to reduce shortly, either side of June 21, particularly given that the overshadowing diagrams demonstrate that there is no impact on the summer solstice. The shadows cast are not considered to unreasonably impact on the generating capacity of the solar panels.

The proposal is therefore considered to meet **PO 3.1, 3.2** and **3.3** of **Interface between Land Uses**.

Private Open Space and Landscaping

PO 21.1 – General Development Policies – Design in Urban Areas
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.

PO 21.2 – General Development Policies – Design in Urban Areas
Private open space is positioned to provide convenient access from internal living areas.

PO 22.1 – General Development Policies – Design in Urban Areas
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.

The proposal provides 205m^2 of secluded private open space, located on the northern side of the dwelling. This includes a ground level private open space as well as a first floor terrace. The private open space is located behind the building line of the dwelling and is accessible from the living areas of the dwelling. This is considered to satisfy both **PO 21.1** and **21.2** of **Design in Urban Areas**.

The post-development soft landscaping retained on site will have an area of 185.2m^2 at ground level and 36m^2 on the rooftop terrace. which constitutes 26.4% of the site area. This satisfies DPF 22.1 of Design in Urban Areas which seeks soft landscaping to cover 25% of the site.

It is considered that the provided landscaping will continue to minimise heat absorption, provide stormwater infiltration and enhance the appearance of the site. On balance, the extent of soft landscaping provided is considered to meet the intent of **PO 22.1** of **Design in Urban Areas**.

Car Parking

PO 23.1 – General Development Policies – Design in Urban Areas
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.

PO 5.1 – General Development Policies – Transport, Access and Parking
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 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.

Table 1 within **Transport, Access and Parking** identifies the parking rates that apply to residential developments. Detached dwellings containing two or more bedrooms are required to provide a minimum of two car parking spaces per dwelling, one of which is required to be covered.

The proposal provides car parking in the form of an enclosed double garage. The garage has sufficient dimensions to provide car parking that is functional, accessible and convenient. The existing rear access from Hughes Place will continue to be utilised for access arrangements to and from the site.

The proposed on-site car parking and access arrangements are considered to meet **PO 23.1** of **Design in Urban Areas** and **PO 5.1** of **Transport, Access and Parking**.

Regulated and Significant Tree Impacts

DO 1 – Regulated and Significant Tree Overlay
Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

PO 2.1 – Regulated and Significant Tree Overlay
Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.

There is a Norfolk Island Pine (*Araucaria heterophylla*) tree located within the property to the west at 31 Roberts Street. The tree is identified as significant under the *Planning, Development and Infrastructure (General) Regulations 2017*. The tree is shown in Figure 3, below.

One of the representors raised concerns with the impact to the tree as a result of the development.

Figure 3 *– view of Hughes Place with Norfolk Island Pine shown (source – applicant response to representation)*

The tree is estimated to have a trunk circumference of 3.14m, with an associated Notional Root Zone (NRZ) radius of 15m.

The rear garage currently on the subject land has an area of 45m^2. Post-development, new encroachments on either side of the existing shed footprint represents approximately 50m^2. Based on the maximum possible NRZ area of 706.8m^2 this is an additional encroachment of 7.1% and is considered a minor increase in encroachment.

Whilst this is additional encroachment, the proposed development is located on the opposite side of a rear bitumised laneway with a width of 6.1m. The tree is elevated and located behind an existing retaining wall, fence and outbuilding associated with 31 Roberts Street. These conditions are not anticipated the tree would rely on this small area in the subject site and would likely rely on the grassed area I the rear of 31 Roberts Street. The additional encroachment is not anticipated to result in any notable impacts to the significant tree.

The proposal is considered to meet the intent of **DO 1** and **PO 2.1** of the **Regulated and Significant Tree Overlay**.

Fencing

PO 1.1 – Historic Area Overlay
All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.

PO 4.4 – Historic Area Overlay
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.

PO 9.1 – General Development Policies – Design in Urban Areas
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.

The proposed fencing will be located along the northern, southern and western boundaries. The masonry fencing will be constructed of face brickwork with heights of up to 2.4m.

The fencing has a simple design which has considered the desired Historic Area Statement and links to the function of the fencing as boundary fencing. The height of the fencing of between 2.0 – 2.4m is considered to be of a sufficient height to provide privacy and security to dwelling occupants. The existing southern boundary fencing has a height of 2.5m. The proposed southern boundary fencing with a reduced height of 2.4m is therefore an improved outcome for the adjoining property. The proposed fencing is unlikely to have a significant impact on the visual amenity of adjoining properties. An assessment against the relevant overshadowing provisions is included earlier within this report.

The proposed fencing is considered to complement the existing dwelling on site and proposed dwelling addition and is considered to achieve the intent of **PO 1.1** and **4.4** of the **Historic Area Overlay**.

Screen

PO 1.1 – Historic Area Overlay
All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.

PO 4.1 – Historic Area Overlay
Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.

PO 4.2 – Historic Area Overlay
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.

PO 11.1 – Established Neighbourhood Zone
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.

PO 11.2 – Established Neighbourhood Zone
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.

The proposed freestanding screen will have a height of 3.2m and a length of 12m. The screen is to be constructed of metal mesh. The structure is to be used to train climbing plants to serve as a landscape feature within the private open space.

The screen is located behind the building line of the dwelling, abutting the boundary fencing. The screen has simple metal form that won't dominate the existing dwelling and will complement the locality.

Whilst the screen exceeds a height of 3m and a length of 8m, the screen is sandwiched between two boundary walls which both exceed the height of the screen itself. The mesh materiality of the screen is considered to offset the height and length exceedance of the screen. It is also anticipated that the vertical landscaping that the screen will facilitate will enable the softening of the structure's presentation when viewed from both within the subject land and adjoining property, as well as offsetting any impact from the adjoining boundary development.

The proposed screen is considered to satisfy **PO 1.1, 4.1** and **4.2** of the **Historic Area Overlay** and **PO 11.1** of the **Established Neighbourhood Zone**.

As described in other sections of this report, sufficient secluded private open space and on-site car parking is provided. There are no adverse implications for on-site functional requirements, therefore satisfying **PO 11.2** of the **Established Neighbourhood Zone**.

Swimming Pool

PO 19.3 – General Development Policies – Design in Urban Areas
Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

The application includes the proposed construction of an in-ground swimming pool and associated safety features. The swimming pool will be ancillary to the existing dwelling on the site and will be located on the northern side of the site, surrounded by the dwelling addition and behind the building line of the existing dwelling.

The pool pump equipment associated with the swimming pool is shown on the plans to be located within a soundproof enclosure, within the south-western corner of the site. The proposed plant equipment is located over 5m from any dwelling on adjoining allotments.

As the pool pump equipment is located within a sound attenuated enclosure and at least 5m from dwellings on adjoining allotments, it is considered that this provides sufficient sound mitigation and will not cause unreasonable noise nuisance to adjoining properties.

CONCLUSION

Whilst the development does not satisfy some of the Designated Performance Features set out within the relevant Performance Outcomes, these shortfalls are not considered to be detrimental to the established character of the locality.

The matters raised by the representors have been considered in the course of this assessment. Having considered all the relevant assessment provisions, the proposal is considered to satisfy the intent of the Desired Outcomes and Performance Outcomes of the Planning and Design Code for the following reasons:

- On balance the proposed development satisfies the relevant Performance Outcomes of the Established Neighbourhood Zone, Overlays and General Development Policies.

- The proposal has been sympathetically designed with consideration given to the predominant built form character and development pattern of the locality and is consistent with the adjacent development.

- The dwelling addition has been designed in a manner that maintains the character of the existing dwelling and the historic streetscape, whilst making the dwelling more conducive to contemporary.

- The proposal's use of colours and materials is complementary to both the existing dwelling and the streetscape.

- Sufficient secluded private open space is provided for the amenity and recreation of dwelling occupants.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 25021099, by Peter Gorayski is granted Planning Consent subject to the following conditions:

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
The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times to the satisfaction of the Relevant Authority.

Condition 3
The permanently fixed obscure glazing as shown on the approved plans and elevation drawings forming part of this consent, must be installed prior to the commencement of use of the building. The permanently fixed obscure glazing must be maintained in good condition and must be maintained as effective privacy controls thereafter.

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.

Condition 5
The planting and landscaping identified on the approved plans must be completed in the first planting season concurrent with or following commencement of the use of the dwelling. Such planting and landscaping shall be irrigated and maintained thereafter with any plants which become diseased or die must be replaced within the next available growing season with suitable species.

Condition 6
That wastewater from the swimming pool shall be discharged to the sewer, and not be allowed to flow onto adjoining properties or the street water table under any circumstances.

Condition 7
Noise generated from ancillary pool and/or spa equipment must not exceed specified noise levels to limit loss of amenity to adjoining properties. For this purpose, noise generated from ancillary pool / spa equipment shall not exceed 52 db(a) between 7am and 10pm and 45 db(a) between 10pm and 7am on any day, measured from a habitable room window of an adjoining dwelling.

ADVISORY NOTES

Planning Consent

Advisory Note 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.

Advisory Note 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.

Advisory Note 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.

Advisory Note 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).

Advisory Note 5
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 6
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.

Advisory Note 7
You are advised that it is an offence to undertake *tree damaging activity* in relation to a regulated or significant tree without the prior consent of Council. *Tree damaging activity* means:

- The killing or destruction of a tree; or
- The removal of a tree; or
- The severing of branches, limbs, stems or trunk of a tree; or
- The ringbarking, topping or lopping of a tree; or
- Any other substantial damage to a tree, (including severing or damaging any roots),

and includes any other act or activity that causes any of the foregoing to occur but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.

Advisory Note 8
Any works undertaken on Council owned land (including but not limited to works relating to reserves, crossing places, landscaping, footpaths, street trees and stormwater connections and underground electrical connections), shall require a separate authorisation from Council. Further information and/or specific details can be obtained by contacting Council's Asset Management department on 8372 5111.

Advisory Note 9
The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

Advisory Note 10
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 11
The development (including during construction) must not at any time emit noise that exceeds the relevant levels derived from the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.

ATTACHMENT 1

Alterations + Additions

44 Palmerston Road Unley SA 5064

24-1126

Planning Application

Architects Ink

Level 1, 77 King William St
Kent Town SA 5067

PO Box 2467
Kent Town SA 5071

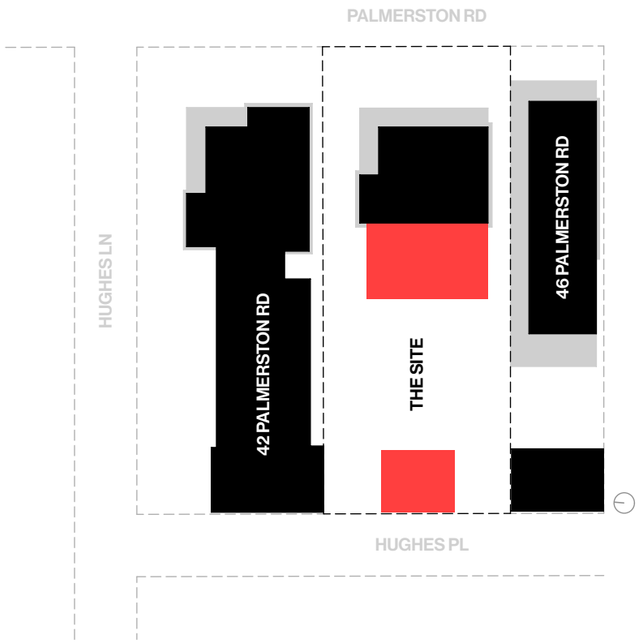
adelaide@architectsink.com.au
Telephone +61 8 8363 4244
Facsimilie, +61 8363 4255

architectsink.com.au

Adelaide
Sydney
Architecture
Interior Design
Asset Management

Architects Ink Pty Ltd
ABN 37 232 861 734

EXISTING CONDITIONS



EXISTING CONDITIONS

The proposal involves the restoration of the 1900s villa, along with the demolition of the current lean-to and detached garage.

42 Palmerston Road
The addition to 42 Palmerston Road is a prominent volume along the northern boundary of the site. It is of substantial height in close proximity to the boundary, with the 4.4m high wall of the garage sitting on the northern boundary.

46 Palmerston Road
A verandah structure to 46 Palmerston Road continues along most of the southern boundary, along with a garage with rear lane access.

THE SITE


Original villa to be restored


Lean-to to be demolished


Lean-to and garage to be demolished

42 PALMERSTON ROAD


Prominent addition along northern boundary


4.4m high wall of garage on northern boundary


Garage in rear lane

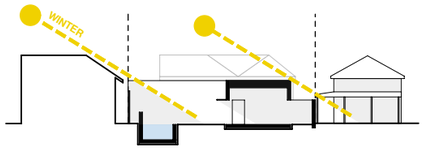
46 PALMERSTON ROAD

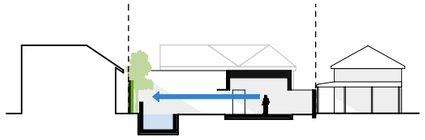

Verandah along southern boundary

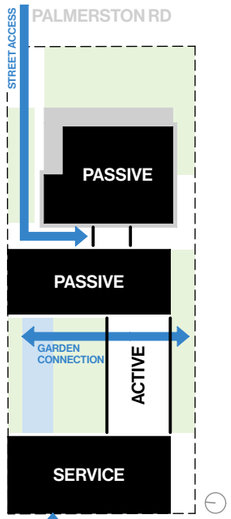

Garage on southern boundary

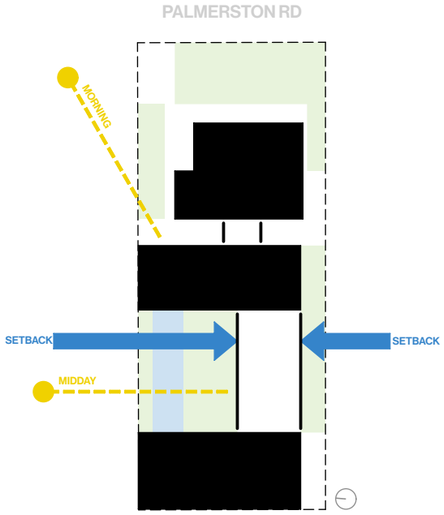

Garage in rear lane

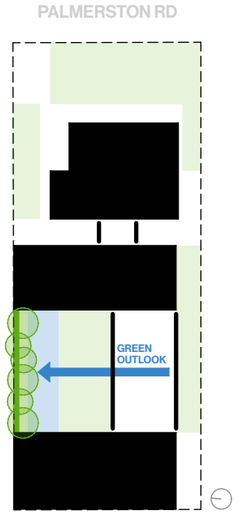
DESIGN STRATEGIES

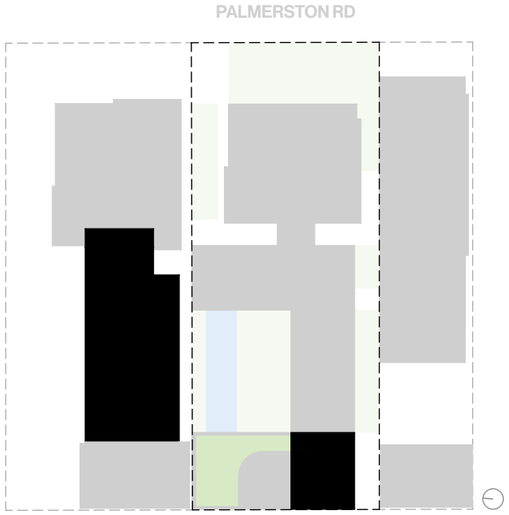












PLANNING

The original villa is to be restored and converted to a passive zone, which includes the children's bedrooms and secondary living room.

A link between the existing villa and the addition provides breathing space between old and new. It is an additional entry point from Palmerston Road for guest access.

The addition is planned in a C-shaped arrangement. The passive zone contains the main bedroom, with the link providing separation from the children's bedrooms in the existing villa. The active zone, housing the kitchen, dining and lounge, is centrally located with a strong connection to the pool and garden. Accessed via the laneway, the garage and service zones are to the rear of the site.

ACCESS TO SUNLIGHT

The active zone is substantially setback from the northern boundary to maximise winter sun penetration into the garden and main living spaces.

A. 2.4m side setback along the southern boundary preserves winter sun penetration to the private open space of 46 Palmerston Road.

Morning sun penetrates the east facing window of the main bedroom.

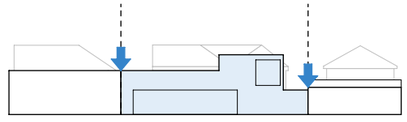
LANDSCAPE VIEWS

A mesh screen with creeping vegetation, along with the planting of several trees along the northern boundary provides a landscaped outlook from the living areas, helping to obscure the view of the addition to 42 Palmerston Road.

UPPER LEVEL PLACEMENT

A small two storey pop-up containing a study and private garden terrace is located to the rear of the addition, in-line with the garaging of the neighbouring residences. The substantial setback from the primary street frontage ensures it is not visible from Palmerston Road.

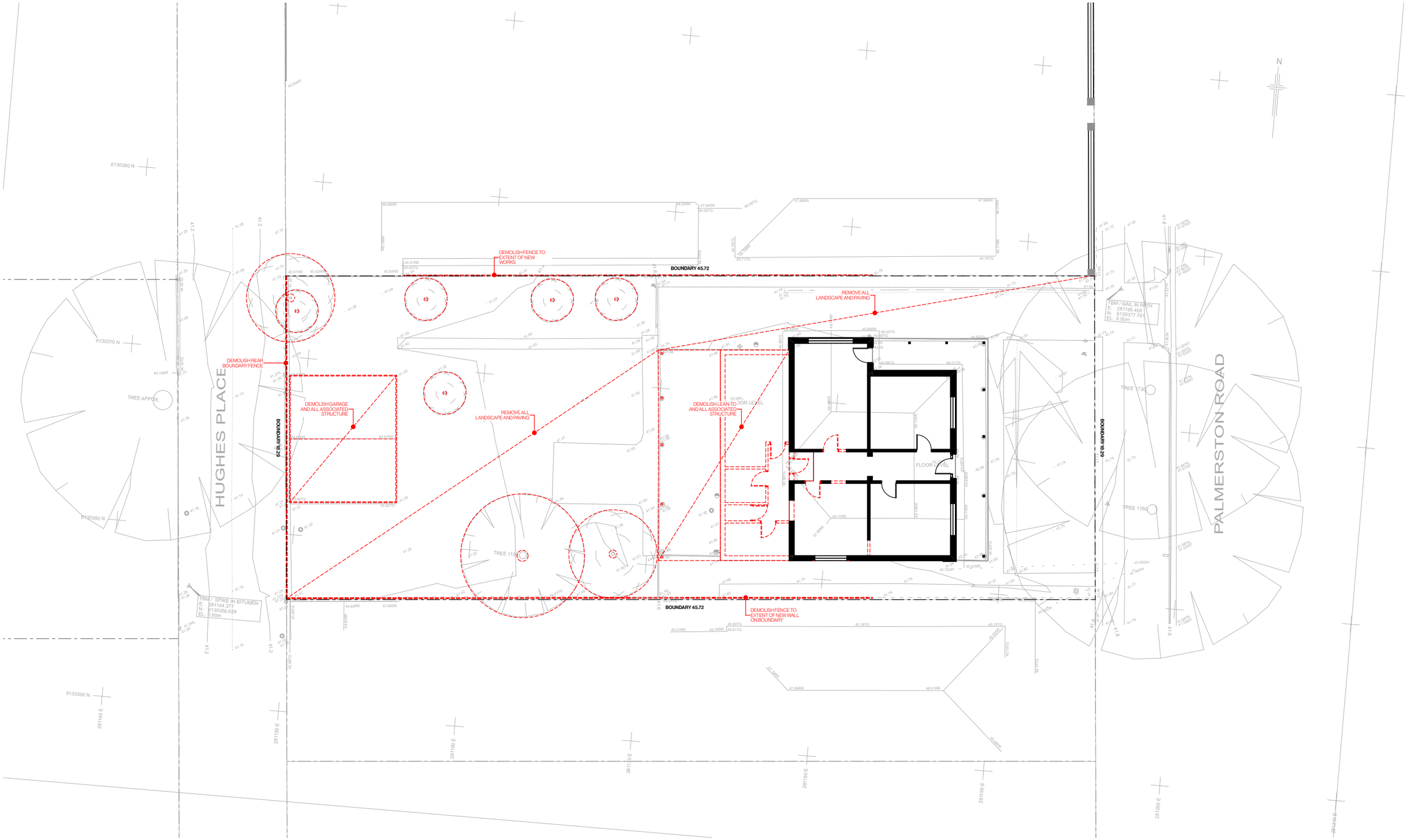
The maximum building height is 5.85m, below the 6m planning restriction.



LANEWAY STREET PATTERN

The stepping in height of the rear elevation relates to the laneway street pattern of Hughes Place. The height of the garage to 42 Palmerston Road is matched, and the rear boundary wall steps down to relate to the garage of 46 Palmerston Road.

DEMOLITION PLAN



Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10M

Revision	Date
A - Planning Application	14/07/2025
B - Additional Information	24/10/2025
C - Additional Information	09/12/2025
D - Amended Levels	17/12/2025
E - Obscure Glazing	13/01/2026

Scale
1:200 @ A3

Client
P Gorayski &[redacted]

Project Name
Alterations + Additions
44 Palmerston Road
Unley SA 5064

Drawing
24-1126 SK03
Demolition Plan
Planning Application

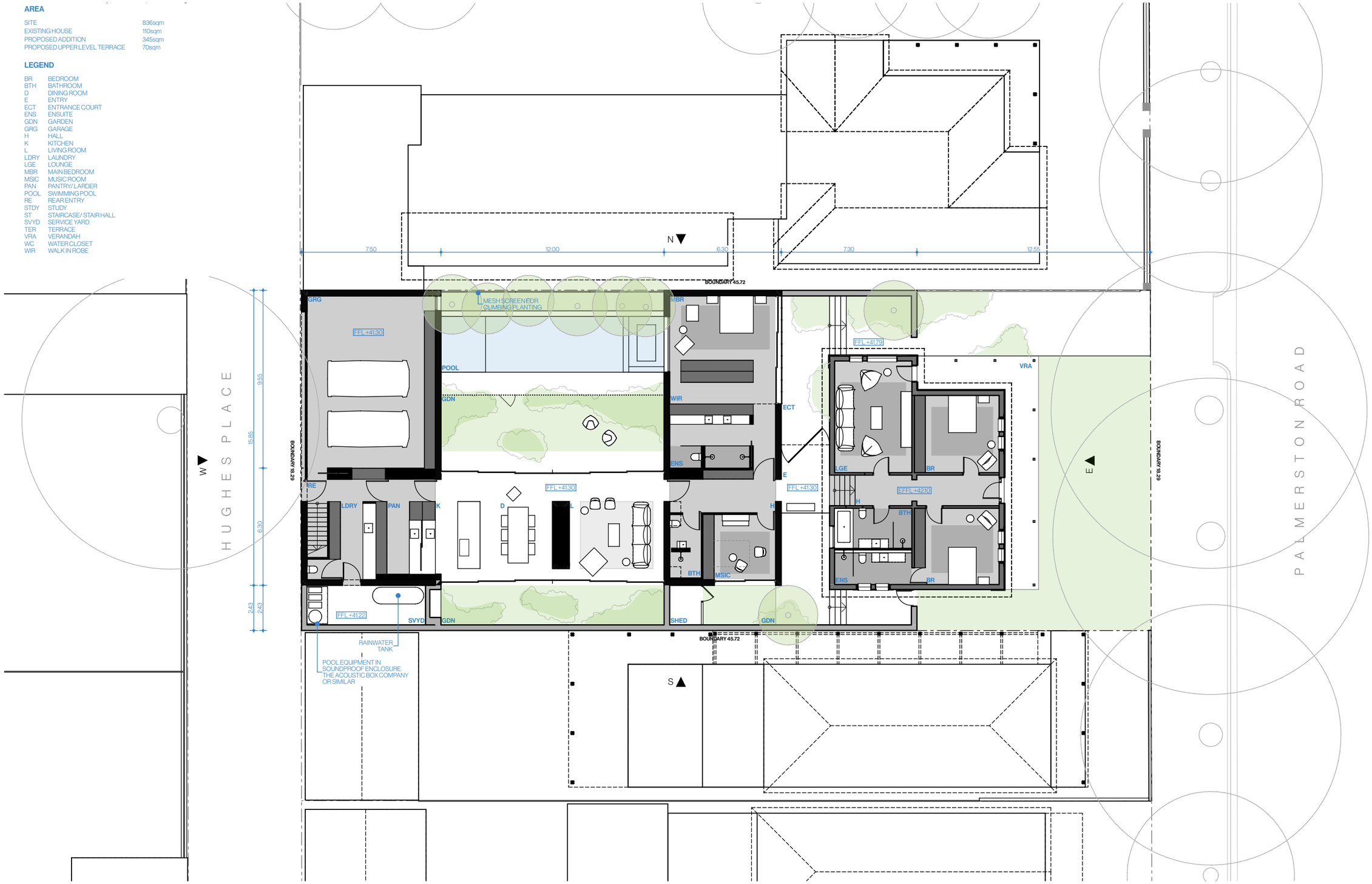
PLAN

AREA

SITE	836sqm
EXISTING HOUSE	110sqm
PROPOSED ADDITION	345sqm
PROPOSED UPPER LEVEL TERRACE	70sqm

LEGEND

BR	BEDROOM
BTH	BATHROOM
D	DINING ROOM
E	ENTRY
ECT	ENTRANCE COURT
ENS	ENSUITE
GDN	GARDEN
GRG	GARAGE
H	HALL
K	KITCHEN
L	LIVING ROOM
LDRY	LAUNDRY
LGE	LOUNGE
MBR	MAIN BEDROOM
MSIC	MUSIC ROOM
PAN	PANTRY/ LARDER
POOL	SWIMMING POOL
RE	REAR ENTRY
STDY	STUDY
ST	STAIRCASE/ STAIR HALL
SVYD	SERVICE YARD
TER	TERRACE
VRA	VERANDAH
WC	WATER CLOSET
WIR	WALK IN ROBE



Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10M

Revision	Date
A - Planning Application	14/07/2025
B - Additional Information	24/10/2025
C - Additional Information	09/12/2025
D - Amended Levels	17/12/2025
E - Obscure Glazing	13/01/2026

Scale
1:200 @ A3

Client
P Gorayski &[redacted]

Project Name
Alterations + Additions
44 Palmerston Road
Unley SA 5064

Drawing
24-1126 SK04
Ground Level Plan
Planning Application

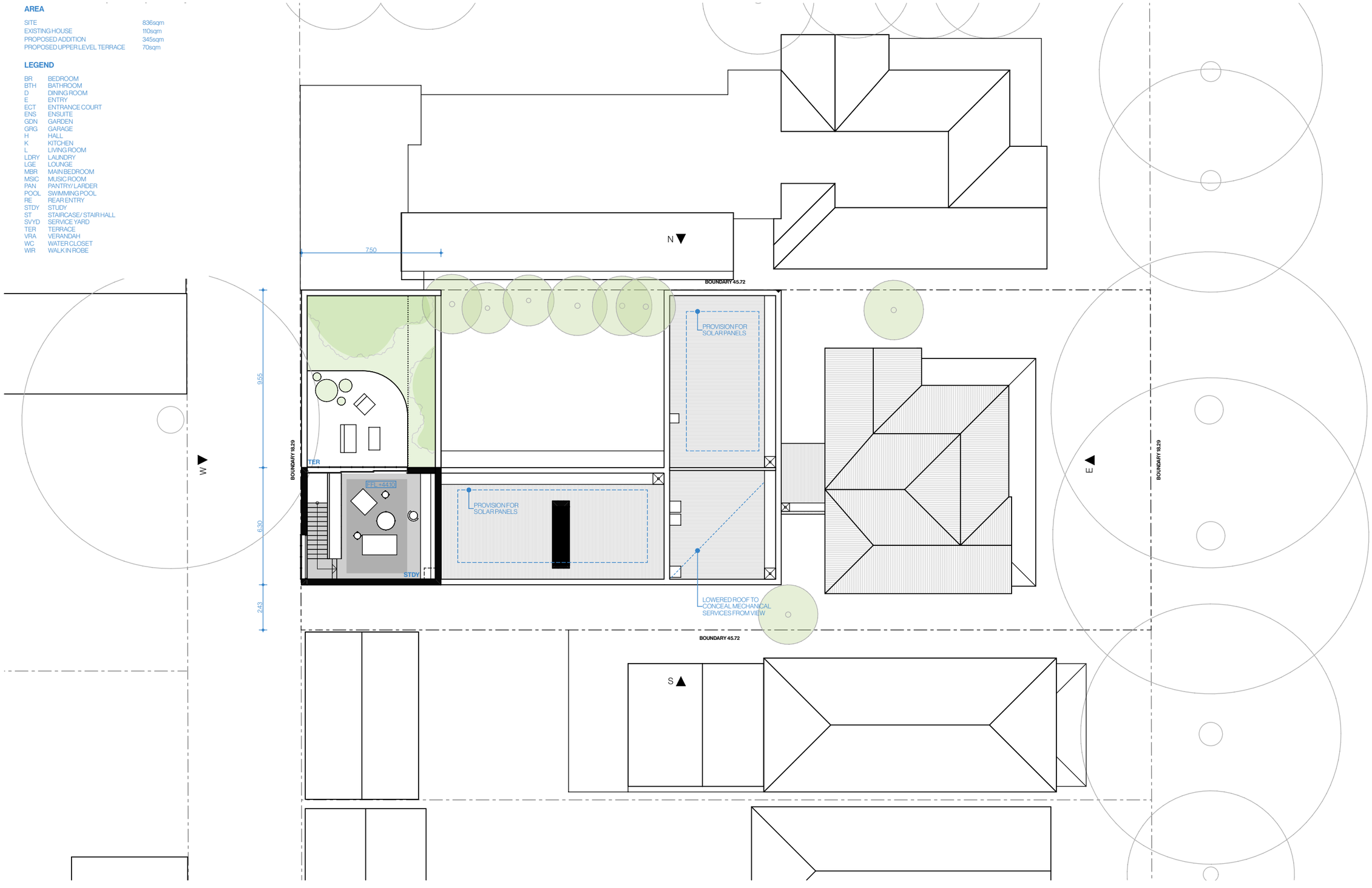
PLAN

AREA

SITE	836sqm
EXISTING HOUSE	110sqm
PROPOSED ADDITION	345sqm
PROPOSED UPPER LEVEL TERRACE	70sqm

LEGEND

BR	BEDROOM
BTH	BATHROOM
D	DINING ROOM
E	ENTRY
ECT	ENTRANCE COURT
ENS	ENSUITE
GDN	GARDEN
GRG	GARAGE
H	HALL
K	KITCHEN
L	LIVING ROOM
LDRY	LAUNDRY
LGE	LOUNGE
MBR	MAIN BEDROOM
MSIC	MUSIC ROOM
PAN	PANTRY/ LARDER
POOL	SWIMMING POOL
RE	REAR ENTRY
STDY	STUDY
ST	STAIRCASE/ STAIR HALL
SVYD	SERVICE YARD
TER	TERRACE
VRA	VERANDAH
WC	WATER CLOSET
WIR	WALK IN ROBE



Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10M

Revision	Date
A - Planning Application	14/07/2025
B - Additional Information	24/10/2025
C - Additional Information	09/12/2025
D - Amended Levels	17/12/2025
E - Obscure Glazing	13/01/2026

Scale
1:200 @ A3

Client
P Gorayski &[redacted]

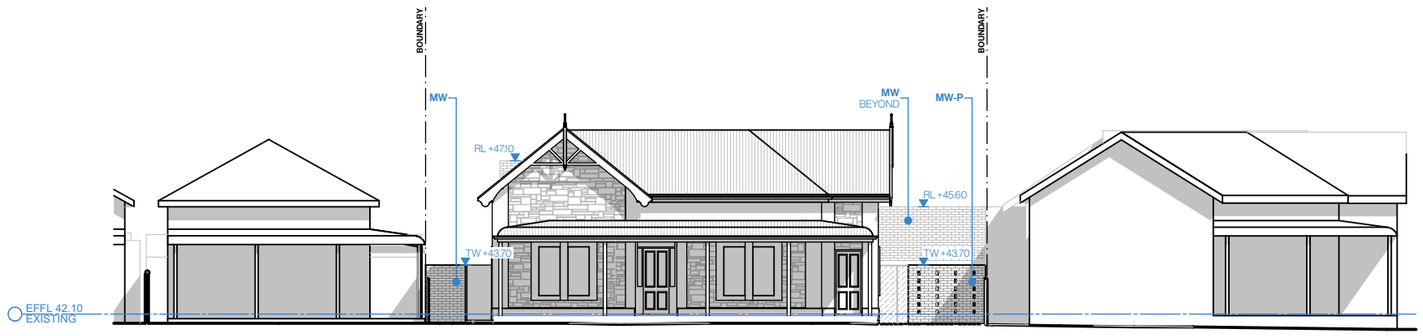
Project Name
Alterations + Additions
44 Palmerston Road
Unley SA 5064

Drawing
24-1126 SK05
Upper Level Plan
Planning Application

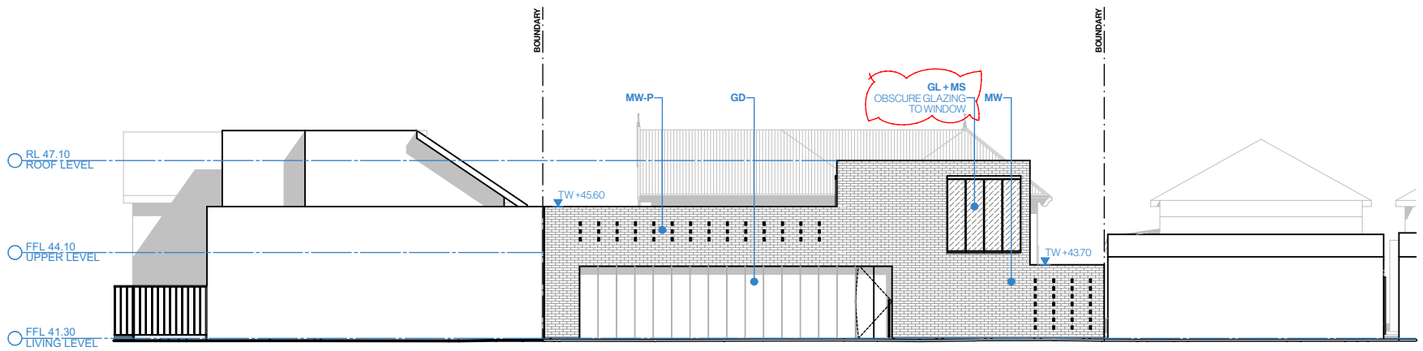
ELEVATIONS

LEGEND

BF	BOUNDARY FENCE. COLORBOND
GD	TILT-UP GARGE DOOR. METAL CLADDING
GL	ALUMINIUM WINDOW AND DOOR FRAMES
MW	MASONRY WALL. FACE BRICKWORK
MW-P	PERFORATED MASONRY WALL. FACE BRICKWORK
MS	METAL SCREEN
MS-POOL	FREESTANDING METAL SCREEN. 3.2m HIGH



EAST ELEVATION 1:200



WEST ELEVATION 1:200

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10M

Revision	Date
A - Planning Application	14/07/2025
B - Additional Information	24/10/2025
C - Additional Information	09/12/2025
D - Amended Levels	17/12/2025
E - Obscure Glazing	13/01/2026

Scale
1:200 @ A3

Client
P Gorayski &[redacted]

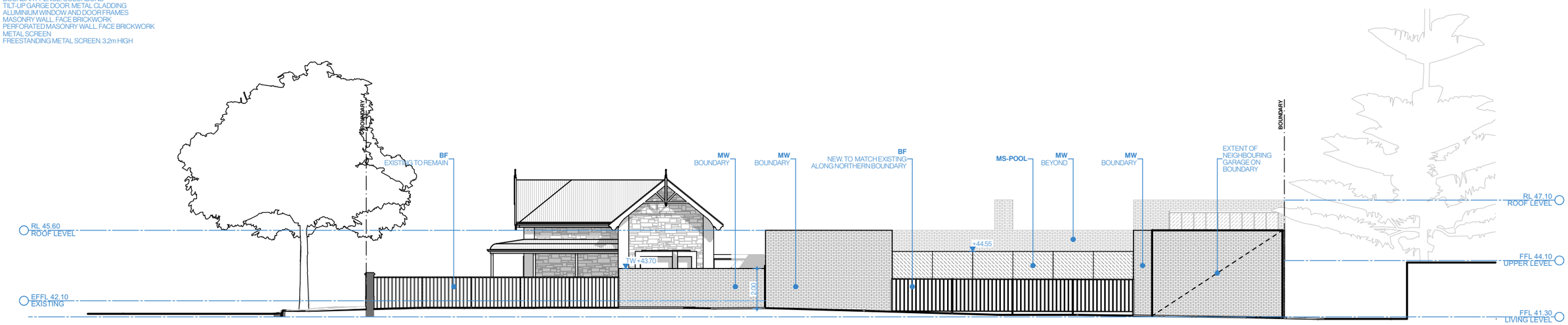
Project Name
Alterations + Additions
44 Palmerston Road
Unley SA 5064

Drawing
24-1126 SK06
Elevations
Planning Application

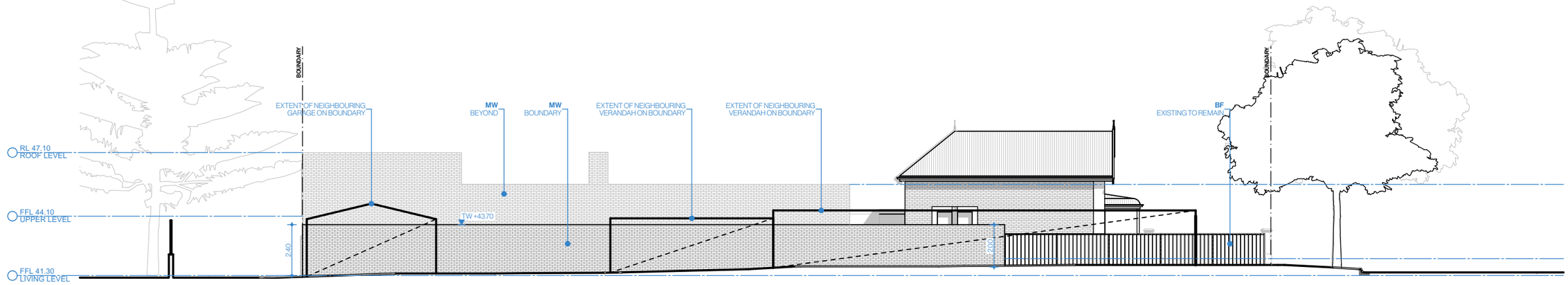
ELEVATIONS

LEGEND

BF	BOUNDARY FENCE. COLORBOND
GD	TILT-UP GARGE DOOR. METAL CLADDING
GL	ALUMINIUM WINDOW AND DOOR FRAMES
MW	MASONRY WALL. FACE BRICKWORK
MW-P	PERFORATED MASONRY WALL. FACE BRICKWORK
MS	METAL SCREEN
MS-POOL	FREESTANDING METAL SCREEN. 3.2m HIGH



NORTH ELEVATION 1:200



SOUTH ELEVATION 1:200

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

0 2 5 10M

Revision	Date
A - Planning Application	14/07/2025
B - Additional Information	24/10/2025
C - Additional Information	09/12/2025
D - Amended Levels	17/12/2025
E - Obscure Glazing	13/01/2026

Scale
1:200 @ A3

Client
P Gorayski &[redacted]

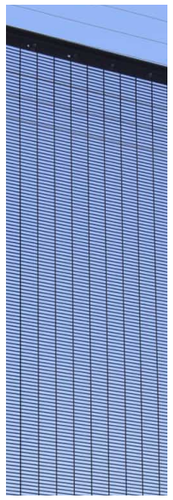
Project Name
Alterations + Additions
44 Palmerston Road
Unley SA 5064

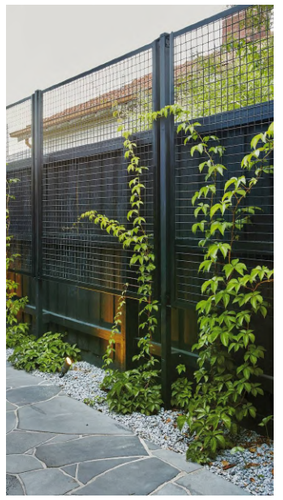
Drawing
24-1126 SK07
Elevations
Planning Application

MATERIALS

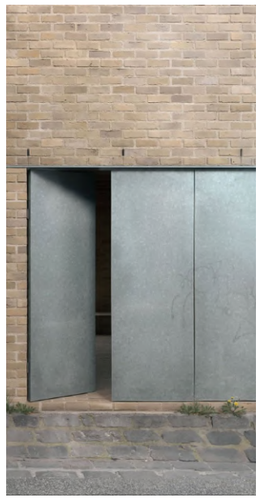
MW
MASONRY WALL. FACE BRICKWORK.
LITTLEHAMPTONS NEW ASH BRICK
OR SIMILAR

MW-P
PERFORATED MASONRY WALL
FACE BRICKWORK





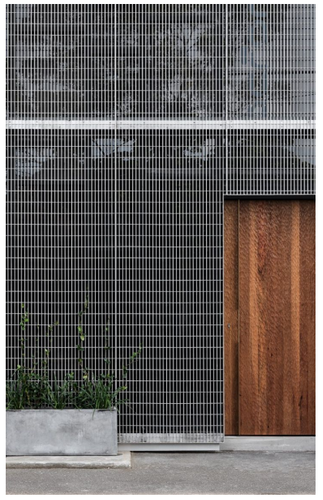
MS-POOL
FREESTANDING METAL SCREEN. 3.2m HIGH
358 ANTICLIMB MESH. GALVANISED STEEL



GD
METAL CLADDING TO GARAGE DOOR
AND REAR ENTRY DOOR

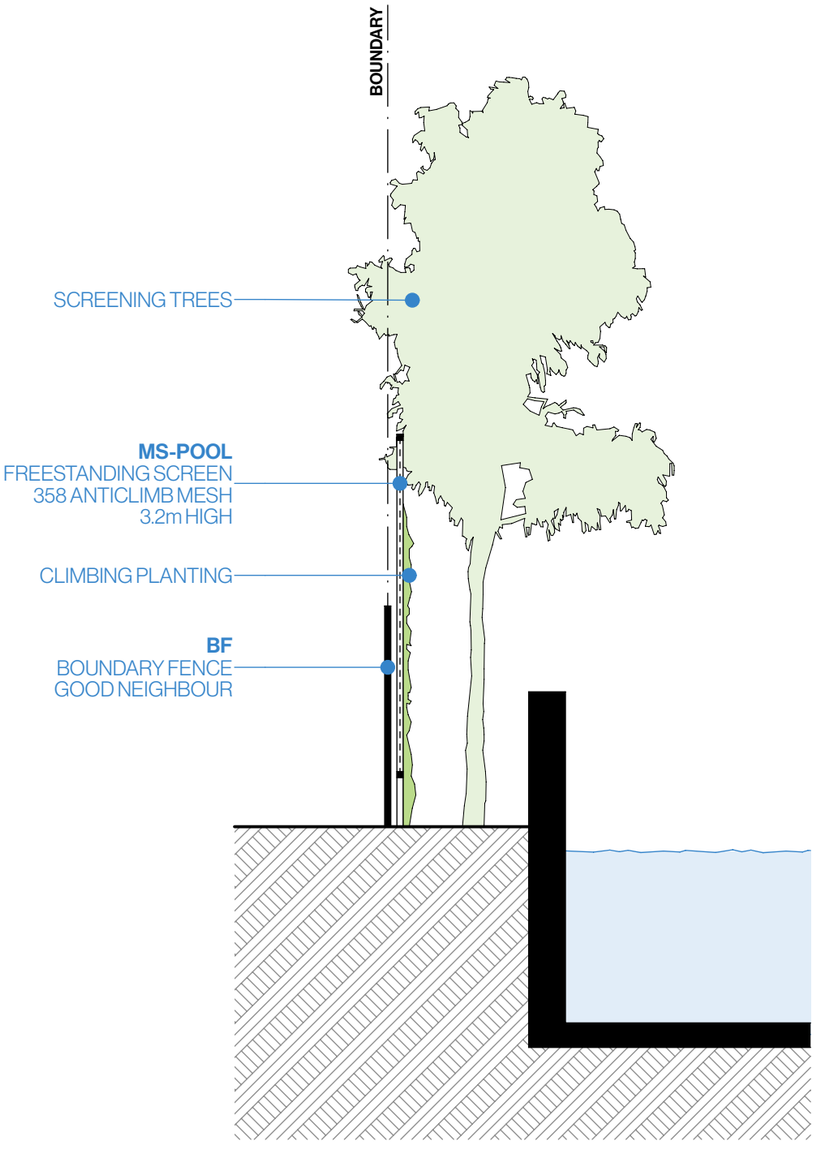
GL
CLEAR ANODISED ALUMINIUM
WINDOW AND DOOR FRAMES

LANSCAPING
SCREENING TREES TO POOL AREA
LUSH PLANTING GENERALLY



MS
METAL SCREEN TO UPPER LEVEL WINDOW.
WEBFORGE GRATE OR SIMILAR
THE SCREEN FILTERS LIGHT AND PROVIDES PRIVACY

NORTHERN BOUNDARY SCREENING



FENCE SECTION 1:50

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

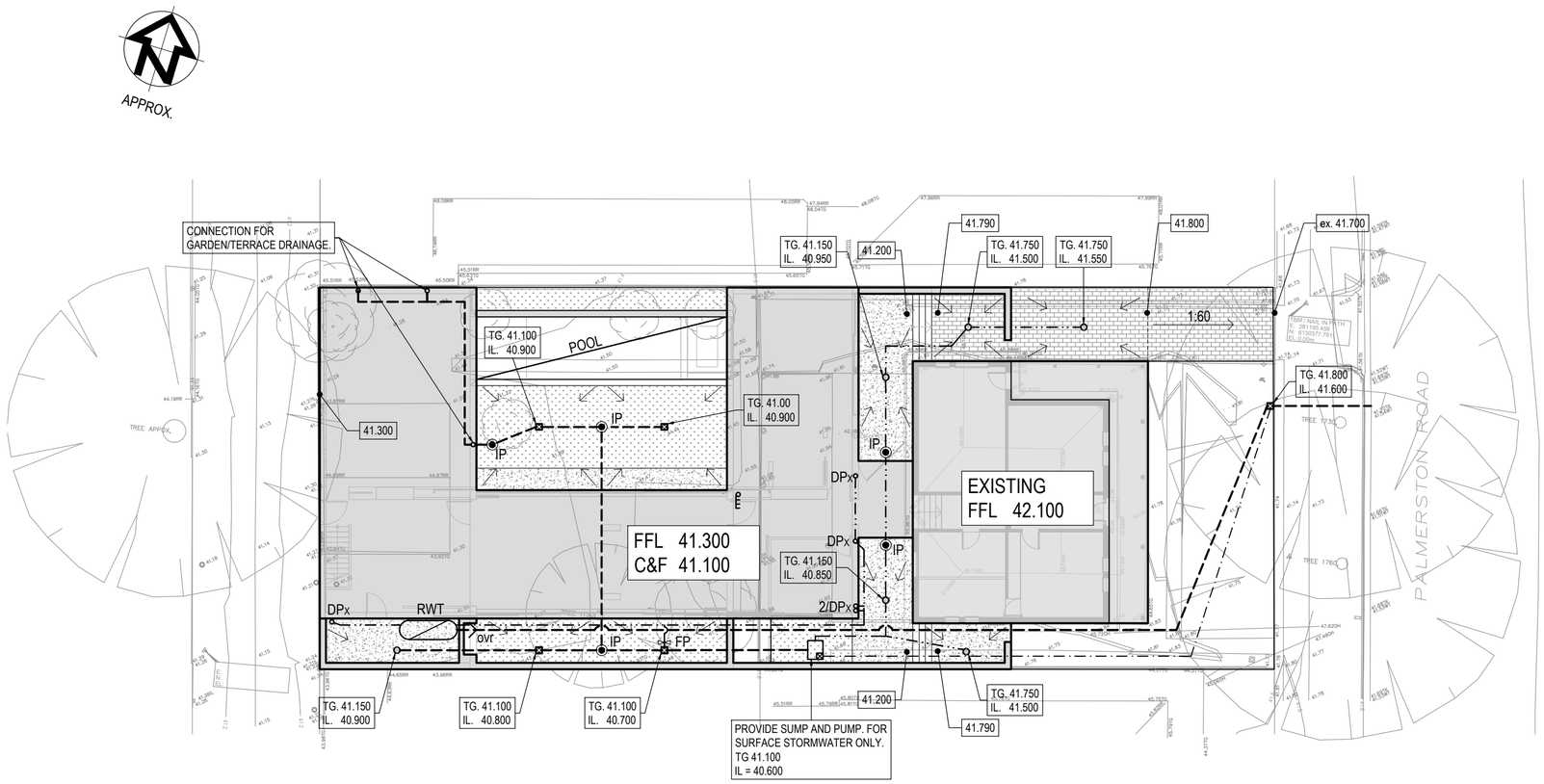
Revision	Date
A - Planning Application	14/07/2025
B - Additional Information	24/10/2025
C - Additional Information	09/12/2025
D - Amended Levels	17/12/2025
E - Obscure Glazing	13/01/2026

Scale
@ A3

Client
P Gorayski &[redacted]

Project Name
Alterations + Additions
44 Palmerston Road
Unley SA 5064

Drawing
24-1126 SK09
Screening
Planning Application



SITEWORKS PLAN

SCALE 1:200

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 XXXXXXX.
3. ALL SITE LEVELS AND DETAILS MUST BE CHECKED AND APPROVED BY THE OWNER/BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
4. CONSTRUCTION OF STORMWATER SYSTEMS TO COMPLY WITH AS/NSZ 3500.3 "PLUMBING AND DRAINAGE - PART 3 : STORMWATER DRAINAGE"
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/NSZ 3500.3 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
- PUMP DISCHARGE PIPE (BY OTHERS)
- DPx — CONCEALED DOWNPIPES DRAINING INTO THE RAINWATER TANK (SHOWN DPx) SHALL BE SEALED TO THE UNDERGROUND STORMWATER SYSTEM GRADE ALL SEALED SYSTEM STORMWATER TO FLUSH POINT
- DOWNPIPE WITH SPREADER
- 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
- RWT — RAINWATER RETENTION TANK, 4000L MIN. CAPACITY. CONNECTED TO ONE TOILET AND EITHER THE LDRY COLD WATER OUTLETS OR HOT WATER SERVICE. ROOF AREA TO TANK > (60%) CONNECTED TO TANK BY DN100 PIPE
- ovr — OVERFLOW PIPE CONNECTED TO TANK OUTLET PIPE. TO BE SEALED TO STREET VIA A SEPARATE RUN.
- XXX.XXX — FINISHED DESIGN LEVELS
- SURFACE FALL
- TG. XX.XXX / IL. XX.XXX — DESIGN LEVEL: TG. TOP OF GRATE IL. INVERT LEVEL

REV	REVISION DESCRIPTION	DATE	CHK
A	ISSUED FOR APPROVAL	13/11/2025	CL

GAMA CONSULTING
a: Suite 3, No.83 Fullarton Rd, KENT TOWN, SA 5067
T: 08 7123 4050
admin@gamaconsulting.com.au
www.gamaconsulting.com.au

PROJECT	PROPOSED ALTERATIONS & ADDITIONS
SITE ADDRESS	44 PALMERSTON ROAD, UNLEY, SA 5064
CLIENT	ARCHITECTS INK
DESCRIPTION	SITEWORKS PLAN
COUNCIL	UNLEY

APPROVAL
NOT FOR CONSTRUCTION

DRAWN JB	DESIGNED CL
DRAFT CHK CL	DESIGN CHK SP
DRAWING No. 250973 C-01	REV A

SHEET SIZE: A2

T:\2025\25097\25097311. CAD\2. CIV\250973-C.DWG

ATTACHMENT 2

Details of Representations

Application Summary

Application ID	25021099
Proposal	Demolition of existing outbuilding, partial demolition of the existing dwelling and ancillary structures, and construction of dwelling alterations and additions (including a garage and loft), in-ground swimming pool and associated safety features, and masonry boundary fencing (exceeding 1 metre in height) and a screen
Location	44 PALMERSTON RD UNLEY SA 5061

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	12/11/2025 12:44 PM
Submission Source	Email
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 see attached	

Attached Documents

CommentOnApplication25021099-12776097.pdf

From: [redacted]
To: Development Services
Subject: Comment on application 25021099
Date: Sunday, 9 November 2025 3:16:40 PM

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is safe.

For the attention of the General Manager / Planning Manager / Planning Department

Application: 25021099
Address: 44 Palmerston Rd Unley SA 5061
Description: Demolition of existing outbuilding, partial demolition of the existing dwelling and ancillary structures, and construction of dwelling alterations and additions (including a garage and loft), in-ground swimming pool and associated safety features, and masonry boundary fencing (exceeding 1 metre in height) and a screen
Name of commenter: [redacted]
Address of commenter: [redacted]
Email of commenter: [redacted]

Comment

I support this addition and development. Addition looks great and would add to the overall area.

This comment was submitted via PlanningAlerts, a free service run by the charity the OpenAustralia Foundation for the public good. View this application on PlanningAlerts

Important Privacy Notice - Please Read

The email address and street address are provided to South Australia Planning Portal only so you can contact, identify and verify [redacted], in response to 25021099, and not for any other purpose.

You, South Australia Planning Portal do NOT have permission to publish, nor share with anyone outside South Australia Planning Portal the email address and street address without express written permission from [redacted].

We specifically confirm that any consent given in any form (including pursuant to your privacy policy) to disclose personal information to third parties is withdrawn.

Representations

Representor 2 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	16/11/2025 12:05 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

1. West-Facing Window in upper floor garage loft. This window provides unimpeded view of the entirety of my back garden (Rear of [redacted]). Notwithstanding the mention of window screening in the planning document, this is still a significant intrusion on my home privacy. 2. Upper floor garage loft. The proposed height of this structure (5.85 metres) positioned on the rear boundary of 44 Palmerston Street Unley) will signifiacntly reduce morning / daytime sunlight to my back garden (Rear of [redacted]). 3. Significant Tree - Rear [redacted]. It would appear that there is no arborist report attached to the proposed development. Any development work needs to recognise the tree height and branch spread.

Attached Documents

Representations

Representor 3 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	24/11/2025 01:52 PM
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 oppose the development
Reasons see attached	

Attached Documents

24112025134154-0001-12883124.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Peter Gorayski *[applicant name]*
Development Number:	25021099 *[development application number]*
Nature of Development:	Demolition, Dwelling, Fence, Other - Residential & Demolition *[development description of performance assessed elements or aspects of outline consent application]*
Zone/Sub-zone/Overlay:	Residential (R-HD) - City of Unley: Inner Rim Residential Zone: Housing Diversity Overlay. *[zone/sub-zone/overlay of subject land]*
Subject Land:	44 PALMERSTON RD UNLEY SA 5061 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Assessment Manager at City of Unley *[relevant authority name]*
Phone Number:	0883725111 *[authority phone]*
Close Date:	Tuesday, 25 November 2025, *[closing date for submissions]*

My name*: [redacted]	My phone number: [redacted]
My postal address*: [redacted]	My email: [redacted]

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns
- ☒ I oppose the development

Government of South Australia
Department for Housing and Urban Development

(12) 24 NOV 2025

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

I reside at [redacted] to the south-west of 44 Palmerston Road, Unley. My property fronts Roberts Street, and the rear faces Hughes Place, where I access my garage. I have lived at this address since 1993.

The proposed two-storey loft structure at the rear of 44 Palmerston Road lies to the north-east of my property, and I will have a direct line of sight to it from my back deck, living room, and kitchen windows. I am therefore concerned about the visual impact, privacy, sunlight access, and amenity implications of the proposed development.

While I commend the restoration of the original villa—which will positively contribute to the heritage streetscape—I have several concerns regarding the rear loft structure.

a. Visual Impact and Neighbourhood Character
The proposed loft will be highly visible from Hughes Place and from my property, including my back deck and main living areas. Its height and massing are inconsistent with the single-storey garages and low-scale structures that presently characterise Hughes Place, making it visually dominant.

Relevant Planning and Design Code policies:
- PO 1.1 & DO 1 – Development should respond to local context.
- PO 2.1 – Building form/scale should complement prevailing character.
- PO 3.1 – Development should minimise visual impacts on adjoining land.
- PO 4.1 – Building elevations visible from public spaces or neighbouring properties should be well-proportioned and articulated.

b. Overlooking and Privacy
The upper-level window and terrace facing Hughes Place create a potential overlooking issue into my rear yard, back deck, living room, and kitchen windows.
The plans note a metal screen (Webforge grate or similar) described as "filtering light and providing privacy" but key details are missing:
- Window dimensions are not shown.
- Sill height is not specified.
- Glass type (obscured or clear) is not identified.

Without this information, residential privacy impacts cannot be properly assessed.

Relevant policies:
- PO 5.1 & DO 5 – Minimise overlooking from upper levels.
- DTS/DPF 5.1 – Screening or sill heights above 1.5 m required.
- Interface Between Land Uses – PO 2.1 – Development should avoid unreasonable amenity impacts.

c. Overshadowing, Sunlight and Warmth Access
Because the loft is situated to the north-east of my property, it has greater potential to interfere with early-morning and winter sunlight, which currently reaches my rear yard, deck, and living/kitchen areas.

Given the orientation, there is genuine concern that the structure may interrupt natural solar access, reducing warmth, daylight, and the amenity of key living spaces—especially during cooler months when sunlight is most important.

I request Council require shadow diagrams, particularly for:

• 9 am, 12 pm, and 3 pm mid-winter;
• overshadowing impacts on my rear deck and living/kitchen windows.

Relevant policies:
• PO 4.1 – Allow access to sunlight; minimise overshadowing.
• PO 4.2 – Avoid unreasonable reductions in winter sun.
• DO 4 – Ensure adequate access to daylight.

d. Building Scale, Massing, and Rear Setback
Although the proposed overall height is under 6 m, the bulk, double-storey form, and limited rear setback increase the visual dominance of the structure when viewed from Hughes Place and from within my home.

Relevant policies:
• PO 2.2 – Scale should maintain a sense of openness.
• PO 3.1 – Separation and setbacks to reduce visual impact.
• PO 6.1 – Provide appropriate scale transition.

e. Amenity and Elevated Terrace Use
The elevated terrace would introduce noise, activity, and visual intrusion into what is presently a quiet laneway of garages and service areas, resulting in a loss of amenity to my rear yard and rear-facing living areas.

Relevant policies:
• Interface Between Land Uses – PO 1.1 & PO 2.1 – Development should avoid unreasonable noise or visual intrusion.

f. Inconsistency with Desired Character / Zone Context
The loft departs from the low-scale pattern of development expected in the Established Neighbourhood Zone, particularly at the rear of properties where outbuildings are single-storey and subordinate.
Relevant policies:
• DO 1 – Development should maintain low-rise character.

Primary Position – Single-Storey Alternative
My position is that the proposal should be reduced to a single-storey form. A single-storey outcome would better maintain the established scale and rhythm of development along Hughes Place and avoid the visual dominance, privacy impacts and overshadowing concerns created by the proposed loft.

- Reduce the building to a single-storey to retain the prevailing one-storey streetscape character and protect neighbour amenity.

If Council Continues to Assess the Loft Level – Required Documentation and Clarifications
If Council proceeds with assessment of the loft level despite the above concerns, the following additional information and revisions are required to properly understand the proposal's full impact on adjoining properties:

1. Rear Setback Increases
    - Increase rear setbacks to reduce visual dominance and bulk impacts.
2. Shadow Diagrams
    - Provide full shadow diagrams demonstrating the extent of overshadowing on neighbouring properties across all seasons and key times of day.
3. Line-of-Sight / Overlooking Diagrams
    - Provide clear sightline diagrams showing potential overlooking into adjoining private

open space and internal rooms.

4. Place-View Elevations and Sections
    - Provide accurate place-view elevations and cross-sections to allow assessment of scale, massing and interface impacts from Hughes Place and adjoining yards.
5. Window and Screening Clarification
    - Clarify the dimensions of the upper-level window, sill heights, whether the glazing is obscured or clear, and the exact specifications of the proposed metal screen (noting the plans reference *Webforge grate or similar* without detail).
    - This is necessary to understand whether the screen provides privacy for occupants or is intended to mitigate overlooking into neighbouring properties.

[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 consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
    - Restoration of the original villa *[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: 23 November 2025

Return Address: City of Unley Civic Centre, 181 Unley Road, Unley, South Australia 5061 *[relevant authority postal address]* or

Email: DevelopmentServices@unley.sa.gov.au *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

ATTACHMENT 3

Ref: 25ADL-1727

URPS

Adelaide
27 Halifax Street
Enter via Symonds Pl
Adelaide SA 5000

08 8333 7999

Melbourne
Level 3
107 Elizabeth Street
Melbourne VIC 3000

03 8593 9650

urps.com.au

17 December 2025

Ms Lauren Cooke
City of Unley
Submitted via Planning Portal

Dear Lauren

Application ID 25021099 – 44 Palmerston Road, Unley

Introduction

Thank you for providing the representations in relation to Application ID 25021099.

URPS has been engaged on behalf of the applicant to respond to the representations received.

The proposal is for:

- Demolition of an existing outbuilding.
- Partial demolition of the existing dwelling and ancillary structures.
- Dwelling alterations and additions, including a garage and loft.
- In-ground swimming pool with associated safety features.
- Masonry boundary fencing and screening.

Response to Representations

The following representations were received during the public notification period:

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

3 representations were received during the public notification period. These are summarised as follows:

- 1 representation supports the development.
- 2 representations oppose the development.

The position of the representors in relation to the subject land is shown on the map below.

Rather than address each representor individually I have collated the comments and addressed them below under the respective headings.

Support

One of the representors has provided support for the development indicating that the addition looks great and would add to the overall amenity of the area.

Another representor has commended the restoration of the original villa.

We agree with these comments. The proposal is architecturally designed and has been carefully considered to enhance the land with minimum impact upon neighbouring properties.

Desired Outcomes

In considering the representations, it is important to acknowledge the planning context.

The subject land is in the Established Neighbourhood Zone of the Planning and Design Code.

The Desired Outcomes of the Zone state:

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.***

The proposal satisfies the Desired Outcomes of the Zone in that:

- A range of housing types will be retained.
- The development is sympathetic to the predominant built form character and development patterns.
- The predominant streetscape character will be retained.
- The proposal will retain the residential land use of the land.

Each of these matters are demonstrated in further detail below.

Building Height

Some of the representors have raised concern regarding the proposed building height.

PO 4.1 of the Zone states:

PO 4.1 ***Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.***

DPF 4.1 of the Zone guides a maximum building height of 6 metres.

"Building height" is defined by Part 8 of the Planning and Design Code as follows:

> *Means the maximum vertical distance between the lower of the natural or finished ground level or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of any inconsistency) at any point of any part of a building and the finished roof height at its highest point, ignoring any antenna, aerial, chimney, flagpole or the like. For the purposes of this definition, building does not include any of the following:*
>
> 1. *flues connected to a sewerage system*
> 2. *telecommunications facility tower or monopole*
> 3. *electricity pole or tower*
> 4. *or any similar structure.*

The highest portion of the building will be 5.8 metres to satisfy DPF 4.1.

This height is lower than the total height (roof apex) of the original villa on the land as per the east and west elevations below.

This proposed height is also lower than the total height of neighbouring dwellings.

Image 1: View from Palmerston Road, with additions barely visible.

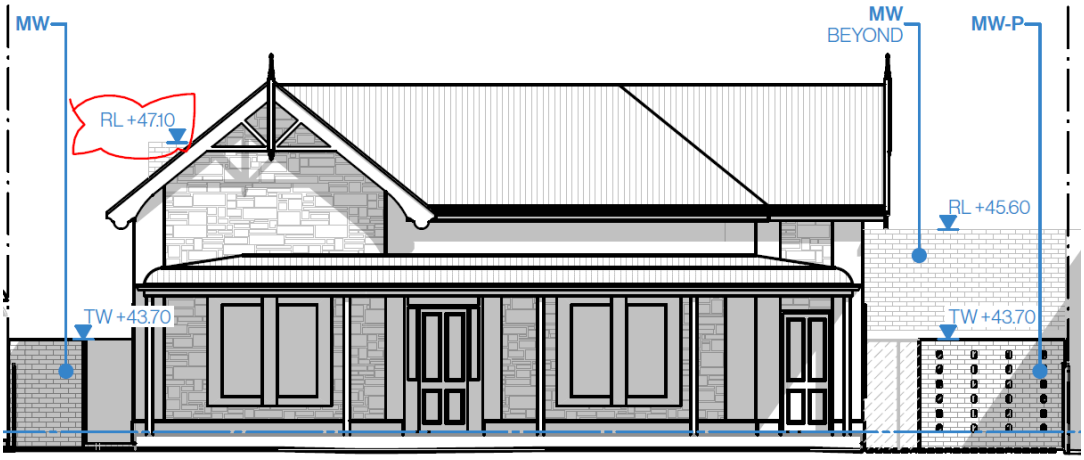
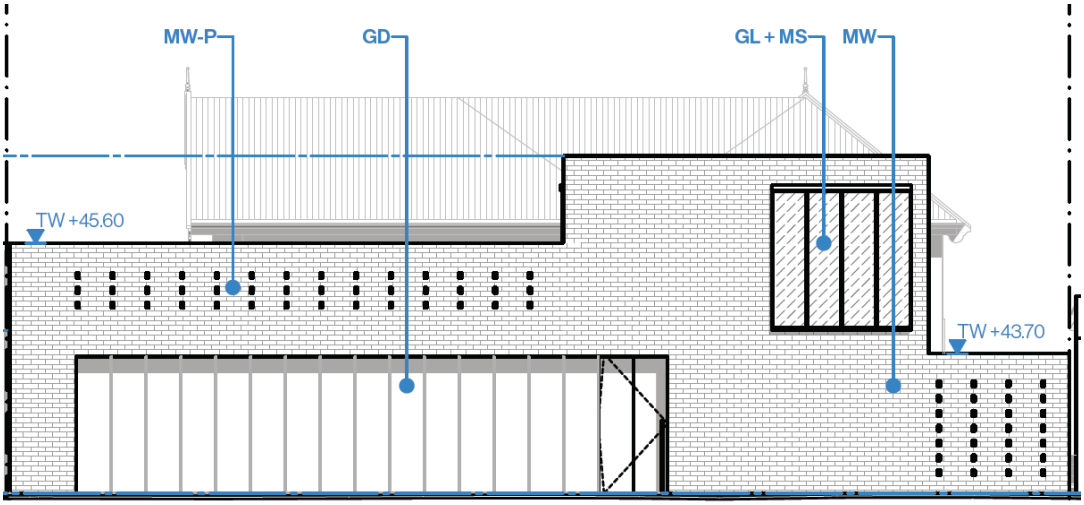


Image 2: View from Hughes Place, with additions lower than original villa.



The proposed building height therefore complements the height of nearby buildings in accordance with PO 4.1.

Building Level

DPF 4.1 of the Zone also guides a maximum of 1 “building level”.

Part 8 of the Planning and Design Code also defines “building level” to be:

"Building level means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it. It does not include any mezzanine or any building level having a floor that is located 1.5m or more below finished ground level".

The proposal will predominantly be 1 "building level", however will also feature a small upper level.

As explained above, the proposed upper level is within the total building height guideline of 6 metres (5.85 metres proposed) such that the upper-level height remains complementary to the neighbourhood and satisfies PO 4.1.

The upper building level is therefore considered acceptable and satisfies PO 4.1.

Rear Boundary

Some of the representors have raised concern about the setback of the proposed development from the rear boundary.

PO 9.1 of the Zone guides:

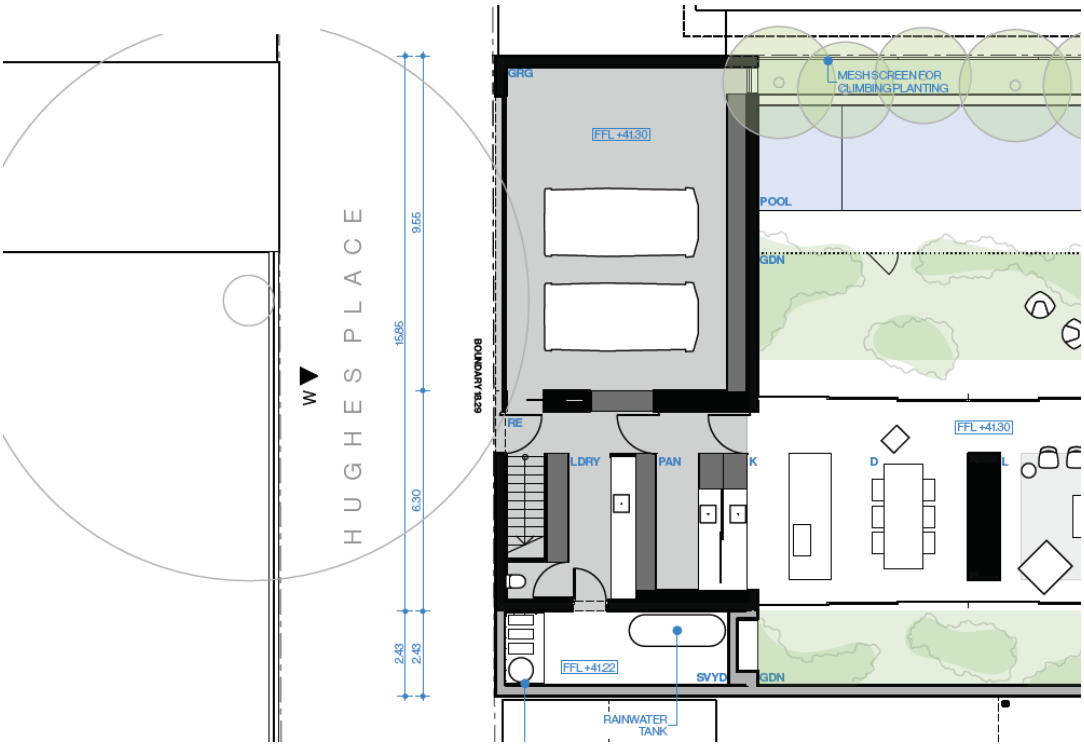
PO 9.1 ***Buildings are set back from rear boundaries to provide:***

- ***(a)*** ***separation between buildings in a way that complements the established character of the locality***
- ***(b)*** ***access to natural light and ventilation for neighbours***
- ***(c)*** ***private open space***
- ***(d)*** ***space for landscaping and vegetation.***

DPF 9.1 of the Zone provides numeric setback guidelines from the rear boundary, except in relation to an access lane way.

In this circumstance, the rear boundary of the subject land abuts an access lane way (Hughes Place) as shown below.

Image 3: Position of proposal adjacent Hughes Place.



This means that the rear setback numeric guidelines within DPF 9.1 do not apply to the proposal.

Hughes Place has an approximate width of 6.1 metres meaning that the proposed development is also setback 6.1 metres from the rear boundaries of properties facing Roberts Street.

The proposal satisfies PO 9.1 of the Zone because:

- It is common for buildings to be situated on the boundary shared with Hughes Place.
- Substantial separation is achieved between buildings.
- The proposal will not impact upon access to natural light and ventilation.
- Sufficient private open space remains on the land in accordance with the Code.
- Sufficient landscaping remains on the land in accordance with the Code.

The proposed position of the development on the rear boundary is appropriate and satisfies PO 9.1 of the Zone.

Visual Impact

The representor at [redacted] has raised concern about the visual impact upon their property.

As explained above, all components of the proposal will be below the total building height guideline.

Furthermore, the Code anticipates buildings on the rear boundary of the subject land given it abuts an access lane way (Hughes Place).

The proposal will not impose an unreasonable visual impact for these reasons, given its scale and the separation distance between the adjacent properties fronting Roberts Street.

Natural Light / Overshadowing

Some of the representations have raised concern about overshadowing.

General Development Policies, Interface between Land Uses PO and DPF 3.2 guide:

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.***

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.

The applicant's Architect has now provided the attached diagrams. These demonstrate the existing and proposed shadow cast by the development during summer and winter solstice at 9am, midday and 3pm.

The diagrams confirm:

- No additional shadow upon neighbouring properties during the summer solstice.
- No additional shadow upon properties facing Robert Street during the winter solstice.
- Some additional shadow upon 46 Palmerston Road will occur during winter however half of the existing private open space area will continue to receive at least 2 hours of direct sunlight on 21 June.

The proposal therefore satisfies PO and DPF 3.2 as above.

Overshadowing is therefore minimised with adequate direct sunlight during winter.

Privacy from Upper-Level Windows

Some of the representors raised concern about privacy impacts from the proposal.

The proposal includes upper-level windows that face north and west. These provide:

- Solar benefits to the proposed development through winter.
- Casual surveillance upon Hughes Place.

Design in Urban Areas PO and DPF 10.1 guide:

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.***

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.***

The north facing windows face inward to the subject land will not impose a privacy impact upon other properties.

The west facing windows will face Hughes Place with a setback of 6.1 metres from the rear boundary of 31 Roberts Street, Unley.

To prevent privacy impact, the west facing window will feature metal screening as pictured below further below. The applicant has also agreed to install obscure glass or obscured film to the west facing window, to a minimum height of 1.5m above finished ground level. This can be addressed by way of a condition of approval.

This will ensure the development mitigates direct overlooking to adjoining residential uses and will satisfy PO 10.1.

Image 4: West facing window privacy screens to Hughes Place.

MS
METAL SCREEN TO UPPER LEVEL WINDOW.
WEBFORGE GRATE OR SIMILAR
THE SCREEN FILTERS LIGHT AND PROVIDES PRIVACY

Privacy from Roof Terrace

As above, some of the representors raised concern about privacy impacts from the proposal.

The proposal also includes a roof terrace.

Design in Urban Areas PO and DPF 10.2 guide:

PO 10.2 ***Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.***

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***

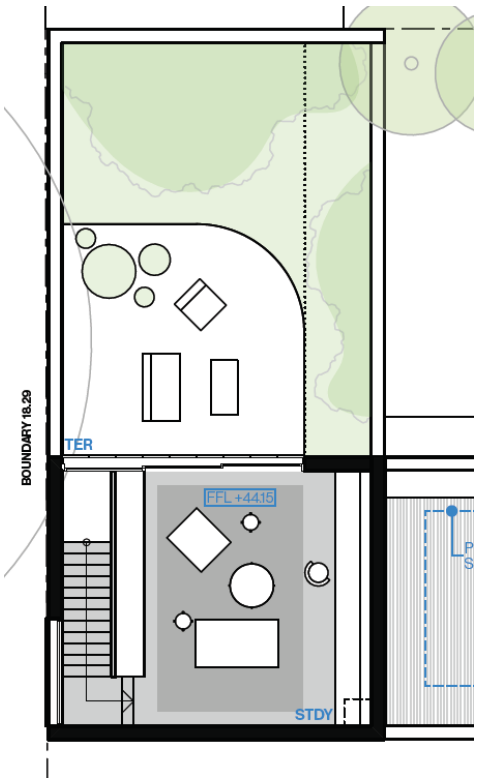
or

ii. ***1.7m above finished floor level in all other cases***

The roof terrace will be inset from the northern boundary to prevent downward views upon 42 Palmerston Road, which has substantial boundary walls in any case.

As such, the proposal will not impose privacy impacts or direct overlooking upon 42 Palmerston Road.

Image 4: Roof terrace inset from northern boundary.



The roof terrace will also have a brick perimeter balustrade along it's western and northern edge to mitigate overlooking. This brickwork is pictured below with a height of 1.5 metres around the adjacent roof terrace ground level.

Image 6: West and north facing brickwork around roof terrace for privacy

The applicant provides a commitment to maintain all privacy fixtures. The proposal therefore satisfies the PO and DPF 10.2.

Noise

One of the representors has raised concern about noise from the roof terrace.

It is important to note that the roof terrace has a limited size with a design that will only accommodate a few people.

It is also important to note that any noise generated will be of a domestic residential nature and could readily occur on the land already.

The Planning and Design Code does not include provisions to limit typical residential noise and the proposal is therefore acceptable with direct regard to the Planning and Design Code.

Separately, all pool equipment will be within a soundproof enclosure to prevent unreasonable noise impact.

The proposal will not emit unreasonable noise levels or include unusual activities. The proposal satisfies the Planning and Design Code with regard to noise.

Arborist Report

One of the representors has indicated that there is a significant tree at the rear of [redacted].

The tree is a Norfolk Island Pine (*Araucaria heterophylla*) and is pictured below.

Image 7: Tree at [redacted]

The proposal will not impact upon the adjacent tree because:

- Encroachment of the tree canopy into the subject site is limited.
  - If any extended branches encroach the site and require pruning to the boundary, this will fall within the scope of maintenance pruning.
  - Maintenance pruning is not 'development' and does not impact the health or structural integrity of a tree
- The tree is separated from the site by a public road and does not directly abut the site.

Based on the above, advice from a qualified arborist is not required.

Summary

For all the above reasons, the proposal warrants Planning Consent and we request the opportunity to present in support of the proposed development at the Assessment Panel meeting.

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

Yours sincerely,

Chelsea Tully
Senior Consultant

Phil Harnett
Associate Director

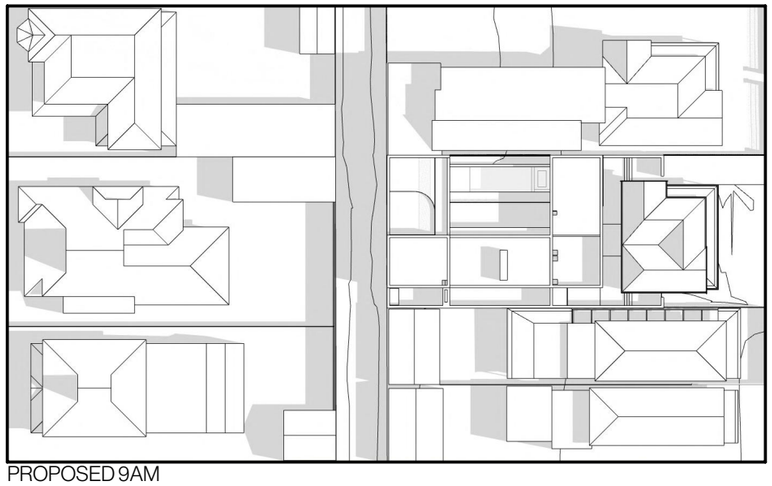
ATTACHMENT 4

SHADOW DIGRAMS
SUMMER SOLSTICE

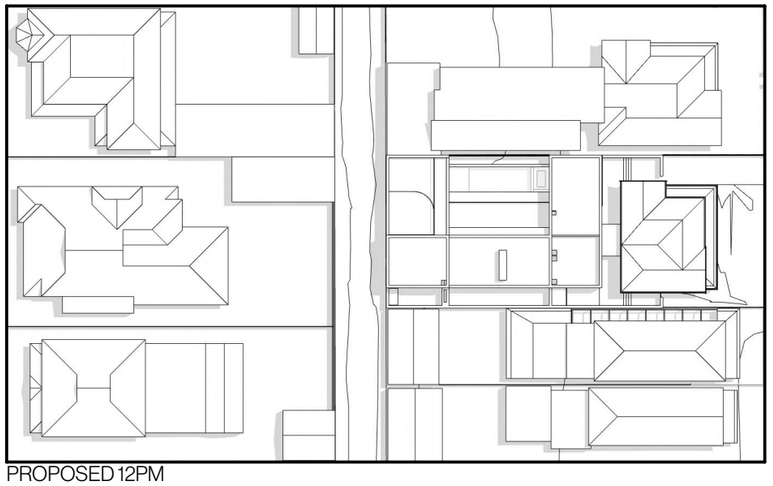
EXISTING 9AM

EXISTING 12PM

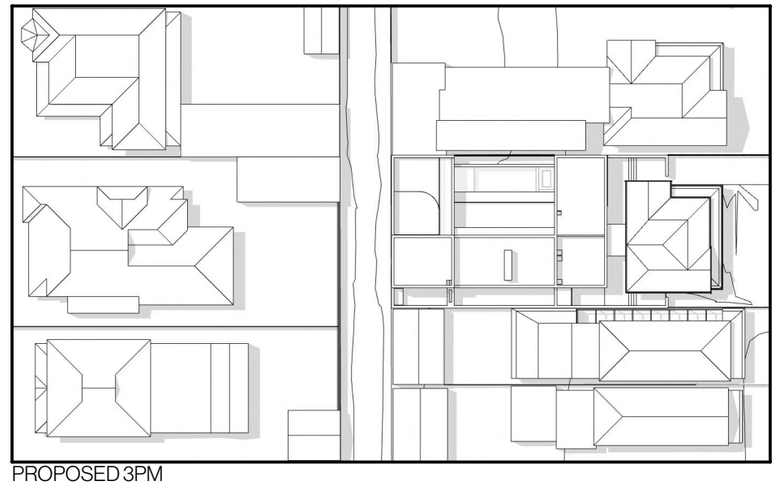
EXISTING 12PM



PROPOSED 9AM



PROPOSED 12PM



PROPOSED 3PM

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

Revision	Date
A - Planning Application	14/07/2025
B - Additional Information	24/10/2025
C - Additional Information	09/12/2025
D - Amended Levels	17/12/2025
E - Obscure Glazing	13/01/2026

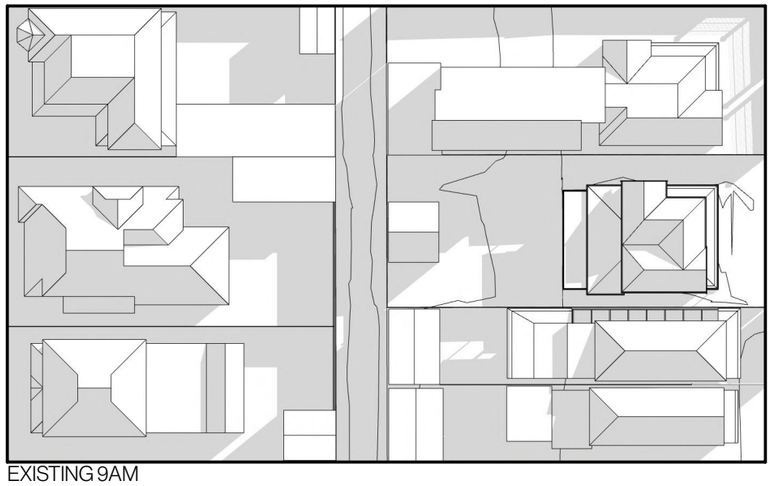
Scale
@ A3

Client
P Gorayski & R D'Angelis

Project Name
Alterations + Additions
44 Palmerston Road
Unley SA 5064

Drawing
24-1126 SK10
Shadow Diagrams
Planning Application

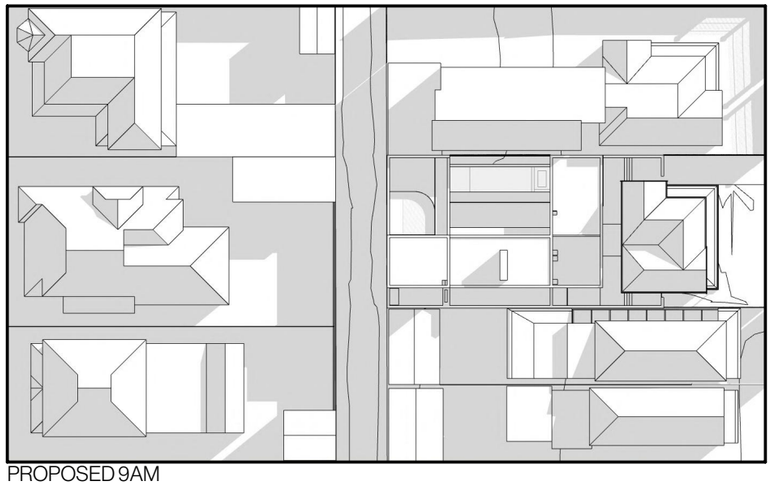
SHADOW DIGRAMS
WINTER SOLSTICE



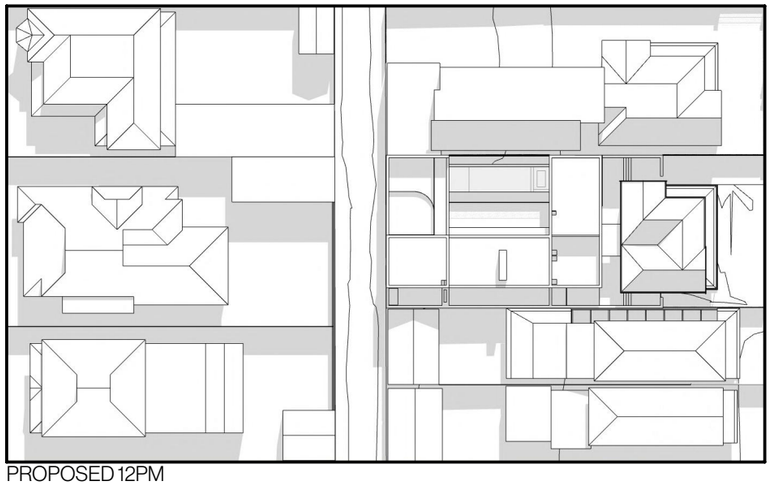
EXISTING 9AM

EXISTING 12PM

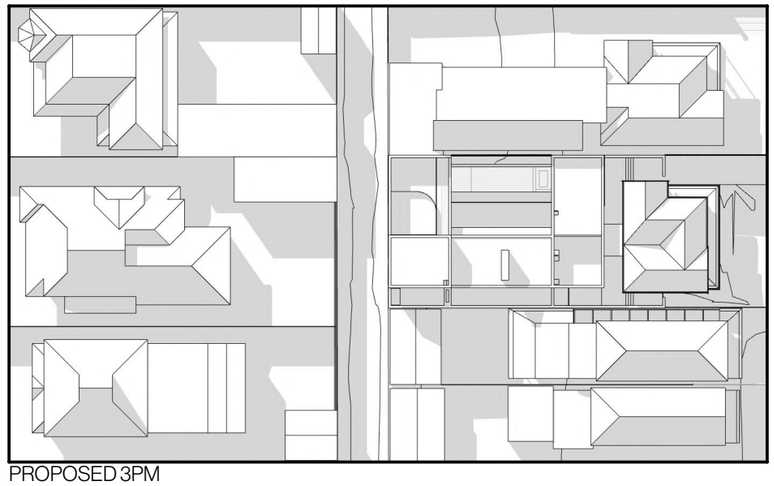
EXISTING 3PM



PROPOSED 9AM



PROPOSED 12PM



PROPOSED 3PM

Architects Ink

Adelaide
Sydney
Architecture
Interior Design
Asset Management

Revision	Date
A - Planning Application	14/07/2025
B - Additional Information	24/10/2025
C - Additional Information	09/12/2025
D - Amended Levels	17/12/2025
E - Obscure Glazing	13/01/2026

Scale
@ A3

Client
P Gorayski & R D'Angelis

Project Name
Alterations + Additions
44 Palmerston Road
Unley SA 5064

Drawing
24-1126 SK11
Shadow Diagrams
Planning Application

ITEM 4.2
DEVELOPMENT APPLICATION – 25030545 – 56 THIRD AVENUE, FORESTVILLE

DEVELOPMENT NO.:	25030545
APPLICANT:	Geoff Alexander
ADDRESS:	56 THIRD AV FORESTVILLE SA 5035
NATURE OF DEVELOPMENT:	Dwelling alterations and two storey addition including a garage and the partial demolition of the existing dwelling, and demolition of a carport.
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Building Near Airfields • Co-located Housing • Historic Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) (Maximum building height is 6m) • Minimum Frontage (Minimum frontage for a detached dwelling is 18m) • Minimum Site Area (Minimum site area for a detached dwelling is 800 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)
LODGEMENT DATE:	3 Oct 2025
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Unley
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.18 25/09/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Nicholas Bolton Planning Officer
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Heritage Consultant
ATTACHMENTS	Attachment 1 – Architectural plans Attachment 2 – Representations Attachment 3 – Response to representations

ITEM 4.2
DEVELOPMENT APPLICATION – 25030545 – 56 THIRD AVENUE, FORESTVILLE

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for alterations to an existing single storey dwelling and the construction of a two-storey addition including a garage, and partial demolition of the existing dwelling, and demolition of a carport.

The applicant seeks to demolish the rear lean-to addition and an attached verandah, and a carport at the rear of the site fronting Orchard Street.

The proposed two storey addition is a contemporary style building containing a flat roof and rectilinear built form featuring AAC walls rendered in Surfmist. It will be attached to the rear of the existing single storey, double fronted cottage where currently a lean to and verandah are located.

The proposed double garage will be attached the proposed dwelling addition and will feature a low hipped roof and will feature rendered AAC walls rendered in Surfmist. The garage door is of a Gliderol, Tuscan profile with a dover white finish.

SUBJECT LAND & LOCALITY:

Location reference: 56 THIRD AV FORESTVILLE SA 5035
Title ref.: CT 5157/108 **Plan Parcel:** F9184 AL89 **Council:** CITY OF UNLEY

Site Description:

The subject site is a rectangular shaped allotment with a primary street frontage to Third Avenue and secondary street frontage to Orchard Avenue.

The allotment has a width of 18.29m and a depth of 31.7m with its street frontages reduced by 3.05m due to a corner cut off facing the intersection of Third Avenue and Orchard Avenue. The allotment has a total area of 563m^2. Vehicular access to the site is gained by a crossover to Orchard Avenue

The site is relatively flat, with a slight fall towards the north-western corner of the site.

Locality

The locality, taking into account the general pattern of development and likely impacts of the proposal, is shown on **Figure 1**. The locality is entirely within the **Established Neighbourhood Zone**.

The locality is entirely residential containing mostly detached, single storey dwellings on allotment sizes between 600m^2 and 900m^2.

Most of the building stock in the locality is from the Federation and Interwar era, with double fronted cottages prominent, but also interspersed with dwellings in the Villa, Tudor and Bungalow styles. Exceptions include a replica Villa at 2A Orchard Avenue; a conventional style hipped roof dwelling at 1A Orchard; redbrick townhouse style dwellings at 3 Orchard built circa 1975; and two storey semi-detached dwellings at 5 and 5A Orchard.

Dwellings have consistent setbacks to their primary street frontage and well maintained front gardens several containing well established mature trees. The locality is well vegetated in the public realm with mature trees on street verges, typically Queensland Box or Jacaranda species.

ITEM 4.2
DEVELOPMENT APPLICATION – 25030545 – 56 THIRD AVENUE, FORESTVILLE

Figure 1 – Locality and site

SERIOUSLY AT VARIANCE ASSESSMENT

The Planning, Development and Infrastructure Act 2016, Section 107(2)(c) states that the development must not be granted planning consent if it is, in the opinion of the relevant authority, seriously at variance with the Planning and Design Code (disregarding minor variations).

The **Established Neighbourhood Zone** Desired Outcome states:

> ***DO 1*** *– A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.*

The **Established Neighbourhood Zone** Performance Outcome states:

> ***PO 1.1*** *– Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.*

The proposal is for dwelling alterations and a two storey addition including a garage and the partial demolition of the existing dwelling, and demolition of a carport. Dwellings and their associated structures are envisaged and desired forms of development in the **Established Neighbourhood Zone** which is a zone focused on primarily residential forms of development.

Therefore, the proposal is not considered to be seriously at variance with the Planning and Design Code.

PUBLIC NOTIFICATION

- **REASON**

  Established Neighbourhood Zone – Table 5 – Procedural Matter (PM) – Notification – Clause 3 (1) and (2)(a) the dwelling addition exceeds the maximum building height 1 level highlighted in **DPF 4.1** and therefore is not an excluded form of development and requires to be publicly notified.

As part of the public notification process, 41 owners and/or occupiers of adjacent land were directly notified and a sign detailing the proposal was placed on the subject land for the duration of the notification period. A copy of the representations can be found in Attachment 2.

During notification, six (6) representations were received, one (1) of whom wished to be heard by the panel.

REPRESENTATIONS

Representor Name/Address	Support/Support with Concerns/Oppose	Request to be heard	Represented by
[redacted]	Opposed	Yes	Self
[redacted]	Support with concerns	No	
[redacted]	Opposed	No	
[redacted]	Opposed	No	
[redacted]	Opposed	No	
[redacted]	Opposed	No	

The matters of concern raised by the representors are as follows:

- Excessive site coverage
- Lack of vegetation and soft landscaping
- The negative impact of the addition on the streetscape
- Amenity impacts to neighbouring properties
- Overlooking to neighbouring properties
- Overshadowing to neighbouring properties
- Excessive height

The applicant provided a response to the representations which can be found in **Attachment 3.** No alterations were made to the plans as a result of the representations.

ITEM 4.2
DEVELOPMENT APPLICATION – 25030545 – 56 THIRD AVENUE, FORESTVILLE

AGENCY REFERRALS

None

INTERNAL REFERRALS

Heritage Consultant

Recommended modifications which would assist in reducing the prominence of the additions within the streetscape could include;

- *separating the additions more clearly from the original dwelling, so that the upper story was not bearing onto the back wall of the original dwelling. A lower section which provided the 'boxed gutter' and created some space between the dwelling and the additions (eg. 900-1200mm wide).*
- *changing the materials for the upper story, differentiating it from the lower story (keeping a lighter colour to the upper and perhaps a more solid/masonry material selection to the lower story)*

Beyond those items, potentially reducing the size of the upper story, which does appear to be very generous with respect to space provided.

RULES OF INTERPRETATION:

The application has been assessed against the relevant provisions of the Planning & Design Code (the Code). The Code outlines zones, subzones, overlay and general provisions policy which provide Performance Outcomes (POs) and Desired Outcome (DOs).

In order to interpret Performance Outcomes, the policy includes a standard outcome that generally meets the corresponding performance outcome (Designated Performance Feature or DPF). A DPF provides a guide as to what will satisfy the corresponding performance outcome. Given the assessment is made on the merits of the standard outcome, the DPF does not need to be satisfied to meet the Performance Outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from discretion to determine that a Performance Outcome is not met despite a DPF being achieved.

Part 1 of the Code outlines that if there is an inconsistency between provisions in the relevant policies for a particular development, the following rules will apply to the extent of any inconsistency between policies:

- the provisions of an overlay will prevail over all other policies applying in the particular case;
- a subzone policy will prevail over a zone policy or a general development policy; and
- a zone policy will prevail over a general development policy.

PLANNING ASSESSMENT

The application has been assessed against the relevant policies of the **Planning & Design Code (*the Code*)**, which are found at the following link:

Planning and Design Code Extract

Land Use

The subject site is located within the **Established Neighbourhood Zone** where the **Desired Outcomes (DO)** and **Performance Outcome (PO)** are as follows:

DO 1 – Established Neighbourhood Zone
A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.

DO 2 – Established Neighbourhood Zone
Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

PO 1.1 – Established Neighbourhood Zone
Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood

The proposal seeks alterations and additions to the existing detached dwelling on the site. The proposed development is therefore an envisaged form of development within the **Established Neighbourhood Zone**.

Demolition and Partial Demolition

PO 7.2 - Historic Area Overlay
Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.

PO 7.3 - Historic Area Overlay
Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.

The proposal seeks the partial demolition of a lean-to extension attached to the rear of the existing dwelling and the demolition of an existing carport and roller door. The lean-to section of the dwelling is not noticeable from the streetscape and is not part of the existing character dwelling, it was likely constructed more recently than the dwelling and does not conform to the relevant HAS, with the carport also not conforming to the HAS the proposed demolition and partial satisfy **PO 7.2** and **PO 7.3** of the **Historic Area Overlay.**

Built Form

DO 1 – Historic Area Overlay
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.

PO 1.1 – Historic Area Overlay
All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.

PO 2.3 – Historic Area Overlay
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.

PO 2.5 - Historic Area Overlay
Materials are either consistent with or complement those within the historic area.

PO 3.1 - Historic Area Overlay
Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.

PO 4.2 – Established Neighbourhood Zone
Additions and alterations do not adversely impact on the streetscape character

The proposed two storey addition is of a contemporary style, featuring a rectilinear built form with a flat roof, and walls comprised of rendered AAC cladding in a Surfmist colour. It will be attached to the rear of the existing single storey double fronted cottage where the current lean to and verandah are located.

Regarding the impact to the existing dwelling, **PO 3.1** of the **Historic Area Overlay**, seeks a contextually responsive design approach that should complement and reinforce the character of an existing dwelling. To ensure the existing character of the dwelling is still the primary feature of the site, an addition should be visually recessive to an existing dwelling. Whilst contrasting elements of an addition can delineate between the character and non-character parts of a dwelling, the contrast should not dominant the site and should not compete for visual attention with the existing dwelling.

The double-fronted cottage style is referred to in the **Residential Spacious Everard Park and Forestville (East) Historic Area Statement (Un15**) which lists common built form attributes in the area such ashipped and gable roof forms, feature ornamentation, and traditional building proportions and volumes. With its rectilinear form and minimalist detailing, the addition does not draw on any historical built form features listed in the **Historic Area Statement (Un15**) and therefore sits in clear contrast in to the double fronted cottage style.

PO 2.3 of the **Historic Area Overlay** seeks street facing buildings to complement the prominent built form features in the area, whilst **PO 2.5** of the **Historic Area Overlay** seeks materials to be consistent or complement that featured in the area. Similarly, **PO 4.2** of the **Established Neighbourhood Zone** seeks additions to avoid a negative impact on the streetscape character.

Built form features in the **Historic Area Statement (Un15**) are present and notable in the locality. The southern side of Orchard Avenue contains non character dwellings with a conventional style hipped roof dwelling at 1A Orchard Avenue, redbrick townhouse style dwellings at 3 Orchard Avenue built circa 1975, and two storey contemporary style semi-detached dwellings at 5 and 5A Orchard Avenue. However, the northern side of Orchard Avenue is more consistent, containing three interwar era bungalows, and a modern interpretation of a Villa. Furthermore, dwellings within the rest of the locality contain pitched roofs typically featuring front or side gable ends.

The visual prominence of the addition to the public realm would be greater than typically the case with rear additions due to the site's secondary street frontage to Orchard Avenue. The scale and boxy massing of the proposal draws attention to upper level when viewed from the Orchard Avenue, making the addition the primary focus of the site when viewed approaching the site from the west. The siting of the upper level does not achieve adequate separation from the existing dwelling and given the bulky massing and height of the addition the cottage is in direct competition for visual attention with the addition when viewing the site facing south.

Furthermore, the choice of rendered AAC walls in a Surfmist finish accentuated with the charcoal coloured and monument window frames are a contemporary design choice and do not reduce the visual prominence or modern style of the addition. In addition, the materials are not consistent or complement the materials of dwellings in the locality.

The proposal therefore is visually prominent within the locality, and failing to incorporate common built form attributes detracts from the character of the locality. It will therefore fail to satisfy **PO 1.1, 2.3, 2.5** and **3.1** of the **Historic Area Overlay,** and **PO 4.2** of the **Established Neighbourhood Zone.**

Building Height

> ***PO 2.2 – Historic Area Overlay***
> *Development is consistent with the prevailing building and wall heights in the historic area.*
>
> ***PO 4.1 – Established Neighbourhood Zone***
> *Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.*

The limited number of two-story dwellings in the locality are anomalies found at the townhouses at 3 Orchard Avenue, and semi-detached dwellings at 5 and 5A Orchard Avenue. The prevailing character of the locality is of single storey dwellings and single storey additions at the rear.

The overall height of the addition is 8m when measured from the lowest point of the natural ground level, exceeding **DPF 4.1** of the **Established Neighbourhood Zone** by 2m, which seeks a maximum height of 6m. In addition to this, the height of the addition exceeds the height of the existing dwelling which has a maximum height of 7.7m to the ridge of the louvre roof. Given the above, the proposal does not contribute to the character of the neighbourhood or complement the height of the associated dwelling. An addition with less bulk and scale and sited further away from the existing dwelling and street could mitigate the visual effects of the height, however this has not been achieved. The exceedance in height is therefore prominent when viewed from the street. The proposal therefore does not satisfy PO **2.2** of the Historic Area Overlay, or **PO 4.1** of the **Established Neighbourhood Zone**

Garage

> **PO 4.1 - Historic Area Overlay**
> *Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.*
>
> **PO 4.2 - Historic Area Overlay**
> *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.*
>
> **PO 11.1** - **Established Neighbourhood Zone**
> *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.*

The proposal seeks the construction of 5.9m x 6.47m double garage with low hipped roof and roller door. The garage will be attached to the proposed addition and will be sited 450mm from the secondary street boundary to Orchard Avenue and sited along the rear boundary for 5.9m. It will have a wall height of 3.6m and an overall height of 3.8m. It will feature rendered Hebel walls with in a Surfmist equivalent colour. The garage door is of a Gliderol, Tuscan profile with a dover white finish.

The garage fails to satisfy **DPF 11.1** of the **Established Neighbourhood Zone** which seeks a 900mm setback from a secondary street boundary, and a wall height no greater then 3m. The garage is proposed in the same location as an existing cream coloured gable ended carport with a roller door. This carport is setback approximately 600mm from the Orchard Avenue. The current carport does not contribute to the character of the streetscape which does not contain carports or garages close to street boundaries.

The garage is in the same rectilinear built form as the proposed addition and therefore its impact cannot be functionally separated from the addition. The garage therefore contributes to the detrimental impact to the streetscape and existing character dwelling as discussed earlier. Given this, the garage fails to satisfy **PO 4.1** and **PO 4.2** of the **Historic Area Overlay**, and **PO 11.1** of the **Established Neighbourhood Zone**

Site Coverage

PO 3.1 - Established Neighbourhood Zone

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.

The proposed development will result in a site coverage of 52%, exceeding **DPF 3.1 Established Neighbourhood Zone** which seeks a maximum site coverage of 50%. The pattern of the neighbourhood is generally of detached dwellings with reasonably sized backyards and setbacks from rear boundaries with site coverage around, or less than, 50%. It is therefore in keeping with the pattern of the neighbourhood.

Furthermore, the orientation of the addition and the proposed setbacks allow for sufficient space for light and ventilation to dwelling occupants and neighbouring dwellings. Given the above, the proposal satisfies **PO 3.1** of the **Established Neighbourhood Zone.**

Setbacks and boundary development

PO 2.4 – Historic Area Overlay
Development is consistent with the prevailing front and side boundary setback pattern in the historic area.

PO 6.1 – Established Neighbourhood Zone
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.

PO 8.1 – Established Neighbourhood Zone
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.

PO 9.1 – Established Neighbourhood Zone
Buildings are set back from rear 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
c) private open space
d) space for landscaping and vegetation.

Setback	DPF	Proposed
Secondary street setback (PO 6.1)	First building level – 1m Second building level – 3m	First and second building level – 4.6m
Side boundary setback (PO 8.1)	First building level – 1m Second building level – 3m	First building level – 1.7m Second building level – 1.7m and 2.7m
Rear boundary setback (PO 9.1)	First building level – 4m Second building level – 6m	First building level – 1.3m Second building level – 2.4m

Table 1 - Setbacks

The proposed addition is setback 1.7m from the southern side boundary at the ground level, meeting **DPF 8.1** of the **Established Neighbourhood Zone** as shown in Table 1. The overall length of the upper-level

wall facing the southern boundary is 10.2m and contains a section 2.8m in length which is setback 1.7m from the southern side boundary whilst the remaining section of the wall achieves setback of 3m. Therefore only part of the wall achieves the setback sought by **DPF 8.1**.

PO 8.1 of the **Established Neighbourhood Zone** seeks buildings to be setback in a way that compliments the prevailing setbacks in the locality, and ensures access to natural light and ventilation for neighbours. The adjoining allotment to the south at 58 Third Avenue contains a north facing dining room window, which is the only north facing window of the dwelling. This window is setback 4.4m from the side boundary and will therefore allow sufficient ventilation to the dwelling regardless of development at the subject site.

Dwellings in the locality are typically single storey with boundary development and side setbacks less than 1m a common feature. However, the locality does not contain any upper-level additions, only a two-storey semi-detached building containing an approximately 5m setback from its side boundaries. The proposed setback therefore does not complement the established character of the locality failing to satisfy **PO 8.1** of the **Established Neighbourhood Zone**.

Whilst the proposal achieves the secondary street setbacks sought by **DPF 6.1** of the **Established Neighbourhood Zone**, as previously discussed, the addition has a detrimental effect on the streetscape character and will therefore fail to satisfy **PO 6.1** of the **Established Neighbourhood Zone.**

As shown in table 1, the proposed addition fails **DPF 9.1** of the **Established Neighbourhood Zone** containing rear setbacks for the ground and upper levels less than sought. However, the wall facing the rear boundary has a varied setback, being setback from the rear boundary for 1.3m at the ground level and 2.4m at the upper level for a total length of 5.3m, before stepping back to create a courtyard space in the rear yard. This section contains a 6.1m setback for both the ground and upper level.

The section of the wall that does not satisfy **DPF 9.1** does not have a detrimental effect on adjoining landowners or the function of the subject land. It directly faces a boundary wall of the dwelling on the adjoining allotment at 1 Orchard Avenue. This wall contains no windows, and access to natural light and ventilation of this dwelling is achieved through other aspects of the dwelling. The provision of private open space and landscaping satisfy their respective performance outcomes. Whilst this form of rear setback is not present in the locality, its impact to the rear boundary is not significant and the proposal satisfies the three out of the four requirements of the performance outcome. Overall, the rear setback is appropriate and satisfies **PO 9.1** of the **Established Neighbourhood Zone**

Overshadowing

PO 3.1 - General Development Policies – Interface between Land Uses

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.*

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 General Development Policies – Interface between Land Uses

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*

> ***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*

The applicant has provided overshadowing diagrams that demonstrate the extent of overshadowing from the proposed addition on to neighbouring properties on the winter solstice. Due to the site's east-west axis and corner location, the overshadowing impacts are limited to the directly adjoining property to the south (58 Third Avenue).

The dwelling at 58 Third Avenue contains only one north facing window – a window to a dinning room. Although the amount of window area receiving sunlight varies, the window currently receives 3 hours of direct sunlight between 9:00am and 3:00pm.

The proposed addition would alter the direct sunlight reaching the window on 21st of June. Between 9:00am and 11:00am, the window does not receive direct sunlight. From 11am the window gradually receives direct sunlight before the window becomes completely overshadowed prior to 2pm, less than the 3 hours sought by **DPF 3.1** of **General Development Policies – Interface between Land Uses. PO 3.1** seeks development to minimise its overshadowing impacts to the habitable room of adjoining residential land uses. With an additional 203m^2 of floor area and an overall height exceeding that sought in the zone, there are options available to the applicant to minimise the massing of the addition to reduce overshadowing. The proposal therefore does not minimise overshadowing to the dwelling to south, failing to satisfy **PO 3.1** of **General Development Policies – Interface between Land Uses.**

Regarding the private open space (POS) of the dwelling at 58 Third Avenue, the proposal would not significantly change the overshadowing currently occurring on site. Structures adjacent to shared side boundary already shade the northern side of the allotment. The remaining rear yard area is taken up by a swimming pool and verandah which abuts the pool fencing. Given this, the proposal is considered to satisfy **PO 3.2** of the **General Development Policies – Interface between Land Uses**.

Soft Landscaping

> **PO 22.1** - **General Development Policies – Design in Urban Areas**
> *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*

The proposal will result in 29% of the site being available for soft landscaping satisfying **DPF 22.1** of **Design in Urban Areas** which seeks soft landscaping to cover 25% of the site.

Overlooking

> ***PO 10.1 – General Development Policies – Design in Urban Areas***
> *Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.*

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.*

The proposed upper-level windows will sufficiently mitigate direct overlooking to habitable rooms and private open spaces of adjoining residential land. Direct overlooking from north facing upper-level windows will fall within the front yard of the adjoining allotment to the west at 1 Orchard Avenue and therefore will not affect any private open space or windows to habitable rooms.

An upper-level window facing west does not overlook windows to habitable rooms and private open space at 1 Orchard Avenue. The 15m radius from the centre point of the window falls over the front yard and dwelling roof 1 Orchard Avenue. All other upper-level windows have sill heights greater than 1.5m above finished floor level. Given this, the proposal will satisfy **PO 10.1** of **Design in Urban Areas**.

CONCLUSION

Having considered all the relevant assessment provisions, the proposal is not considered to satisfy the intent of the Desired Outcomes and Performance Outcomes of the Planning and Design Code.

The proposal has not been sympathetically designed with consideration given to the predominant built form character, and development pattern of the locality. Furthermore, it has not been designed in a contextually responsive manner that complements the existing dwelling.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 25030545, by Geoff Alexander is REFUSED Planning Consent for the following reasons:

    - Does not meet Historic Overlay PO 1.1 - The proposal does not have sufficient consideration to the built form elements as expressed in the Historic Area Statement (Un 15) in terms of: Building Height, Proportions, Roof Heights, volumes and shapes, materials and Architectural style
    - Does not meet Historic Overlay PO 2.3 – the proposal does not complement the prevailing characteristics in the historic area.
    - Does not meet Historic Overlay PO 2.5 – the materials are not consistent with or complement those in the historic area
    - Does not meet Historic Overlay PO 3.1 – the proposal does not employ a contextual design approach nor complement the subject dwelling

- Does not meet Historic Area Overlay PO 4.1 – the proposed garage does not complement the character of the area.
- Does not meet Historic Area Overlay PO 4.2 – the proposed garage dominates the setting of the site
- Does not meet Established Neighbourhood Zone PO 11.1 – the proposed garage detracts from the streetscape
- Does not meet Established Neighbourhood Zone PO 4.1 – the proposed building height does not complement the height of nearby buildings
- Does not meet Established Neighbourhood Zone PO 6.1 of the Established Neighbourhood Zon – the secondary street setback does not reinforce the streetscape character.
- Does not meet Historic Overlay PO 2.2 – the proposed building height is not consistent with those in the locality.
- Does not meet Interface between Land Uses PO 3.1 – the proposed dwelling addition will overshadow a habitable room window on an adjoining allotment limiting the windows access to direct winter sunlight

CONDITIONS
Planning Consent

ADVISORY NOTES
Planning Consent
Advisory Note 1
The applicant has the right of review and appeal pursuant to section 202 of the PDI Act 2016.

An application to the Council Assessment Panel to review a decision by the Assessment Manager must be made within 1 month of applicant receiving this notice of decision.

An appeal to the Court against a decision by the Assessment Manger or Council Assessment Panel must be made directly to the Environment, Resources and Development Court within 2 months of the applicant receiving this notice of decision. The Court is located at the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

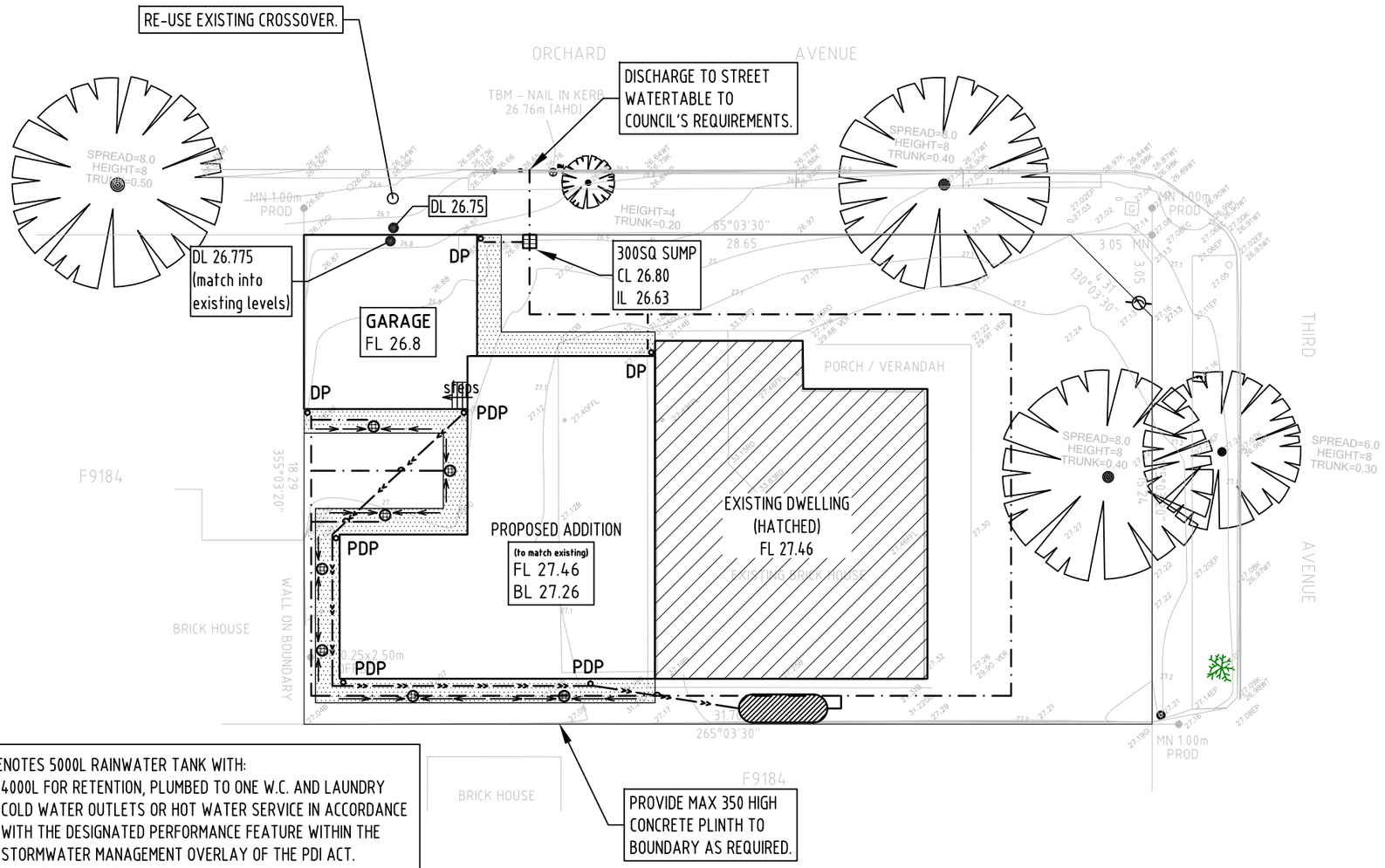
ATTACHMENT 1

NOTE: INVERT OF SEWER IP NOT IDENTIFIED AT TIME OF SURVEY. BUILDER TO CHECK FINISHED FLOOR LEVEL FOR SEWER FALLS PRIOR TO COMMENCEMENT OF ANY WORKS.

NOTE: OWNER / BUILDER TO CHECK ALL EXISTING SERVICES AND ALLOW FOR RELOCATION AS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

NOTE: LEVEL SURVEY PROVIDED BY CLIENT. DUE TO THE LACK OF EXISTING ADJOINING LEVELS, THE FULL EXTENTS & HEIGHTS OF RETAINING WALLS ARE TO BE CONFIRMED ON SITE.

NOTE:
1) FINAL LOCATION OF ROOF DOWNPIPES TO BE CONFIRMED WITH ARCHITECT.
2) RETAINING WALLS SHOWN ON OUTSIDE OF BOUNDARY FOR CLARITY. TO BE FULLY CONTAINED WITHIN THIS ALLOTMENT/DEVELOPMENT.



DENOTES 5000L RAINWATER TANK WITH:
- 4000L FOR RETENTION, PLUMBED TO ONE W.C. AND LAUNDRY COLD WATER OUTLETS OR HOT WATER SERVICE IN ACCORDANCE WITH THE DESIGNATED PERFORMANCE FEATURE WITHIN THE STORMWATER MANAGEMENT OVERLAY OF THE PDI ACT.
- 1000L FOR DETENTION WITH Ø25mm ORIFICE. REFER TO ATTACHMENT 'RWT'.

NOTE: A MINIMUM 60% OF ROOF STORMWATER TO BE DISCHARGED TO RAINWATER TANK VIA A SEALED SYSTEM (REFER TO ATTACHMENT 'SSD'). TANK OVERFLOW, REMAINING ROOF AND ALL SURFACE STORMWATER TO BE DISCHARGED TO STREET WATERTABLE VIA A GRAVITY SYSTEM.

NOTE: ROOF DOWNPIPES MARKED 'PDP' TO BE DISCHARGED TO RAINWATER TANK VIA A SEALED SYSTEM (REFER TO ATTACHMENT 'SSD'). TANK OVERFLOW, DOWNPIPES MARKED 'DP' & ALL SURFACE STORMWATER TO BE DISCHARGED TO STREET WATERTABLE VIA A GRAVITY SYSTEM.

NOTE: INVERT OF SEWER IP NOT IDENTIFIED AT TIME OF SURVEY. BUILDER TO CHECK FINISHED FLOOR LEVEL FOR SEWER FALLS PRIOR TO COMMENCEMENT OF ANY WORKS.

NOTES

1. This is an Engineering detail survey with the boundaries shown being indicative only. It is not, and should not be used as a boundary identification survey.
2. ~~Soil Classification for this site is 'H2-D/P'. Flexible stormwater and sewer connections~~ **are required** ~~for this site. Refer to attachment FCD for details. Where a site is classed as a problem site 'P' due to excessive fill and increased movement due to trees, flexible stormwater connections are always to be used.~~
3. Provide lagging to all pipe penetrations through footing beams as follows:
   i) soil classification S, M, H1: 20mm
   ii) soil classification H2, E: 40mm
4. All perimeter paving and stormwater drainage to be completed by owner/builder within 6 months of the completion of the building.
5. All stormwater pipes subject to pedestrian traffic to have minimum 150mm cover, with pipes subjected to vehicular load to have 300mm. If required cover cannot be achieved, pipe to be encased in 100mm thick concrete or covered with a 5mm thick galvanised RHS sleeve or plate.
6. Stormwater pipes to have a minimum fall of 1:200 with sewer pipes having minimum 1:60 fall.
7. It is the responsibility of the owner/builder/plumber to ensure that there is sufficient fall from the dwelling/s to the street sewer connection point based on the finished floor levels on this plan, prior to the beginning of works on site. All care but no responsibility taken by design Engineer.
8. Stormwater disposal to be in accordance with council stormwater guidelines.
9. Where excavating on or near boundaries, care is to be taken as to not undermine the existing structure. Refer to Engineer if in doubt.

LEGEND

DESIGN

- 100.00 — Design contour
- 100.00 — Design spot level
- Ø90 uPVC stormwater pipe
- Ø100 uPVC sealed stormwater pipe (refer to 'SSD')
- Sewer pipe
- Direction of flow
- PDP — Ø90 PVC downpipe
- DP — Selected downpipe
- Grated trench
- (top) — Max 1:2 batter
- 100K — 100 high barrier kerb
- Retaining wall
- Borehole
- 250 sq grated sump (uno)
- 100 dia. grated inlet
- Inspection point
- Paving (refer to 'PD1')

SURVEY/EXISTING

- 100 — Contour
- x 99.97 — Spot level
- TBM (Temporary Bench Mark)
- Stobie pole
- Sewer IP
- WM (Water Meter)
- ETSA
- GM (Gas Meter)
- Telstra/Comms pit
- SEP (Side Entry Pit)
- Peg

ABBREVIATION

FL	Floor level
BL	Bench level
DL	Design level
P	Paving level
TK	Top of kerb
WT	Watertable
TRW	Top of ret.wall
BRW	Bottom of ret.wall
RWH	Retaining wall height
CL	Sump cover level
IL	Pipe invert level

PLANNING APPROVAL
NOT FOR CONSTRUCTION

ISSUE	DATE	COMMENTS/REMARKS
P1	25.08.2025	Issued for planning approval

KP AUSTRUCT
Consulting Engineers
6 CRITTENDEN ROAD, FINDON SA 5023
PH: 08 8448 2900

PRECISION HOMES
PROPOSED ADDITIONS FOR: [redacted]
AT: 56 THIRD AVENUE, FORESTVILLE

DRAWING TITLE: SITE AND DRAINAGE PLAN

SCALE	DRAWN	ENGINEER	DATE
1:200	K.P.	K.P.	SEP'2025

CHECKED	PROJECT No.	DRAWING No.	ISSUE	SHEET SIZE
-	25/197	SD1	P1	A3

56 Third Avenue

*** Not for Construction**

* 3D ARE FOR ILLUSTRATION PURPOSE ONLY

Revision Schedule

No.	Description	Date
A	Tender	16/05/25
B	Contract	04/07/25
C	Garage ameded as per survey. garage step to house and door moved towards courtyard. Courtyard size reduced.	23/07/25
D	Design review- Garage steps amended to 900mm wide. Landing before steps in garage amended. Door D07 amended to 870mm wide swing door. Sliding door D02 size amended. Phantom screen added to sliding door D02. Door D06 amended to 920mm wide cavity slider. Centor screen removed from D04. Pantry / Landry flipped. Double swing door with sidelight D15 amended to dining. D05 height amended to 2040mm. Dog door supplied by owner as mention on plan. Amended niche in shower, vanity off the wall, window W01 to be 18.08 AAW in Bath 1. W07 wall amended to 260mm thick. Upper west side cladding amended. Blind recessed removed from lower and upper level. Ensuite window and recessed for blind in ceiling removed. Amended niche in shower and bathtub area in ensuite. Ensuite window size amended. Door D12 Amended to Swing door. Door D13 amended to cavity slider. All level 1 door amended to 870mm wide doors. Added window W12 in stairs area. Window 05 amended to 06.18AAW. Window 06 amended to 06.20AAW. Added niche in bath 2	10/09/25
E	Pantry Door D06 amended to 1020mm wide. Door D08 amended as per suppliers specification. Window W02 amended to 2600mm to suit the joinery. Window W01 sill amended to 800mm. Phantom screen added to Window W03, W04 and Door D04. Internal Blind recessed added to M. bed. Amended stairs and chamfered ceiling under level 1 landing.	19/09/25
F	Planning	29/09/25
G	additional information for planning request for info - prelim	20/10/25
H	Amended Garage 450mm setback from boundary, Door D02 shifted towards garage wall, Door D04 size amended, Kitchen and Pantry moved towards stairs to align with sliding door, Add bulkhead 3 side in wine display, Wine display amended, Door D08 amended to 2x glass panel door, Door D09 size amended to suit the stairs, Door D03 moved towards store, Reconfigured Stairs setback 600mm from existing wall, Stairs landing amended to be 1000mm, Upper level Setback 600mm from existing wall line towards west boundary.	06/11/25
I	additional 3D shadows	12/1/26

Dwelling Area

Level	Name	Area
NEW WORKS		
FF	NEW UPPER	93 m²
GF	NEW GROUND	110 m²
GF	RENO	9 m²
GF	GARAGE	41 m²
		252 m²
EXISTING AREAS (NO NEW WORK REQUIRED)		
GF	EXISTING	111 m²
GF	EXISTING VERANDAH	30 m²
		141 m²

Drawing List

Sheet Number	Sheet Name
01	Title
02	Site
02 (1)	Shadows
02 (2)	Shadows
02 (3)	Shadows
03	Existing Plan
04	Demo Plan
05	Ground Floor Plan
06	First Floor
07	Lower Roof
08	Upper Roof
09	Elevations North & East
10	Elevations South & West

PRECISION HOMES
Level 1/103-105 Waymouth St
www.precisionhomes.com.au
p: 8268 1400

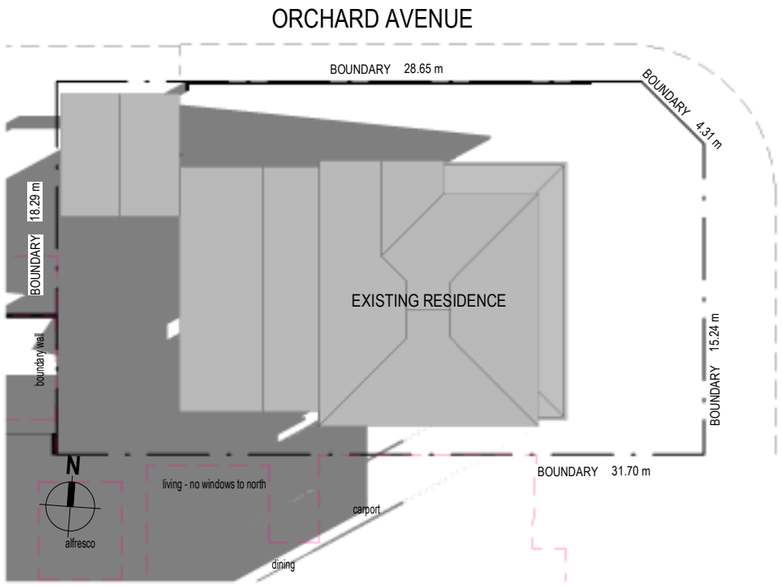
STATUS: Planning
REVISION DATE: 06/11/25
REVISION: H

CLIENT NAME: [redacted]
ADDRESS: 56 Third Avenue
DRAWN: SP

SHEET NAME: Title
JOB NUMBER: PH 556
PAGE NUMBER: 01

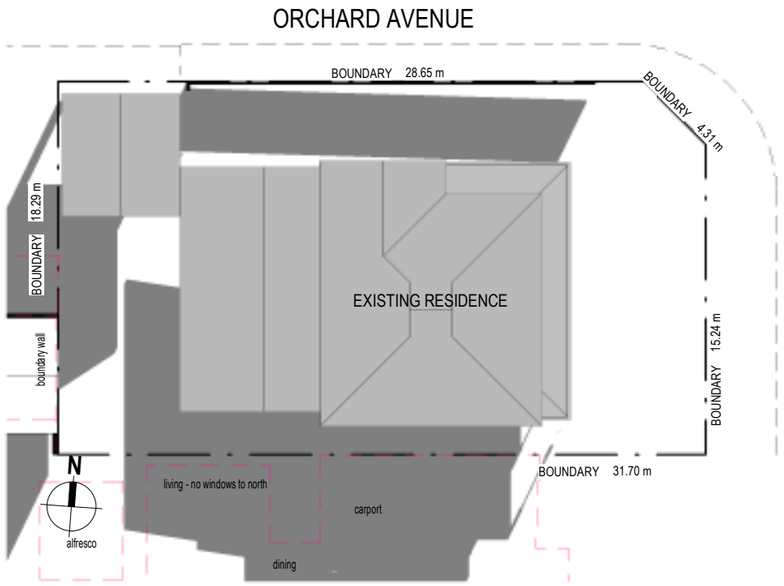
* Not for Construction

ALL SHADOWS 21 jUNE



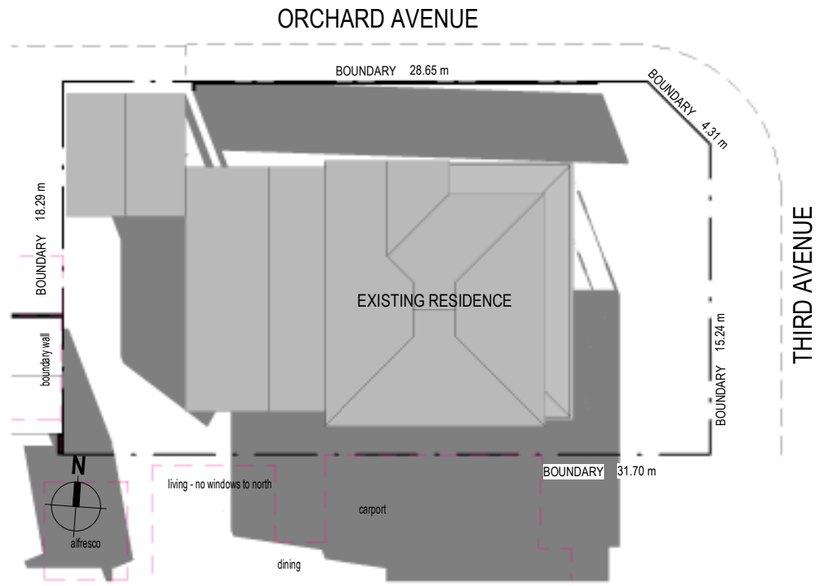
01 shadows 9am existing

1 : 300



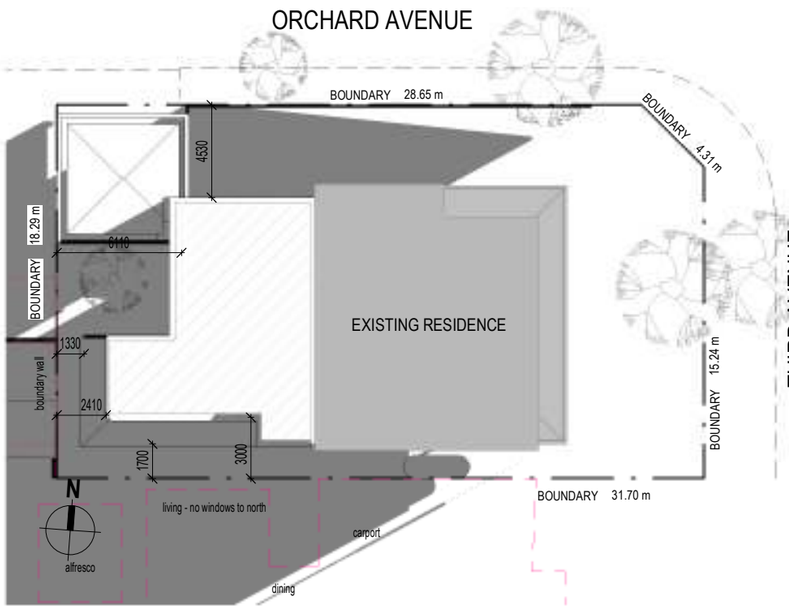
01 shadows noon existing

1 : 300



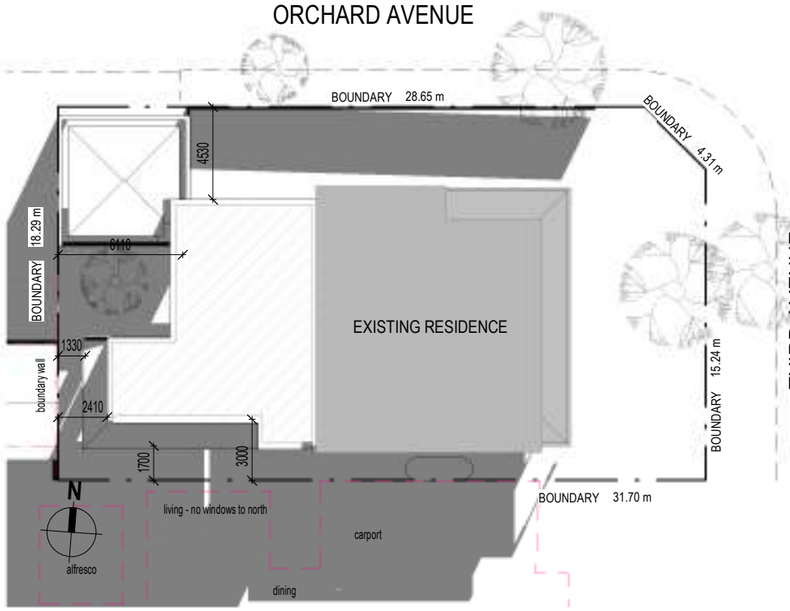
01 shadows 3pm existing

1 : 300



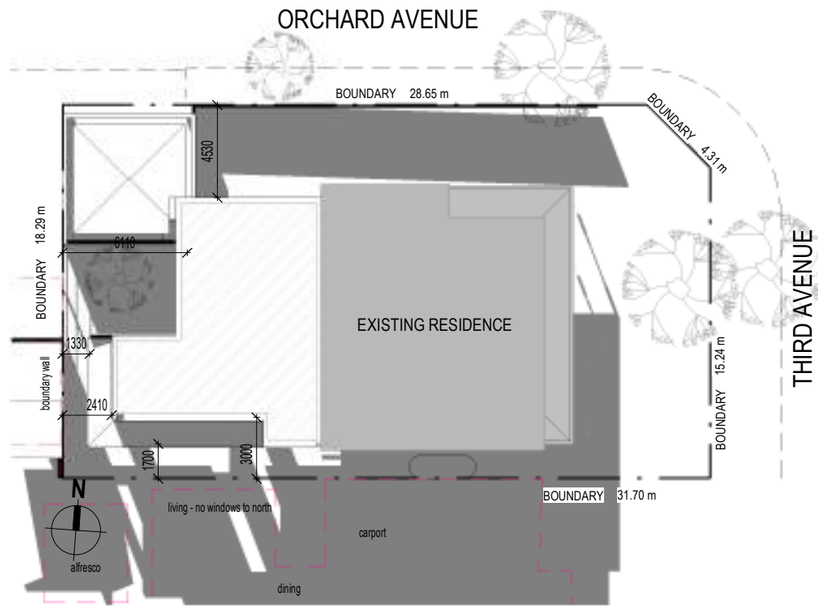
01 shadows 9am

1 : 300



01 shadows noon

1 : 300



01 shadows 3pm

1 : 300

PRECISION HOMES

0 1:200 10 20

0 1:100 5 10

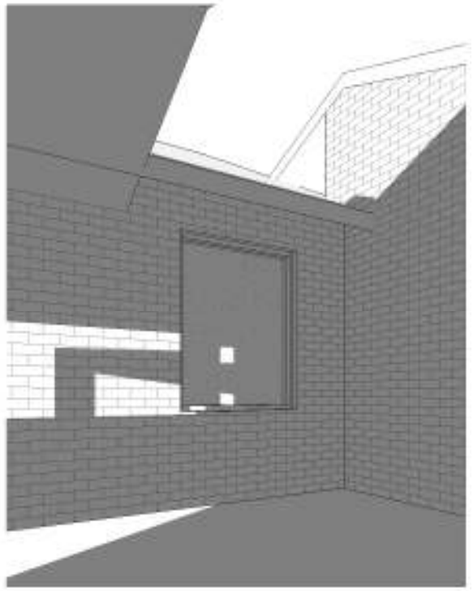
DO NOT SCALE DRAWINGS

STATUS:	Planning	CLIENT NAME:	[redacted]
REVISION DATE:	06/11/25	ADDRESS:	56 Third Avenue
REVISION:	H	DRAWN:	SP

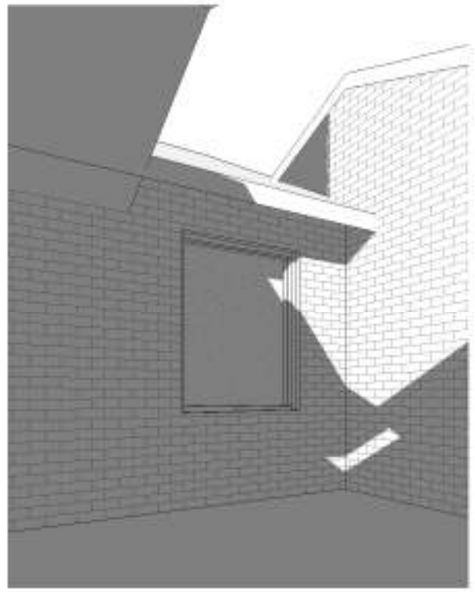
SCALE:	1 : 300 @ A3
SHEET NAME:	Shadows
JOB NUMBER:	PH 556
PAGE NUMBER:	02 (1)

* Not for Construction

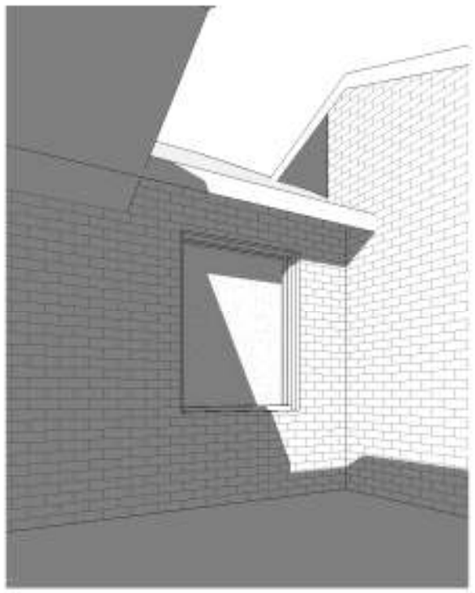
ALL SHADOWS 21 JUNE



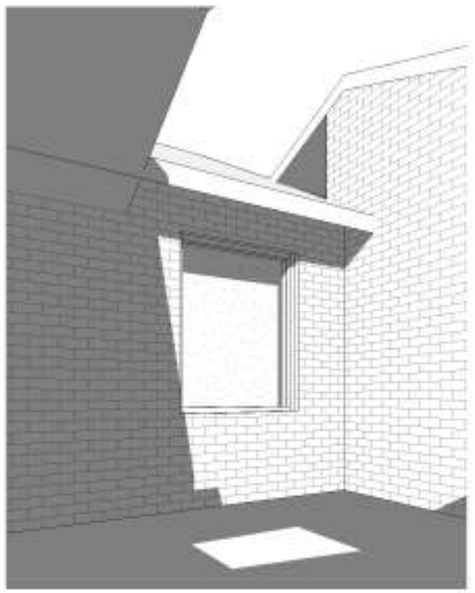
EXISTING 9AM



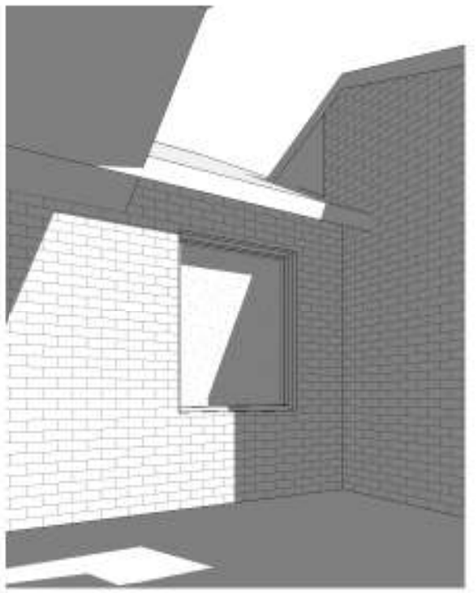
EXISTING 11AM



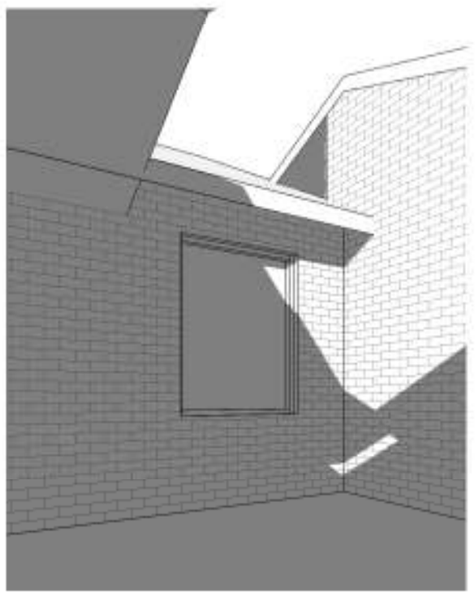
EXISTING NOON



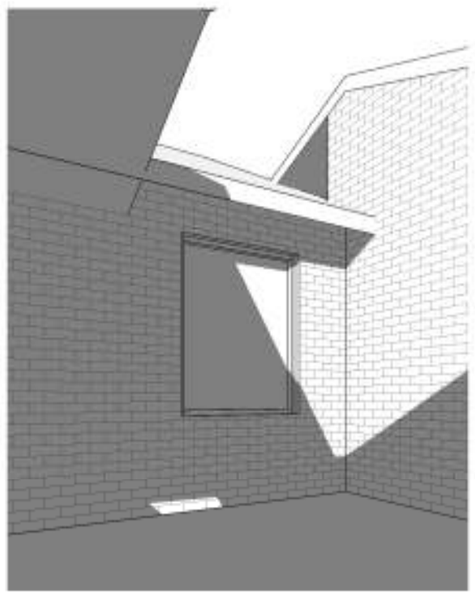
EXISTING 1PM



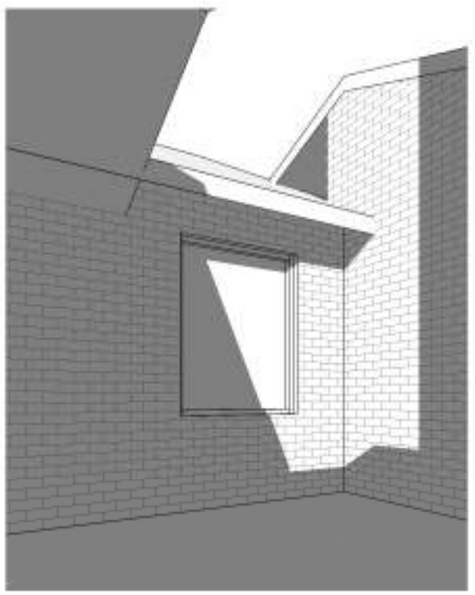
EXISTING 3PM



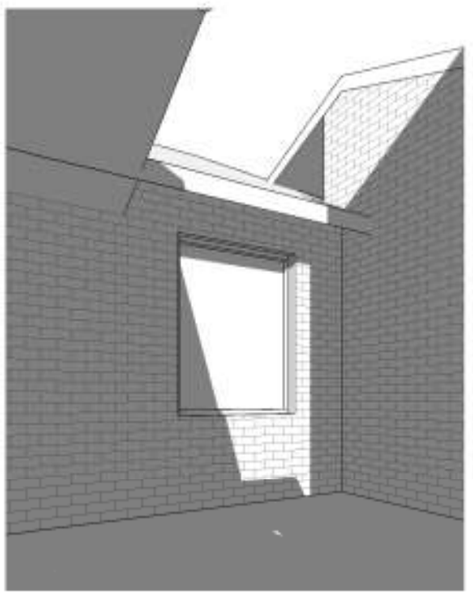
11AM



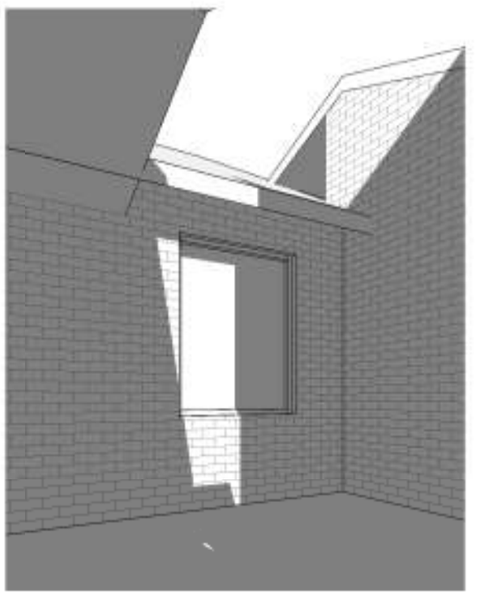
1130



1200



1230



100

PRECISION HOMES

0 1:200 10 20

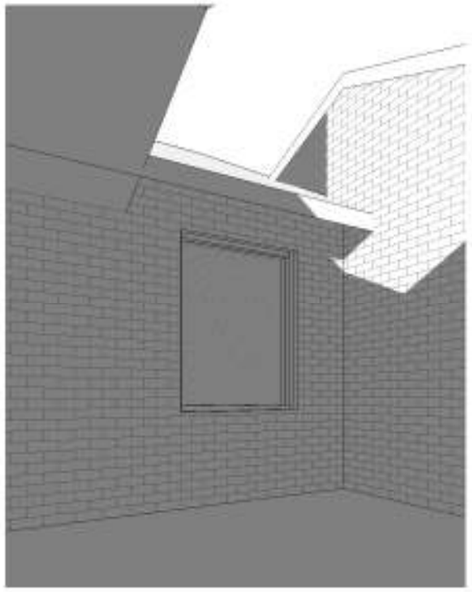
0 1:100 5 10

DO NOT SCALE DRAWINGS

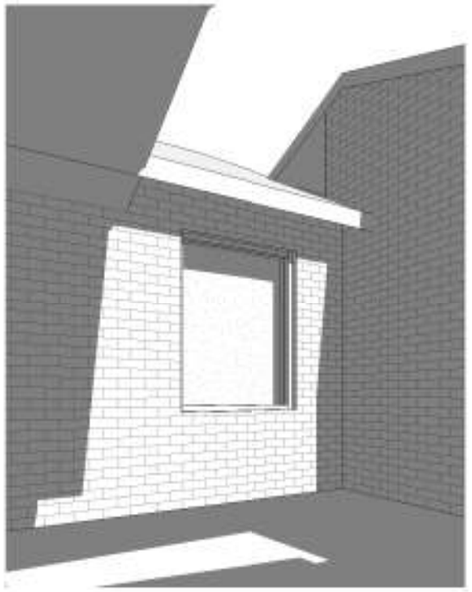
STATUS:	Planning	CLIENT NAME:	[redacted]
REVISION DATE:	06/11/25	ADDRESS:	56 Third Avenue
REVISION:	H	DRAWN:	SP

SCALE: @ A3
SHEET NAME: Shadows
JOB NUMBER: PH 556
PAGE NUMBER: 02 (2)

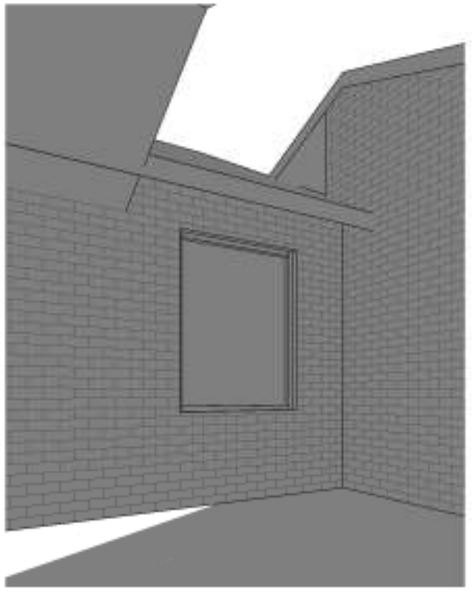
* Not for Construction



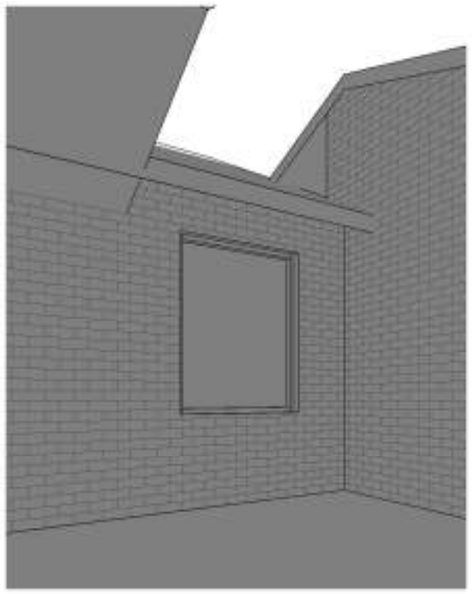
EXISTING 10AM



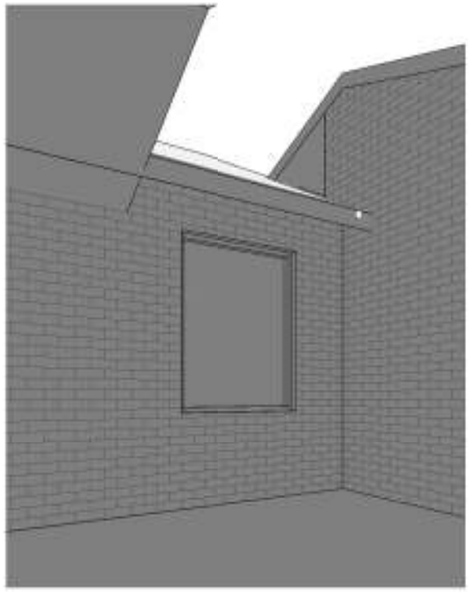
EXISTING 2PM



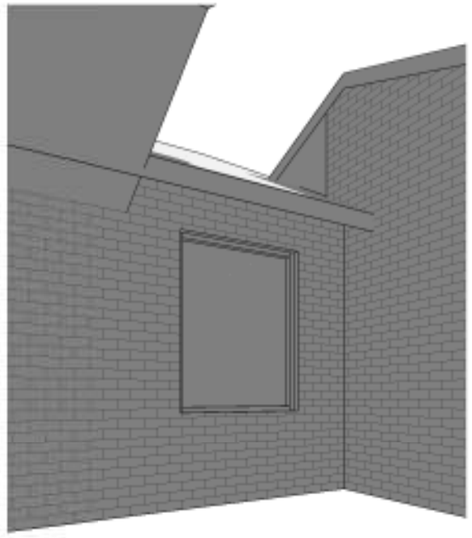
9AM



10AM



2PM



3PM

PRECISION HOMES

0 1:200 10 20

0 1:100 5 10

DO NOT SCALE DRAWINGS

STATUS:	Planning	CLIENT NAME:	[redacted]
REVISION DATE:	06/11/25	ADDRESS:	56 Third Avenue
REVISION:	H	DRAWN:	SP

SCALE:	@ A3
SHEET NAME:	Shadows
JOB NUMBER:	PH 556
PAGE NUMBER:	02 (3)

* Not for Construction

ANY LANDSCAPING SHOWN IS INDICATIVE ONLY AND NOT INCLUDED IN THIS CONTRACT
LANDSCAPING MAY BE INCLUDED IN A SEPARATE CONTRACT - PLEASE CHECK
NO FENCES OR RETAINING ARE INCLUDED UNLESS SPECIFICALLY NOTED AS INCLUDED
SWIMMING POOLS AND FENCING NOT INCLUDED - SEE SEPARATE CONTRACT IF APPROPRIATE

RAIN WATER TANK

SITE GREATER THAN 400M2

PROVIDE 5000L TANK (4000 RETENTION AND 1000L DETENTION)

DETENTION TO BE PROVIDED TROUGH 25MM MAX DIAMETER SLOW RELEASE ORIFICE

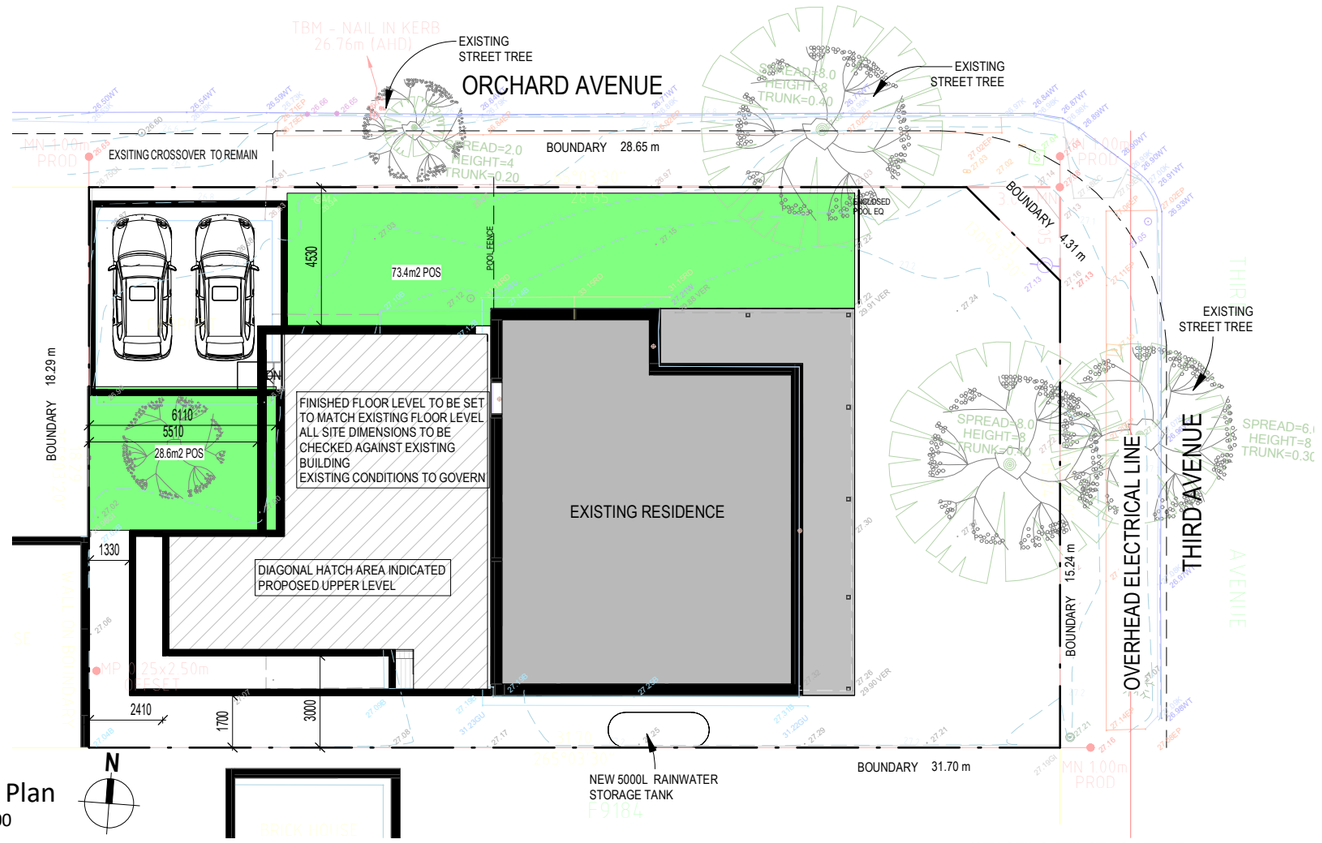
WHERE GREATER THAN 35% OF THE SITE IS PERVIOUS TO WATER, TANK TO BE FULLY RETENTION

PLANTING SCHEDULE

ALLOTMENT SIZE 450-800M2 1 MEDIUM TREE OR 2 SMALL TREES

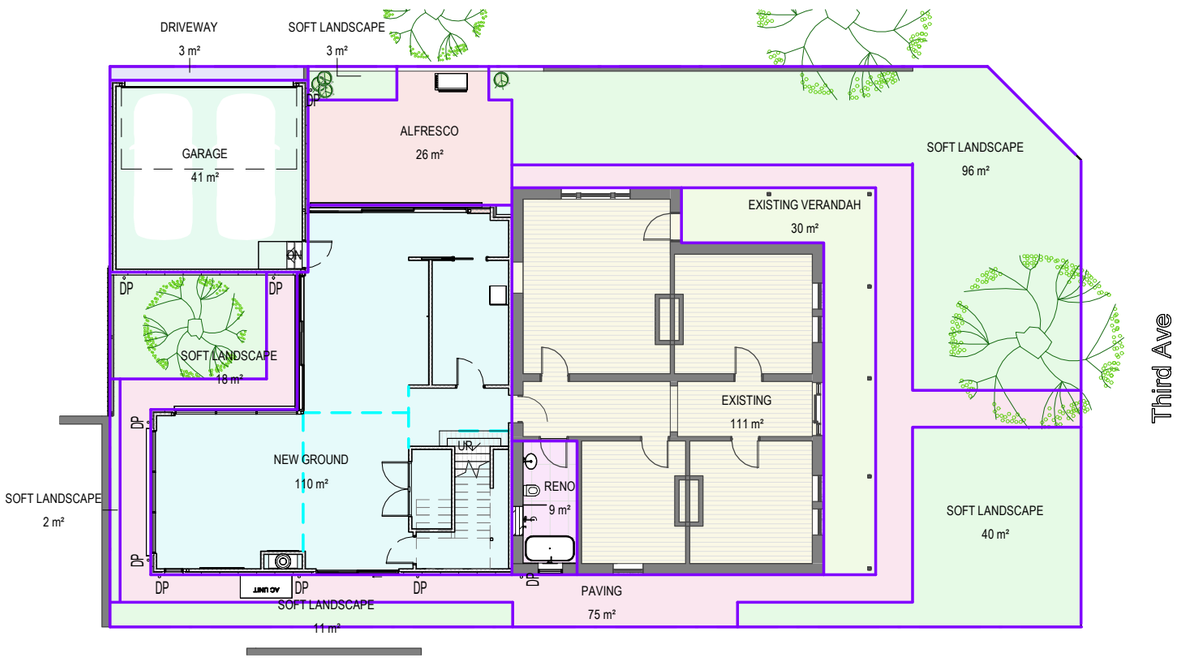
SMALL TREE - 4M HIGH 2M SPREAD - 10M2 SOIL MIN 1.5M DIMENSION
MEDIUM TREE - 6MHEIGHT 4M SPREAD - 30M2 SOIL, 2M MIN DIMENSION
LARGE TREE - 12M HEIGHT 8M SPREAD - 60M2 SOIL AND 4M MIN DIMENSION

SMALL TREES	MEDIUM TREES	LARGE TREES
MAGNOLIA TEDDYBEAR	SILVER BIRCH	SILVER BIRCH
JAPANESE MAPLE	CERCIS FOREST PANSY	GINKO BILOBA
LILLY PILLY	MAGNOLIA TEDDYBEAR	MAGNOLIA GRANDIFLORA
PITTOSPORUM	LILLY PILLY	



1 Site Plan
1 : 200

****EXISTING FENCE TO REMAIN**



TERMITE CONTROL

PROTECTION OF THE STRUCTURAL MEMBERS OF THE BUILDING SHALL BE PROVIDED IN CCORDANCE WITH AS3660.1
A DURABLE NOTICE MUST BE PLACED IN THE METER BOX INDICATING THE METHOD OF TERMITE RISK MANAGEMENT, THE DATE OF INSTALLATION, THE EXPECTED LIFE , AND THE FREQUENCY AND SCOPE OF FUTURE INSPECTIONS OR ADDITIONAL TREATMENTS

DRAINAGE

STORM WATER DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH AS/NZS3500.3 OR AS/NZS 3500.5 AND WHERE PROVIDED, IN ACCORDANCE WITH THE ENGINEERS DRAINAGE PLAN

SEE ENGINEERS FOOTING CONSTRUCTION REPORT FOR FLEXIBLE JOINT LOCATIONS AND DETAILS.
ALL DRAINS THROUGH FOOTINGS TO BE LAGGED AND INCLUDE FLEXIBLE JOINTS
ALL STORM WATER DRAINS TO INCLUDE EXPANSION JOINTS

DIVERT STORM WATER AWAY FROM THE BUILDING AT A RATE OF 50MM IN THE FIRST 1M, OR WHERE COVERED 25MM IN THE FIRST 1M
EXTERNAL PAVING TO BE SET DOWN 150MM FROM FFL GENERALLY OR 50MM IN COVERED AREAS
PAVING MUST NOT BREACH TERMITE BARRIERS. WHERE A 75MM VISIBLE SLAB EDGE IS USED THIS MUST NOT BE COVERED
THE GROUND BENEATH A SUSBENDED FLOOR MUST GRADE TO THE PERIMETER OF THE BUILDNG
STORMWATER OVERFLOWS TO BE DIRECTED TO THE STREET WATER TABLE OR TO COUNCIL DRAINAGE SYSTEMS TO COUNCIL REQUIREMENTS
STORMWATER DRAINS TO BE A MINIMUM 100MM COVER BENEATH GROUND

STORMWATER TO BE INCLUDED IN LANDSCAPING CONTRACT - NOT THIS CONTRACT
STORM WATER CONNECTION TO THE STREET OR RAIN WATER TANK - NOT INCLUDED, CONNECTION OF RAIN WATER TO RAIN WATER LOOP - NOT INCLUDED,
PROVISION OF RAIN WATER TANK - NOT INCLUDED
REINSTATING OF COUNCIL FOOTPATH AND VERGE IF NECESSARY - NOT INCLUDED

EARTHWORKS

CLEAR AND SCRAPE ALL VEGETATION FROM BUILDING AREA
ENSURE FOOTINGS ON BOUNDARIES ARE AT LEAST 600MM DEEP
WHERE FILLING ADJACENT TO A BOUNDARY GREATER THAN 200MM OR EXCAVATING GREATER THAN 600MM PROVIDE NOTIFICATION TO ADJOINING OWNER IN ACCORDANCE WITH SECTION 139 OF THE PLANNING INFRASTRUCTURE AND DEVELOPMENT ACT

FOOTINGS

FOOTINGS SHALL BE CONSTRUCTED TO ENGINEERS DETAILS IN ACCORDANCE WITH AS2870
FILLING SHALL BE CONTROLLED FILL UNLESS SPECIFICALLY DESIGNED FOR BY THE ENGINEER
A MINIMUM 0.2MM HIGH IMPACT RESISTANT DPC SHALL BE INSTALLED BENEATH CONCRETE SLABS AND MUST LAP AT LEAST 200MM WITH ALL JOINTS TAPED AND SERVICE PENETRATIONS SEALED

LANDSCAPING

ANY LANDSCAPING SHOWN IS INDICATIVE ONLY AND NOT INCLUDED IN THIS CONTRACT
LANDSCAPING MAY BE INCLUDED IN A SEPARATE CONTRACT - PLEASE CHECK
NO FENCES OR RETAINING ARE INCLUDED UNLESS SPECIFICALLY NOTED AS INCLUDED
SWIMMING POOLS AND FENCING NOT INCLUDED - SEE SEPARATE CONTRACT IF APPROPRIATE

ENERGY EFFICIENCY

PROVIDE MINIMUM 1000L RAIN WATER TANK PLUMBED TO THE HOT WATER SERVICE, COLD WATER IN THE LAUNDRY OR THE W/C

ENSURE ALL RAIN WATER INLETS AND OUTLETS TO THE TANK ARE PROTECTED WITH MOSQUITO MESH

SITE CONDITIONS

CORROSION ZONE:- NA

DESIGN WIND SPEED:- N2 SUBJECT TO ENGINEERING

BUSHFIRE ZONE P&D CODE:- EXEMPT

BUSHFIRE ATTACK LEVEL:- N/A

ENCUMBRANCE:- YES NO

CORROSIOIN MODERATE = GREATER THAN 1KM FROM BREAKING SURF OR 100M FROM NON-BREAKING SURF
CORROSION SEVERE = LESS THAN 1KM FROM BREAKING SURF, OR 100M FROM NON-BREAKING SURF , OR ADJACENT TO OR OVER A SWIMMING POOL

NOTE:
- EXISTING CONDITIONS GOVERN

- CHECK LOCATION OF THE HOUSE AND HAVE SURVEY DONE BEFORE COMMENCEMENT OF WORK

- CHECK ALL DIMENSIONS PRIOR TO COMMENCING WORK

- ALL STORMWATER TO BE CONNECTED TO EXISTING

Dwelling Area

Level	Name	Area
FF	NEW UPPER	93 m²
GF	NEW GROUND	110 m²
GF	RENO	9 m²
GF	GARAGE	41 m²
		252 m²

GF	EXISTING	111 m²
GF	EXISTING VERANDAH	30 m²
		141 m²

Site Cover

Name	Area	Cover
GARAGE	41 m²	7%
GARAGE: 1	41 m²	7%
NEW GROUND	110 m²	19%
NEW GROUND: 1	110 m²	19%
RENO	9 m²	2%
RENO: 1	9 m²	2%
	159 m²	28%
EXISTING	111 m²	19%
EXISTING: 1	111 m²	19%
EXISTING VERANDAH	30 m²	5%
EXISTING VERANDAH: 1	30 m²	5%
	141 m²	24%
ALFRESCO	26 m²	5%
ALFRESCO: 1	26 m²	5%
DRIVEWAY	3 m²	1%
DRIVEWAY: 1	3 m²	1%
PAVING	75 m²	13%
PAVING: 1	75 m²	13%
SOFT LANDSCAPE	18 m²	3%
SOFT LANDSCAPE	96 m²	17%
SOFT LANDSCAPE	40 m²	7%
SOFT LANDSCAPE	3 m²	1%
SOFT LANDSCAPE	11 m²	2%
SOFT LANDSCAPE	2 m²	0%
SOFT LANDSCAPE: 6	171 m²	30%
	275 m²	48%

PRECISION HOMES

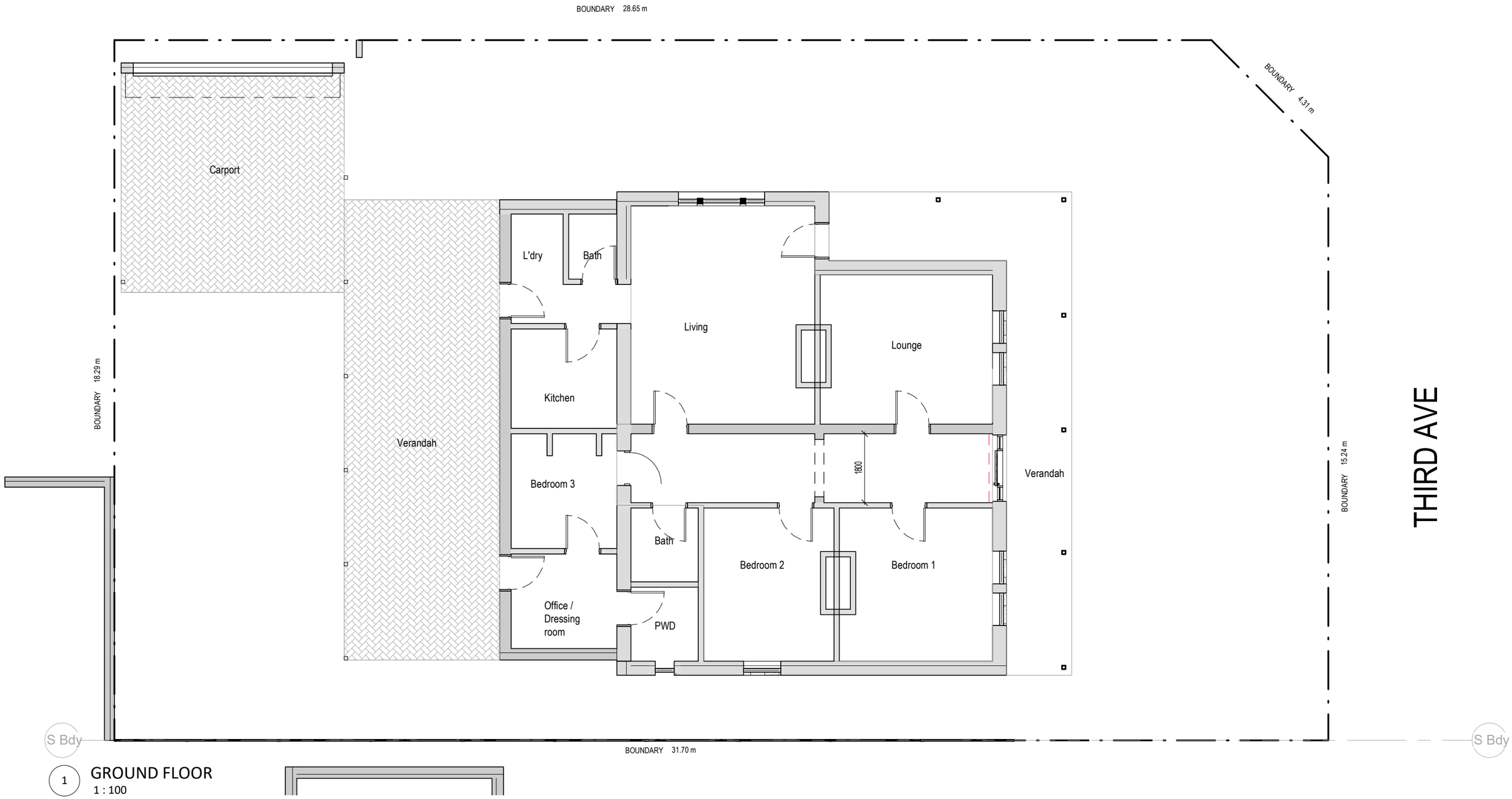
0 1:200 10 20
0 1:100 5 10
DO NOT SCALE DRAWINGS

STATUS:	Planning	CLIENT NAME:	[redacted]
REVISION DATE:	06/11/25	ADDRESS:	56 Third Avenue
REVISION:	H	DRAWN:	SP

SCALE: As indicated @ A3
SHEET NAME: Site
JOB NUMBER: PH 556
PAGE NUMBER: 02 80

* Not for Construction

ORCHARD AVE



1 GROUND FLOOR
1 : 100

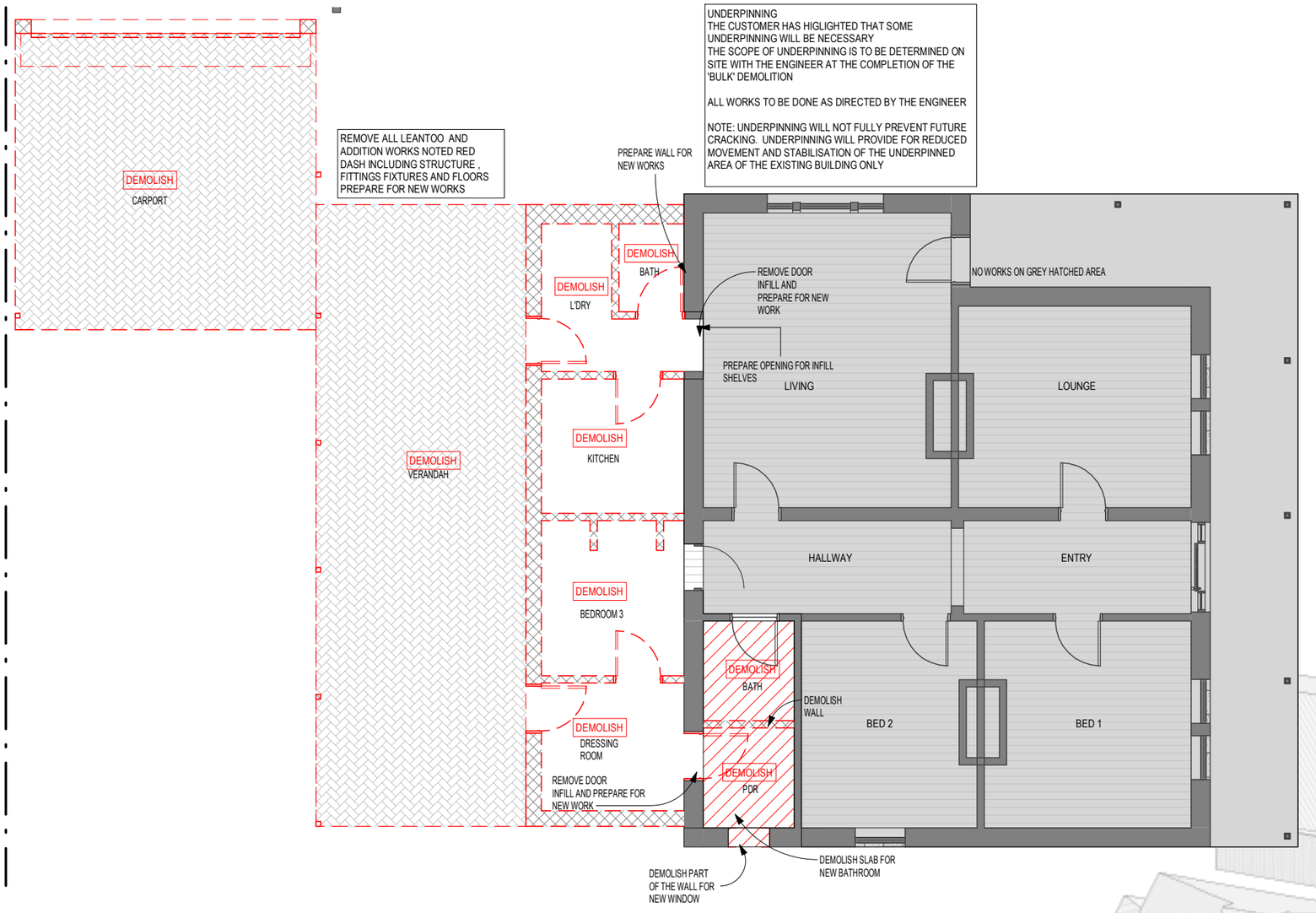
PRECISION HOMES

0 1:200 10 20
0 1:100 5 10
DO NOT SCALE DRAWINGS

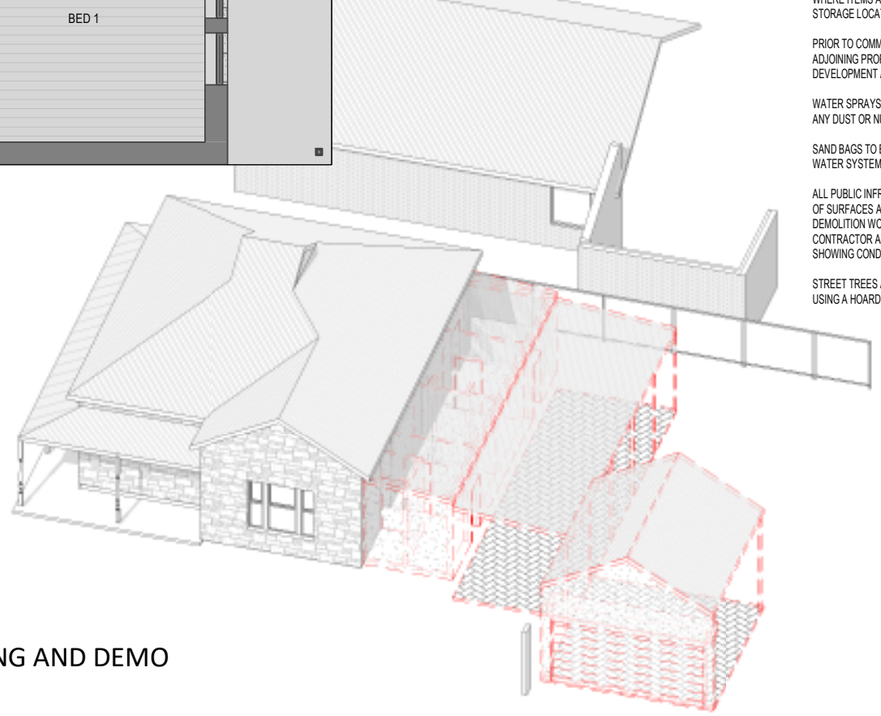
STATUS:	Planning	CLIENT NAME:	[redacted]
REVISION DATE:	06/11/25	ADDRESS:	56 Third Avenue
REVISION:	H	DRAWN:	SP

SCALE:	1 : 100 @ A3
SHEET NAME:	Existing Plan
JOB NUMBER:	PH 556
PAGE NUMBER:	03

* Not for Construction



1 GROUND FLOOR DEMO
1 : 100



REMOVE ALL LEAN TOO AND ADDITION STRUCTURE, ROOF, FLOOR, WALLS ETC
RETAIN ORIGINAL BUILDING FORM AND STRUCTURE
PREPARE OPENINGS AND SURFACES FOR NEW WORKS

2 EXISTING AND DEMO

DEMOLITION SCOPE

ALL WORKS TO BE DONE TO PREPARE FOR NEW - LEAVE ALL SURFACES AND FINISHES SUITABLE FOR NEW WORKS

REMOVE ALL WALLS, DOORS WINDOWS ETC NOTED RED

REMOVE ALL FITTINGS AND FIXTURES AS NOTED IN RED DASH

PREPARE MAIN HOUSE AREA FOR NEW WORKS

LEAVE BARE SITE CLEAR FOR NEW WORKS

PROP AND CHECK REMAINING WALLS AND EXISTING LINTELS - CONSULT ENGINEER IF NECESSARY - INSTALL NEW LINTELS IF DIRECTED BY ENGINEER

REMOVE WALLS AND CUT OPENINGS TO SUIT NEW WORKS AS NOTED WITH RED/DASHED LINES IN PLAN BELOW
PROVIDE TEMPORARY SUPPORTS AS DIRECTED BY ENGINEER - PREPARE FOR NEW WORKS

ALL WALLS, CEILINGS, TIMBER, DOORS AND OTHER FINISHES IN EXISTING BUILDING THAT ARE TO BE RETAINED, PROTECT, AND PREPARE FOR NEW FINISH/PAINT AS APPROPRIATE

EXISTING DOORS AND ARCHITRAVES/SKIRTINGS THAT ARE BEING REMOVED SHOULD BE RETAINED FOR REUSE/BACKUP IN THE EXISTING BUILDING AREA UNTIL CONFIRMED THAT THEY ARE NOT REQUIRED ANY LONGER.

DEMOLITION NOTES

CHECK ALL STRUCTURES BEFORE DEMOLITION. WHERE LOAD BEARING - ENSURE LOADS ARE SUPPORTED AS NECESSARY PRIOR TO REMOVING EXISTING STRUCTURE
CHECK WITH ENGINEER WHERE UNSURE

CHECK FOR ASBESTOS PRODUCTS PRIOR TO COMMENCEMENT - IF IN DOUBT GET IT TESTED
ALL ASBESTOS PRODUCTS IDENTIFIED TO BE REMOVED BY APPROPRIATELY LICENSED CONTRACTOR AND DISPOSED OF TO REGISTERED ASBESTOS FACILITY

SITE TO BE MAINTAINED IN A SAFE AND TIDY CONDITION AT ALL TIMES, WITH WASTE BEING DISPOSED OF AS IT IS CREATED - NOT STORED ON SITE FOR EXTENDED PERIODS

DEMOLISHED ITEMS SHOWN DASHED

WHERE PREPARING FOR NEW WORKS, CHECK OTHER DRAWINGS FOR SIZES AND SHAPES TO BE ACCOMMODATED. IF NECESSARY - INSTALL NEW LINTEL/SUPPORT AS APPROPRIATE

LOCATE ALL SERVICES AND ASSOCIATED PIPEWORK AND DUCTING AND VERIFY THEIR REMOVAL AND/OR RELOCATION PRIOR TO COMMENCEMENT - ENSURE POWER, GAS AND WATER CONNECTIONS ARE MADE SAFE PRIOR TO COMMENCING WORKS

ALL DEMOLITION TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH AS2601

PROTECT ALL EXISTING SURFACES THAT ARE TO BE RETAINED

ENSURE SAFETY FENCING AND HOARDINGS ARE MAINTAINED IN A SOUND CONDITION AT ALL TIMES

WHERE ITEMS ARE TO BE RETAINED FOR REUSE - CHECK WITH SUPERVISOR FOR SUITABLE STORAGE LOCATION

PRIOR TO COMMENCING WORKS, ENSURE NOTIFICATION HAS BEEN CARRIED OUT WITH ADJOINING PROPERTY OWNERS AS APPROPRIATE TO THE FENCES ACT, OR THE DEVELOPMENT ACT IF WORKS ARE PROPOSED ON OR NEAR THE BOUNDARY

WATER SPRAYS AND SCREENED HOARDINGS TO BE USED AS APPROPRIATE TO MINIMISE ANY DUST OR NUISANCE TO ADJOINING PROPERTIES

SAND BAGS TO BE USED TO ENSURE SEDIMENT RUN OFF DOES NOT ENTER THE STORM WATER SYSTEM

ALL PUBLIC INFRASTRUCTURE TO BE PROTECTED - USE RUBBER TYRES FOR PROTECTION OF SURFACES AS APPROPRIATE. ANY DAMAGE CAUSED TO PUBLIC INFRASTRUCTURE BY DEMOLITION WORKS MUST BE REINSTATED AT THE SUB CONTRACTORS EXPENSE - SUB CONTRACTOR AND SUPERVISOR TO ENSURE THEY HAVE 'BEFORE AND AFTER' PHOTOS SHOWING CONDITION OF INFRASTRUCTURE.

STREET TREES AND SIGNIFICANT OR REGULATED TREES ON SITE SHALL BE PROTECTED USING A HOARDING BARRIER AS APPROPRIATE

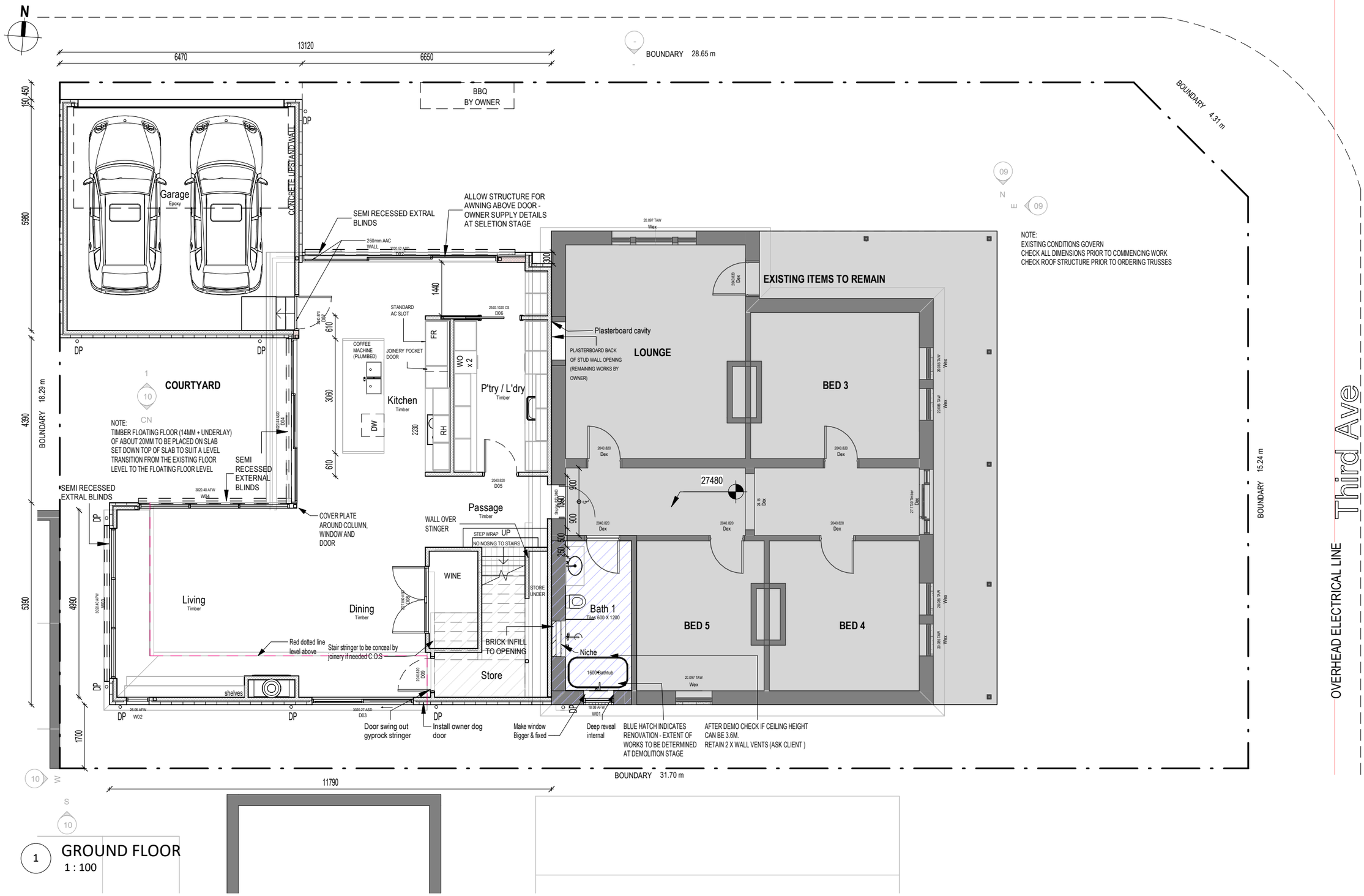
PRECISION HOMES

0 1:200 10 20
0 1:100 5 10
DO NOT SCALE DRAWINGS

STATUS:	Planning	CLIENT NAME:	[redacted]
REVISION DATE:	06/11/25	ADDRESS:	56 Third Avenue
REVISION:	H	DRAWN:	SP

SCALE:	1 : 100 @ A3
SHEET NAME:	Demo Plan
JOB NUMBER:	PH 556
PAGE NUMBER:	04

* Not for Construction



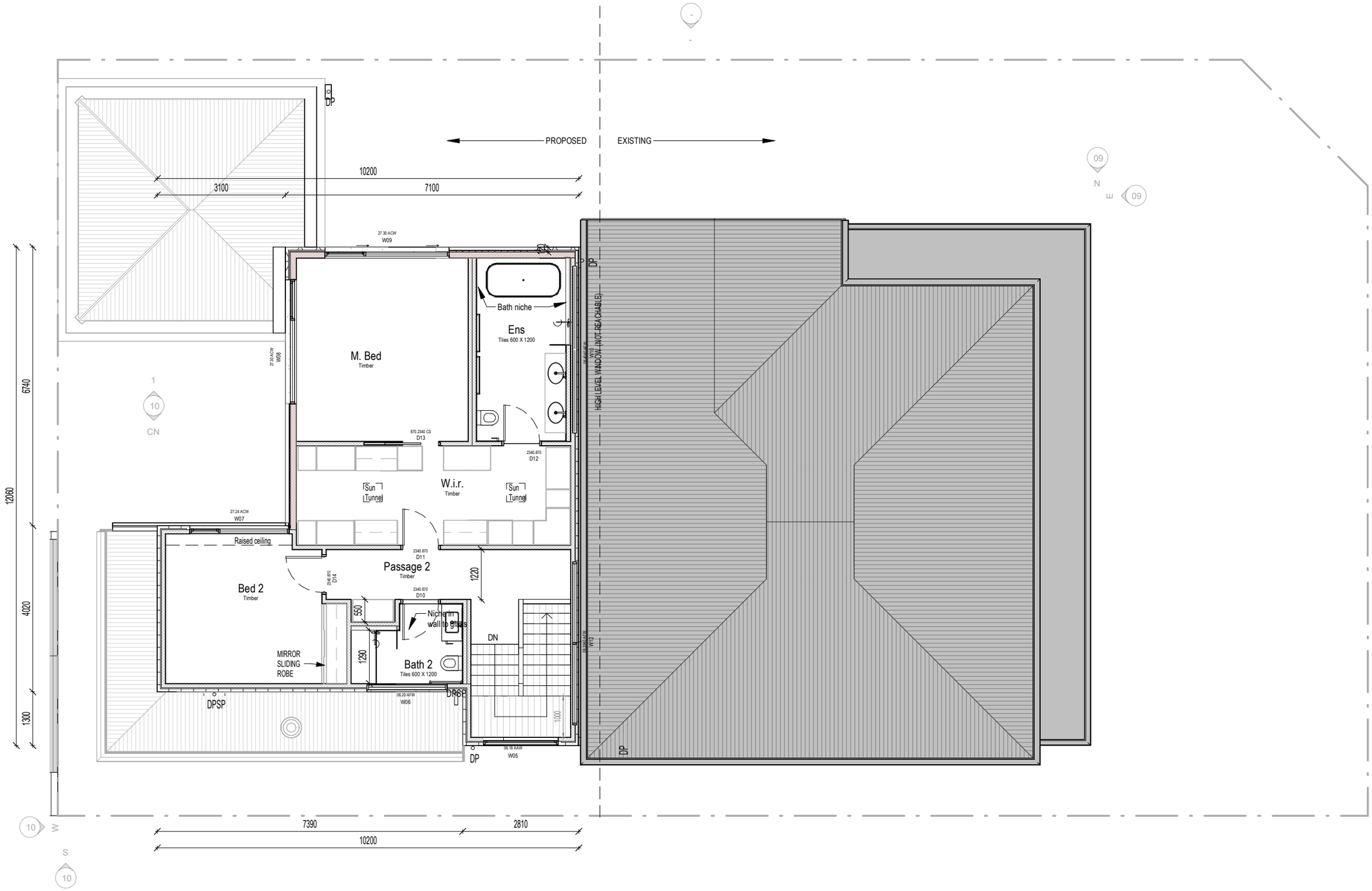
1 GROUND FLOOR
1 : 100

0 1:200 10 20
0 1:100 5 10
DO NOT SCALE DRAWINGS

STATUS:	Planning	CLIENT NAME:	[redacted]
REVISION DATE:	06/11/25	ADDRESS:	56 Third Avenue
REVISION:	H	DRAWN:	SP

SCALE:	1 : 100 @ A3
SHEET NAME:	Ground Floor Plan
JOB NUMBER:	PH 556
PAGE NUMBER:	05 83

* Not for Construction



1 Level 1
1 : 100

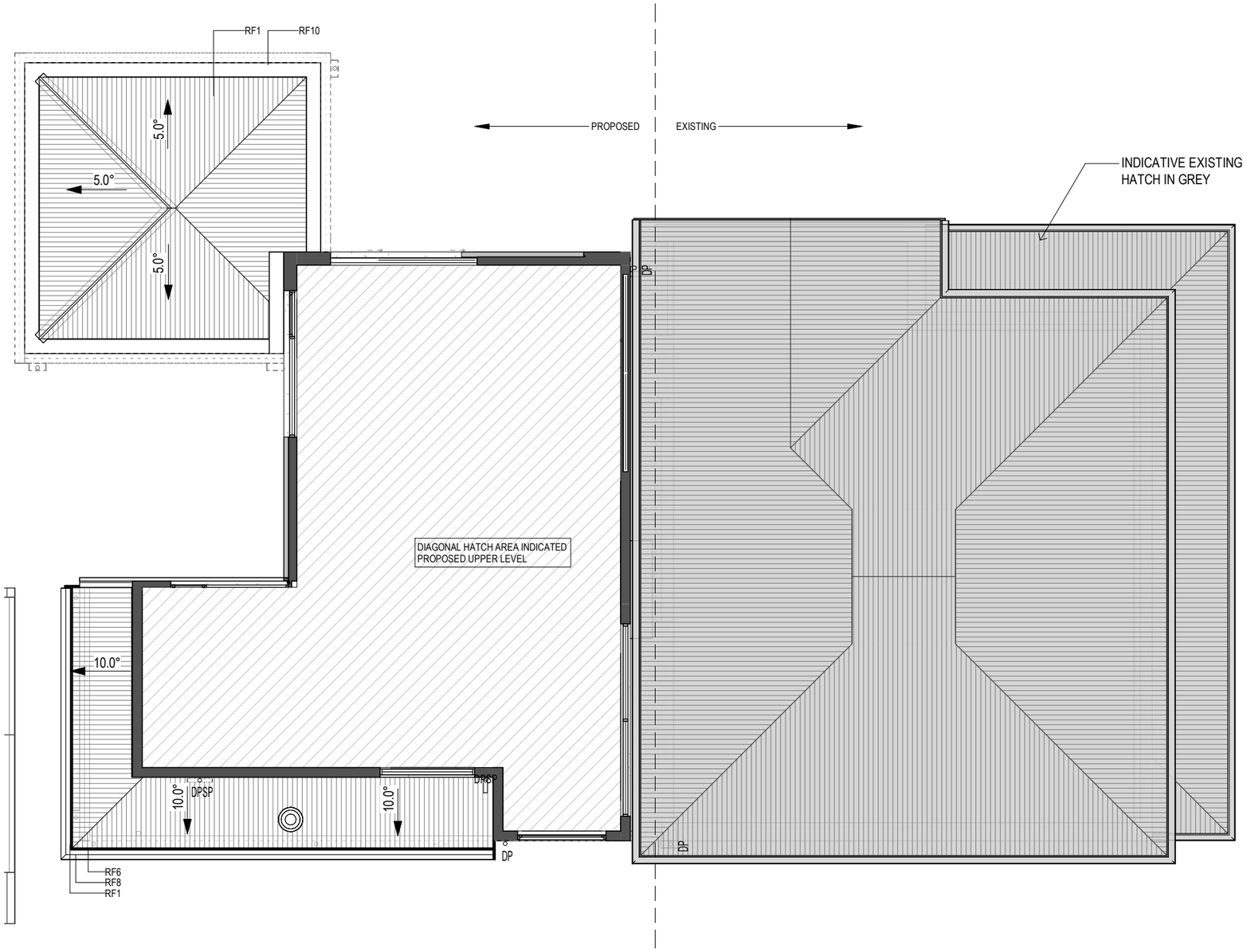
PRECISION HOMES

0 1:200 10 20
0 1:100 5 10
DO NOT SCALE DRAWINGS

STATUS:	Planning	CLIENT NAME:	[redacted]
REVISION DATE:	06/11/25	ADDRESS:	56 Third Avenue
REVISION:	H	DRAWN:	SP

SCALE:	1 : 100 @ A3
SHEET NAME:	First Floor
JOB NUMBER:	PH 556
PAGE NUMBER:	06

* Not for Construction



1 Lower Roof
1 : 100

Material Prefixes	
PREFIX	MATERIAL
B	BALUSTRADE
BEN	BENCHTOP
CAB	CABINETRY
CF	CEILING FINISH
EL	ELECTRICAL
FF	FLOOR FINISH
FR	FRAMING
GF	GENERAL FINISH
GN	GENERAL NOTE
H	HEATING
J	JOINERY
P	POOL
PL	PLUMBING
RF	ROOFING
SF	SOFT FURNISHINGS
SITE	SITEWORKS
SL	SOFFIT LINING
SS	STRUCTURE
SV	SERVICES
WDF	WINDOW FRAMING
WF	WALL FINISH
WP	WALL PLINTH/BANDING

KEYNOTES	
NUMBER	NOTE
RF1	COLORBOND CUSTOM ORB
RF6	STEEL FASCIA
RF8	EDGE PROFILE GUTTER
RF10	BOX GUTTER

PRECISION HOMES

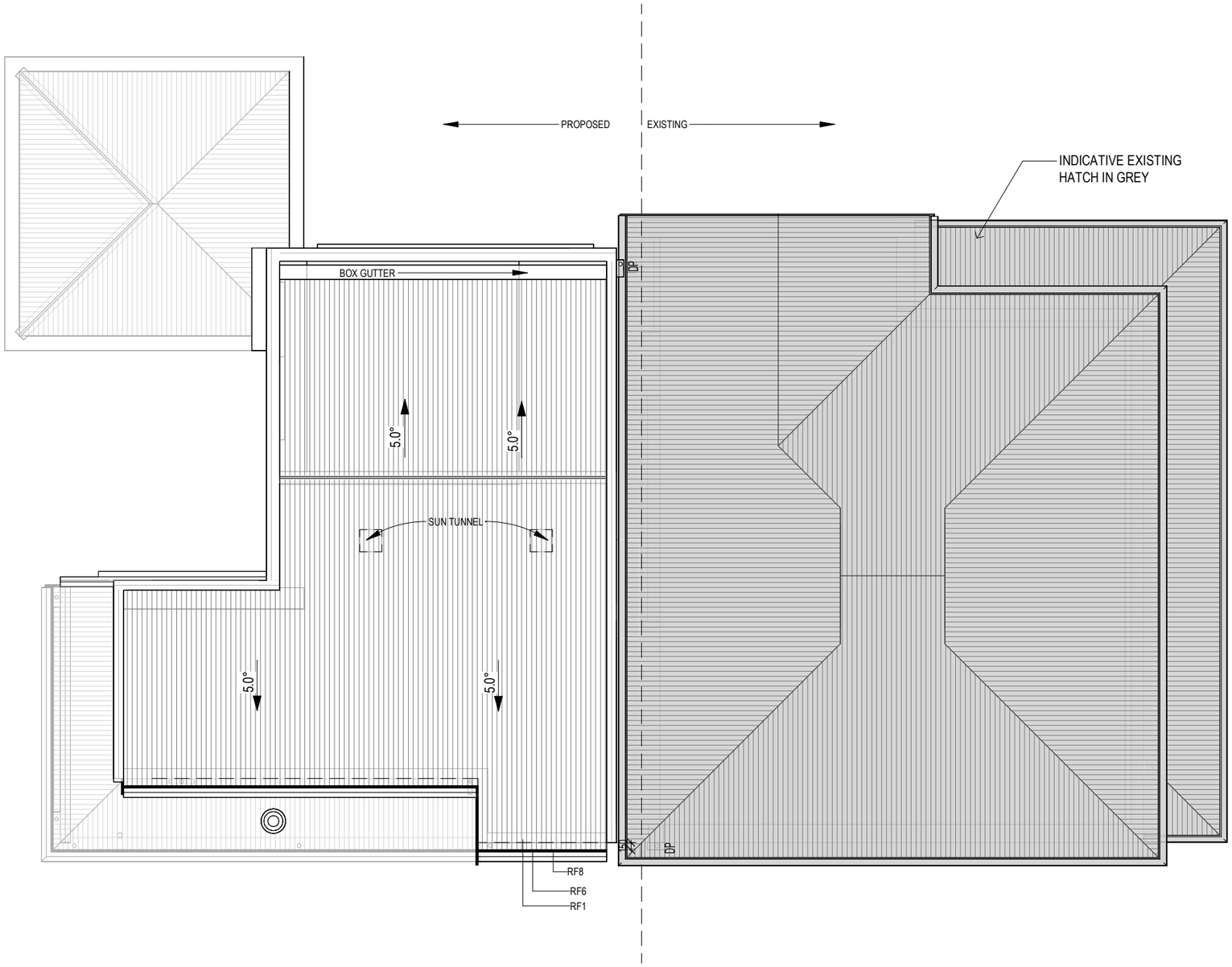
0 1:200 10 20
0 1:100 5 10
DO NOT SCALE DRAWINGS

STATUS: Planning
REVISION DATE: 06/11/25
REVISION: H
CLIENT NAME: [redacted]
ADDRESS: 56 Third Avenue
DRAWN: SP

SCALE: 1 : 100 @ A3
SHEET NAME: Lower Roof
JOB NUMBER: PH 556
PAGE NUMBER: 07

* Not for Construction

DESIGN ALL ROOF TRUSSES TO TAKE PV PANEL LOADS
SPECIFIC PANEL LOCATIONS TO BE DETERMINED



1 Upper Roof
1 : 100

Material Prefixes

PREFIX	MATERIAL
B	BALUSTRADE
BEN	BENCHTOP
CAB	CABINETRY
CF	CEILING FINISH
EL	ELECTRICAL
FF	FLOOR FINISH
FR	FRAMING
GF	GENERAL FINISH
GN	GENERAL NOTE
H	HEATING
J	JOINERY
P	POOL
PL	PLUMBING
RF	ROOFING
SF	SOFT FURNISHINGS
SITE	SITEWORKS
SL	SOFFIT LINING
SS	STRUCTURE
SV	SERVICES
WDF	WINDOW FRAMING
WF	WALL FINISH
WP	WALL PLINTH/BANDING

KEYNOTES

NUMBER	NOTE
RF1	COLORBOND CUSTOM ORB
RF6	STEEL FASCIA
RF8	EDGE PROFILE GUTTER

PRECISION HOMES

0 1:200 10 20
0 1:100 5 10
DO NOT SCALE DRAWINGS

STATUS: Planning
REVISION DATE: 06/11/25
REVISION: H

CLIENT NAME: [redacted]
ADDRESS: 56 Third Avenue
DRAWN: SP

SCALE: 1 : 100 @ A3
SHEET NAME: Upper Roof
JOB NUMBER: PH 556
PAGE NUMBER: 08

*** Not for Construction**

Material Prefixes	
PREFIX	MATERIAL
B	BALUSTRADE
BEN	BENCHTOP
CAB	CABINETRY
CF	CEILING FINISH
EL	ELECTRICAL
FF	FLOOR FINISH
FR	FRAMING
GF	GENERAL FINISH
GN	GENERAL NOTE
H	HEATING
J	JOINERY
P	POOL
PL	PLUMBING
RF	ROOFING
SF	SOFT FURNISHINGS
SITE	SITEWORKS
SL	SOFFIT LINING
SS	STRUCTURE
SV	SERVICES
WDF	WINDOW FRAMING
WF	WALL FINISH
WP	WALL PLINTH/BANDING

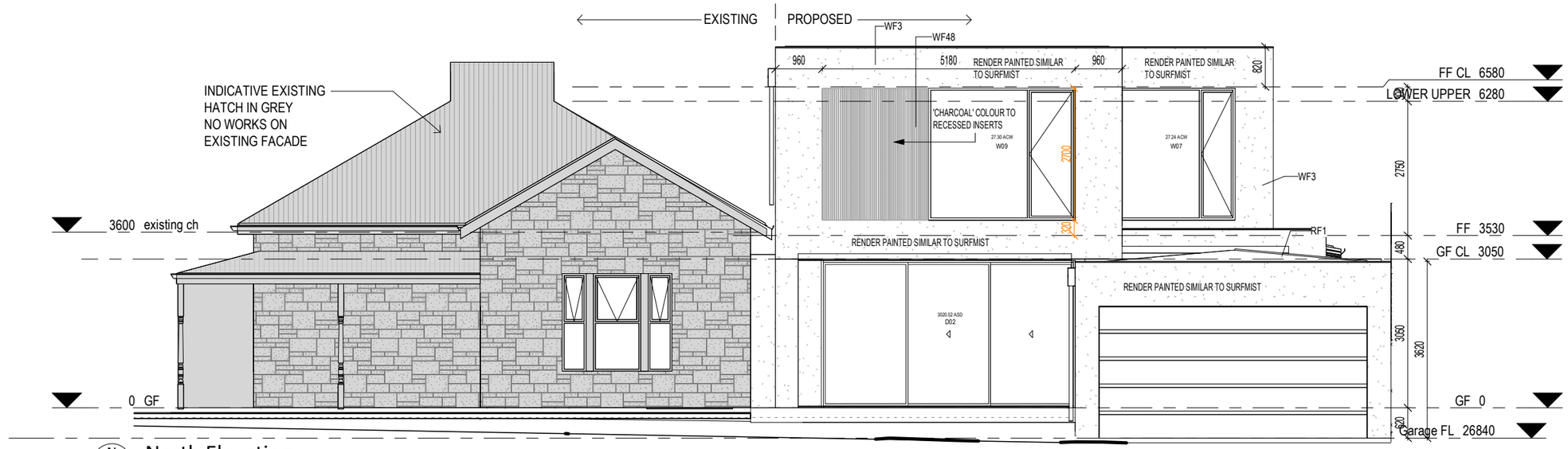
KEYNOTES	
NUMBER	NOTE
RF1	COLORBOND CUSTOM ORB
WF3	TEXTURE COATED AAC CLADDING
WF48	WPC CLADDING

MATERIALS -

ROOF - CUSTOM ORB - SURFMIST
GUTTER - EDGE PROFILE - SURFMIST
FASCIA - STEEL - COLORBOND, SURFMIST
EAVES - HARDIFLEX WITH 'H' MOULDS
PARAPET CAPS - COLORBOND -SIMILAR TO WALL COLOUR, OR GALV PAINTED TO MATCH WALL COLOUR
GARAGE DOOR: GLIDEROL, TUSCAN PROFILE - DOVER WHITE COLOUR
WINDOW FRAMES: COLORBOND - MONUMENT
WPC CLADDING: CHARCOAL
RENDER: SOFT CHARCOAL

E/05 East Elevation
1 : 100

DESIGN ALL ROOF TRUSSES TO TAKE PV PANEL LOADS
SPECIFIC PANEL LOCATIONS TO BE DETERMINED



N/05 North Elevation
1 : 100

PRECISION HOMES

0 1:200 10 20
0 1:100 5 10
DO NOT SCALE DRAWINGS

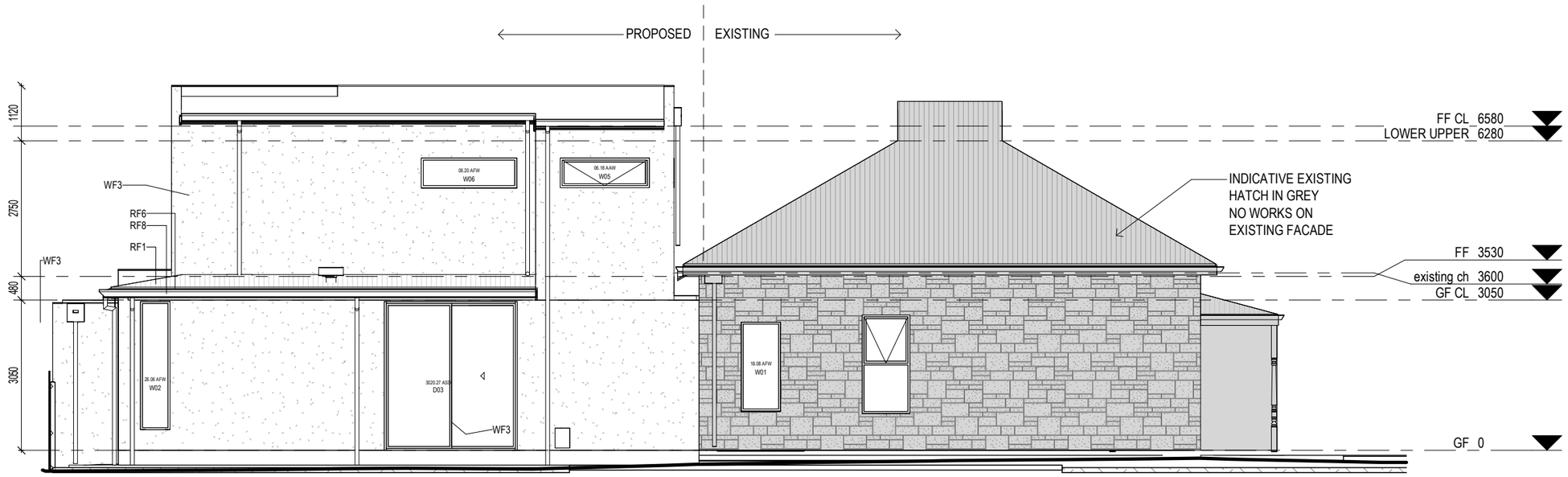
STATUS:	Planning	CLIENT NAME:	[redacted]
REVISION DATE:	06/11/25	ADDRESS:	56 Third Avenue
REVISION:	H	DRAWN:	SP

SCALE:	1 : 100 @ A3
SHEET NAME:	Elevations North & East
JOB NUMBER:	PH 556
PAGE NUMBER:	09 87

*** Not for Construction**

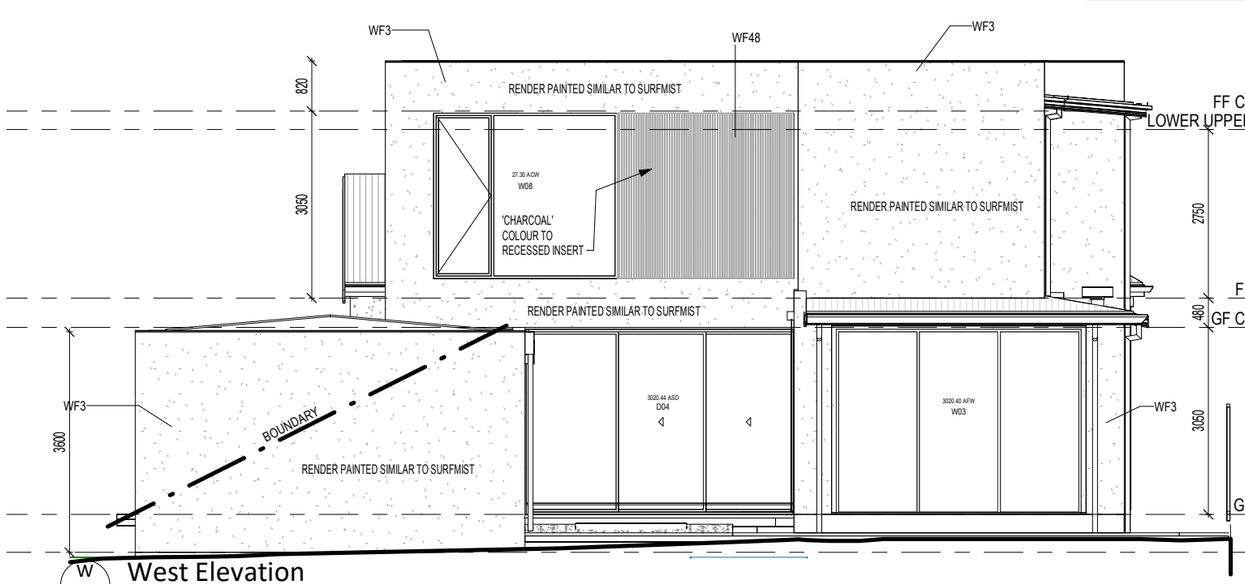
Material Prefixes	
PREFIX	MATERIAL
B	BALUSTRADE
BEN	BENCHTOP
CAB	CABINETRY
CF	CEILING FINISH
EL	ELECTRICAL
FF	FLOOR FINISH
FR	FRAMING
GF	GENERAL FINISH
GN	GENERAL NOTE
H	HEATING
J	JOINERY
P	POOL
PL	PLUMBING
RF	ROOFING
SF	SOFT FURNISHINGS
SITE	SITEWORKS
SL	SOFFIT LINING
SS	STRUCTURE
SV	SERVICES
WDF	WINDOW FRAMING
WF	WALL FINISH
WP	WALL PLINTH/BANDING

KEYNOTES	
NUMBER	NOTE
RF1	COLORBOND CUSTOM ORB
RF6	STEEL FASCIA
RF8	EDGE PROFILE GUTTER
WF3	TEXTURE COATED AAC CLADDING
WF48	WPC CLADDING

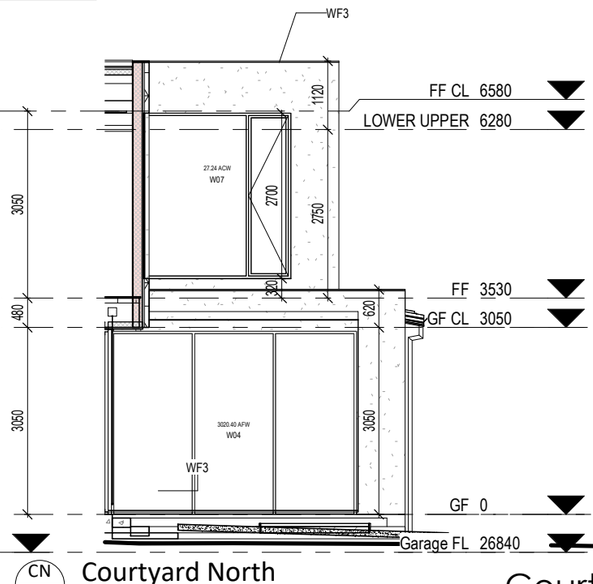


S 05 South Elevation
1 : 100

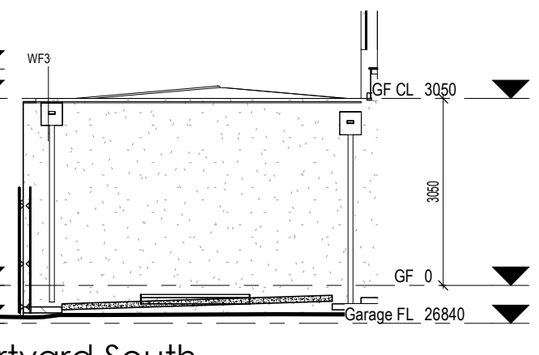
DESIGN ALL ROOF TRUSSES TO TAKE PV PANEL LOADS
SPECIFIC PANEL LOCATIONS TO BE DETERMINED



W 05 West Elevation
1 : 100



CN 05 Courtyard North
1 : 100



Courtyard South
1 : 100

PRECISION HOMES

0 1:200 10 20
0 1:100 5 10
DO NOT SCALE DRAWINGS

STATUS: Planning
REVISION DATE: 06/11/25
REVISION: H
CLIENT NAME: [redacted]
ADDRESS: 56 Third Avenue
DRAWN: SP

SCALE: 1 : 100 @ A3
SHEET NAME: Elevations South & West
JOB NUMBER: PH 556
PAGE NUMBER: 10

ATTACHMENT 2

Details of Representations

Application Summary

Application ID	25030545
Proposal	Dwelling alterations and two storey addition including partial demolition of the existing dwelling, demolition of a carport and construction of an outbuilding (garage).
Location	56 THIRD AV FORESTVILLE SA 5035

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	28/11/2025 09:36 AM
Submission Source	Email
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 see attached	

Attached Documents

Representation-on-application-56ThirdAveForestville-[redacted]-12929562.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Geoff Alexander *[applicant name]*
Development Number:	25030545 *[development application number]*
Nature of Development:	Dwelling alterations and 2 storey addition etc *[development description of performance assessed elements or aspects of outline consent application]*
Zone/Sub-zone/Overlay:	Establish Neighbourhood Zone; multiple overlays, and Technical Numeric Variations *[zone/sub-zone/overlay of subject land]*
Subject Land:	56 Third Avenue Forestville SA 5035 CT5157/108 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Unley Council? *[relevant authority name]*
Phone Number:	0883725111 *[authority phone]*
Close Date:	4/12/2025 *[closing date for submissions]*

My name*: [redacted]

My phone number: Click here to enter text.

My postal address*: [redacted]

My email: [redacted]

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns
- ☒ I oppose the development

[redacted]

The specific reasons I believe that consent should be granted/refused are:
I have been resident of this suburb and Everard Park for over 50 years, and multiple family members live in this area, including myself, and we regularly drive or walk past the applicant's address multiple times a day. Multiple family members live within 400 metres of this site and one of our family houses is one street away within 200m. I feel we have significant knowledge of the activities and character of the suburb based on this involvement of 50 plus years, in order to comment with some credibility.

I feel this application will change the character of the neighbourhood and be a significant 'eyesore'.

We (including my partner [redacted] 15 years living in the area) feel the application does not meet the desired outcomes of the Established Neighbourhood Zones DO1 and DO2.

- *The new building is not sympathetic to the predominant built form character and development patterns.*
- *The addition does not maintain the predominant streetscape character in as much as it is a double storey box shape not consistent with any the residences within the area.*

We note that this is because the new addition exceeds the maximum building height of 6 metres (PO 4.1 PO4.2)). We oppose this aspect and think it should be refused.

Also we note this addition makes the site coverage significantly more than its current coverage and substantially more than 50%. We oppose this and think this aspect should be refused.

It breaches the maximum building height level of 1. We oppose this as it is higher (estimated 7m) than the current pitched roofline (which we note is a heritage building that is also above 6 m) and think this aspect should be refused.

The integration of heritage and modern is not an attractive look and also contrary to Performance Outcome (PO) 3.1 (EN Zone)

If the schematic elevations provided in the application are indicative of the proposed construction, the representation has all white fences and a white square box building towering over the nearby houses and will be a bright white eyesore and fence. As indicated, it looks nothing like surrounding dwellings and we think it should be refused.

We believe the new building also does not comply with Performance Outcome 9.1 in terms of rear boundary set back. It appears to be too high and imposing on the rear (Orchard Avenue) neighbours.

We believe the new building does not comply Performance Outcome 10.2 (EN zone) in that it will be clearly visible from public roads and is not sympathetic to the current wall height, and roof pitches of the predominant housing stock in the locality. It is a flat roofed box. It doesn't even mirror the pitches of the current 100? year old building on the site. It will be clearly visible above and behind the original sandstone building. We oppose this aspect and think it should be refused.

The visual look of the new addition is not consistent with the traditional materials used in Everard Park and Forestville (Historic area statement Un15 – sandstone/bluestone). We oppose this aspect and think it should be refused.

Concern is also expressed of the 'overlooking ability' of the houses on Orchard/Third Avenue (e.g. 54 Third Ave – 18m, 2A Orchard Ave – 20m approx; 1A Orchard Ave – 10m) with the associated loss of privacy; and the additional (considered excessive by us) overshadowing of nearby houses. We oppose this aspect and think it should be refused.

[redacted]

I/we feel that the CAP should refuse this application for the reasons set out, as it sends the wrong message to developers/residents and is clearly contrary to the intent of the overlays and zones applicable to the area.

[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 consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) 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: including partner [redacted]

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

Signa [redacted]

Date: 27 Nov 25

Return Address: Unley Council *[relevant authority postal address]* or

Email: DevelopmentServices@unley.sa.gov.au *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 2 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	01/12/2025 10:38 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 support appropriate redevelopment on this corner, but I have several concerns about the current design that I ask council to consider. I live nearby on Fourth Avenue and am offering these comments constructively. Streetscape and neighbourhood character Although the original Orchard Avenue dwelling technically remains on the plan, the new two-storey addition and garage facing Third Avenue will visually dominate the corner and largely cover the character frontage of the existing house. Because of the corner location, the modern box and garage become the main presentation to both streets, and the traditional cottage is pushed into the background. The height, flat roof form and minimal articulation make the Third Avenue interface appear hard-edged and out of step with the surrounding character. A more recessed or modulated upper storey would help the design fit better in its context. Garage dominance The Third Avenue frontage is largely defined by a double garage and a substantial rendered wall above it. This creates an inactive, car-oriented frontage with little engagement or passive surveillance. Reducing the visual weight of the garage or providing more street-facing activation would improve how the building meets the public realm. Bulk, scale and amenity The upper level sits close to the side boundary, resulting in a strong vertical mass that may affect the amenity and outlook of neighbouring properties. I also encourage council to ensure that privacy and overshadowing standards are met, with screening applied where required. The reduction in green space further increases the sense of the site being heavily built over. Overall I support redevelopment in principle and appreciate the investment being made in the property. However, I ask council to consider refinements that reduce the bulk on the corner, minimise garage dominance, and avoid burying the character frontage of the existing house, so that the development contributes more positively to the neighbourhood. Thank you for considering this submission.

Attached Documents

Representations

Representor 3 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	16/11/2025 02:37 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 not against demolition but the proposed development on this site is not aligned with the street scape of this suburb.

Attached Documents

Representations

Representor 4 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	19/11/2025 07:00 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
From the sign on the fence of this proposed development it is clear to me that the design is not at all in keeping with the character of the surrounding area. It will be an eyesore and will pave the way for similar developments in the area. Forestville has a great character and I feel that developments like this could be completed with sympathy to the surrounding dwellings so that they fit in rather than stand out as an alien feature.

Attached Documents

Representations

Representor 5 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	20/11/2025 10:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
The modern style of the development with large blocks of rectangular concrete are completely at odds with the other character homes in the neighbourhood.

Attached Documents

Representations

Representor 6 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	04/12/2025 10:01 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

The proposed improvements (dwelling and garaging) cover a ridiculously high proportion of the land. The development is simply too large for the modest allotment (approx. 575m2) from the images and plans. There is negligible open space and virtually no outdoor yard. Almost all the existing trees shown in the existing plans are on the footpath- let's not sacrifice the trees to create a Brompton- like look, where density creates a sterile living environment. It goes against the code's aim which is to protect and preserve the (majority) character home lifestyle in the suburb, down grading the feel to that of what you see in more dense developments such as Kurralta Park. What would happen to the suburb if the only trees left are on the Council owned footpaths??? When proportions are considered, blending in modern design with character homes with charm can achieve a great outcome, both from giving the occupants the space they need whilst preserving the aesthetics of the property and the integrity of the surrounding homes and suburb. Many residents in Kurralta Park will openly tell you of the devastation caused by new dwellings covering the majority of the land with little or no trees. This is not what Forestville is about. The zoning at this address is totally different, which is there to prevent such developments as this one. In a suburb dominated by character homes, this proposed design takes away from the charm to the detriment of the suburb. Any developments must add to what is there, not take away from the integrity of the streetscape. Privacy for the adjoining property would also be compromised and devalue the adjoining properties. The proposed 2 storey structure will overlook 1a Orchard Ave and cast a significant shadow over it. I strongly object to the proposed plans.

Attached Documents

ATTACHMENT 3

25030545: 56 Third Ave Forestville SA 5035

Nature of development

Dwelling alterations and two storey addition including partial demolition of the existing dwelling, demolition of a carport and construction of an outbuilding (garage).

Response to representations

15/12/25

In relation to the above property and proposed development, the application was notified in accordance with the Planning development and Infrastructure Act, and 6 representations were received. Below is a map from the South Australian Property and Planning Atlas (SAPPA) identifying the subject land and the location of the representors properties

Map removed for presentation to representors

subject site identified with pin

Map removed for presentation to representors

Representor properties identified blue, subject site identified red

Map removed for presentation to representors

Representor locations with satellite overlay

Nature of representations:

Representor 1

Name removed for presentation to representors

1. Character not in keeping with streetscape
2. Building height
3. Site cover
4. Rear boundary setback
5. Overshadowing/bulk
6. materials
7. overlooking

Representor 2

Name removed for presentation to representors

Supports with concerns

1. Modern style
2. Minimal articulation
3. Privacy
4. Overshadowing
5. Green space

Representor 3

Name removed for presentation to representors

Opposed

1. Appearance not aligned with streetscape

Representor 4

Name removed for presentation to representors

Opposed

1. Not in keeping with character

Representor 5

Name removed for presentation to representors

Opposed

1. ‘large rectangular blocks of concrete’ appearance

Representor 6

Name removed for presentation to representors

1. Site cover
2. Trees
3. Character home preservation
4. Privacy
5. shadowing

Specific response

I will try to keep the response to just the planning related items identified.

I must identify that the representors are not adjoining property owners and so I believe there will be no direct effect on their lifestyle due to the proposal. The items raised from their perspective are locality related, not directly effected related.

As most of the responses follow a similar theme, I will group the response here by theme rather than individual representors

1. **Privacy**

It is noted that none of the home owners that may be directly effected by privacy concerns have raised an issue and that the concerns are raised by people that are not directly effected by the proposal.

Any window that could overlook the property to the south is a high level window with a sill height greater than 1700 above the finished floor level of the upper floor. The windows to the north look to the street and do not affect any privacy, and the windows to the west look toward the front – non-private space of the adjoining property, and over the roof that extends to the adjoining boundary of that property

As such we believe that the privacy issues have been addressed and meet the requirements of the Planning and Design Code (the Code)

2. **Overshadowing**

Shadow diagrams have been provided that show that the current level of overshadowing and the proposed level of overshadowing are largely similar and that there is no increase to the shading of adjoining windows to habitable rooms or to unroofed private open spaces

One of the representors alluded to the bulk being overshadowing of the adjoining property, I will address that separately in the general appearance section.

As such, we believe that the proposed development does not increase the shading to adjoining properties and warrants favourable consideration

3. **Trees, greenspace, site cover**

The total site cover is 52% which is only 2% different to the deemed to satisfy amount and negligible in the assessment of the project. The proposal includes additional planting of feature trees and general landscaped areas and 30% of the total site is soft landscaping. The Code anticipates 25% of the site to be dedicated to soft landscaping and as such the proposal exceeds the requirements of the Code in relation to trees and green space and is not at odds to the Code for site cover

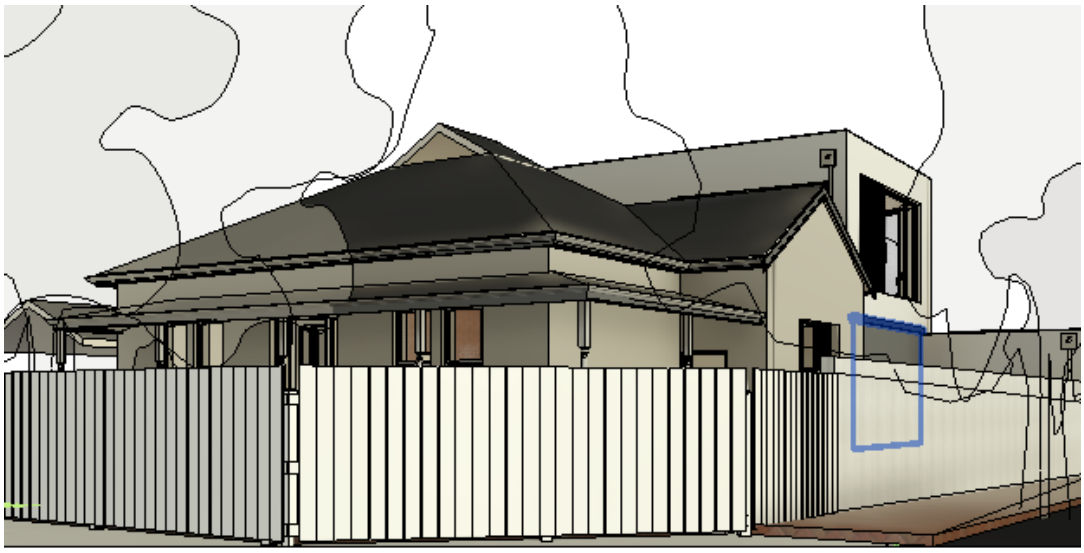
As such we believe that the proposal meets the requirements of the Code and warrants support

4. **Appearance and Character**

The remaining items raised in the representations relate generally to the appearance and the character of the proposal, particularly in relation to the historic character of the area.

I will firstly go back to the bulk of the building raised earlier. The upper floor is set back from the western boundary a distance of 5.5m where the adjoining property is not on the boundary, and where the adjoining property is on the boundary, the upper floor is set back 2.4m. Whilst this is technically the 'rear' boundary, it presents as a side boundary on this corner allotment. A side boundary suggests that 3m is appropriate. The area that is not 3m, is only slightly under 3m and does not negatively effect the separation between buildings, access to light or ventilation, maintains private open space and maintains landscaping and vegetation.

A number of the representations appear to not be understanding where the addition is, and how it relates to the existing dwelling and how it relates to Third Ave. The existing dwelling and presentation to Third Ave will not change, and the proposed addition will be largely invisible from Third Ave.



This maintains the character and dominance of the existing dwelling from the Third Ave frontage. The street trees will also significantly hide the proposed works from Third Ave.

The portion of the building to be removed are additions to the original building at the rear on the Orchard Avenue side, and do not add to the character of the building or location.

Orchard Ave is not characterised by dwellings that follow the character of the area. The character statement suggests 1880-1940 style, with Victorian and turn of the century double fronted cottages.

In Orchard Ave,

1a is a basic 1960's style dwelling that is not in character with the area and built on the common boundary,

3 is a series of approx. 1970's style wall on wall double storey units and

5 is a pair of wall on wall double storey units approx. 1990's style

On the opposite side of Orchard Ave,

2a is a recent replica of a double fronted cottage

2 is within the character statement as a basic bungalow

4 is a basic bungalow with minimal character

6 is a bungalow in character with the statement.

It is noted that this particular locality on Orchard Ave is not characterised by the type of buildings that are referenced in the Character statement and will not detrimentally effect those buildings that are within the character statement.

The existing site has a garage that is already forward of the general frontages in this street, and as this is the secondary frontage on a corner allotment, which anticipates a 900mm setback. The proposed garage largely replaces the existing garage footprint and is not out of character with that distance and is of greater setback than a number of other garages in the vicinity that have a zero setback.

The main building setback is anticipated to be 1m for a lower level and 3m for an upper level from this boundary. The proposal is set back considerably greater than this at 4.5m, and also set back behind the wall of the existing building.

The proposal fully maintains the existing character of the original building and provides a distinction between the original and the new without trying to replicate the original style and 'confuse' the historic character. The distinction between the original and the new in terms of character is usually considered to be a desired outcome when adding to a character building. Maintaining the flat roof also ensures that the proposed addition is not higher than the original ridge line by a noticeable amount.

We believe that we have followed the desired methods of maintaining the character of the original building without trying to replicate the style. The light colours and large windows minimise the volume of wall and the significant cut back to the upper floor around the courtyard provides the separation and maintains the open appearance between buildings. The deep recessed windows and dark infill sections provide the appearance of depth and shadow to minimise the amount of wall material.

The view from Orchard Ave also incorporates feature tree planting in the courtyard that maintains the appearance of separation between buildings

As such we believe that the proposal is not at variance to the character of the locality and maintains the integrity of the buildings that are in character with the location.

Conclusion:

The design submitted has been through much discussion about design and orientation and the best use of the site whilst restricting any negative impacts to adjoining properties.

The design follows principles of not replicating the heritage nature of the buildings in order to differentiate from the character and the new.

As such we believe that the proposal fits within the desired outcome from the Planning and design code and warrants favourable consideration

We believe that this has addressed all of the items of a planning nature that have been raised by the representors and warrants favourable consideration for planning consent

Please contact me if you have further questions

Sincerely

Geoff Alexander

Precision Homes

ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

DEVELOPMENT NO.:	25027176
APPLICANT:	EV Park Developments Pty Ltd
ADDRESS:	24 FOURTH AV EVERARD PARK SA 5035 28 FOURTH AV EVERARD PARK SA 5035 28 NORMAN TCE EVERARD PARK SA 5035 29 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 68 NORMAN TCE EVERARD PARK SA 5035
NATURE OF DEVELOPMENT:	Construction of a five (5) storey residential flat building comprising 74 dwellings (including 12 Affordable Housing dwellings) with a basement and an at grade carpark, associated communal facilities and the construction of 17 two-storey dwellings in a terrace arrangement, masonry front fence and air-conditioning units and the removal of three (3) regulated trees and four (4) Significant Trees
ZONING INFORMATION:	**Zones:** • Urban Renewal Neighbourhood **Subzones:** • Landscape Transition **Overlays:** • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Prescribed Wells Area • Traffic Generating Development **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) (Maximum building height is 14m) • Maximum Building Height (Metres) (Maximum building height is 8m) • Concept Plan (Concept Plan 116 - Everard Park) • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Maximum Building Height (Levels) (Maximum building height is 4 levels)
LODGEMENT DATE:	16 Sept 2025
RELEVANT AUTHORITY:	Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.17 11/09/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed

ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

	• **PER ELEMENT:** Fences and walls Detached dwelling: Code Assessed - Performance Assessed Fence: Code Assessed - Performance Assessed Tree-damaging activity: Code Assessed - Performance Assessed New housing Residential flat building: Code Assessed - Performance Assessed • **OVERALL APPLICATION CATEGORY:** Code Assessed - Performance Assessed • **REASON** P&D Code
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Amelia De Ruvo Senior Planning Officer
REFERRALS STATUTORY:	• (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996 • Minister responsible for the administration of the South Australian Housing Trust Act 1995
REFERRALS NON-STATUTORY:	• Transport Engineer • Manager Climate & Sustainability • Project Lead Civil • Manager City Assets • City Arborist
RECOMMENDATION:	Support with Conditions
ATTACHMENTS:	Attachment 1 – Architectural plans Attachment 2 – Stormwater management report & supporting calculations Attachment 3 – Traffic report Attachment 4 – Waste management report Attachment 5 – Arboriculture report Attachment 6 - Regulated and Significant Tree Contribution Assessment Attachment 7 – Landscaping concept plan Attachment 8 - Preliminary Site Investigations report Attachment 9 - Site and electrical infrastructure Attachment 10 – Planning report Attachment 11 – Representations Attachment 12 – Response to representations & RFI

DETAILED DESCRIPTION OF PROPOSAL:

This proposal is for the redevelopment of Lot 4 Norman Terrace, Everard Park, 28 and 29 Norman Terrace and 24 and 28 Fourth Avenue, Everard Park.

ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

The application proposes the following:

- The construction of a five storey residential flat building;
- Seventeen (17) two storey dwellings in a terrace arrangement;
- Fence and retaining walls
- Removal of three (3) Regulated trees and four (4) Significant trees; and
- Associated car parking and landscaping

The proposal indicates the inclusion of an shared access (Right of Way) to the private lane way to the north-western corner to allow for vehicular access to Ross Street for the proposal. The Right of Way will support a shared vehicular access to the future development of the adjacent site to the west as a supported accommodation facility. The proposal also indicates the provision of a new area of public open space, this will be assessed separately within a future land division application. Both of these matters do not form part of the assessment.

Residential Flat Building

The proposal seeks to construct a five-level residential flat building comprising of 74 dwellings, with 12 of these being affordable dwellings, a basement level carpark and an at grade under croft car park. The ground level is comprised of two (2) two-bed dwellings, one (1) three-bed dwelling and a communal space.

Levels 1 to 3 have identical floor layouts, each comprising three (3) one-bed dwellings, 14 two-bed dwellings and one (1) three-bed dwelling. Level 4 will have a small difference to the floor layout, comprised of three (3) one-bed dwellings, 13 two-bed dwellings and one (1) three-bed dwelling. All of the one-bedroom dwellings are for affordable housing.

The proposed residential flat building will be finished in a variety of materials, including fibre cement cladding in differing finishes, glazed balustrades, aluminium batten screening and metal roof sheeting.

Vehicular access to the residential flat building will be provided via a new 7m wide crossover from Norman Terrace, leading to the basement-level car park, as well as through the private laneway from Fourth Avenue leading to the at-grade undercroft car park, exiting via the Right of Way to Ross Street. A total of 91 car parking spaces will be available for residents within the basement and under croft car parks and an additional 18 spaces for visitors accessed from the private laneway. All three crossovers will have two-way vehicle movements.

Two storey dwellings

The proposal seeks to construct 17 two-storey dwellings in a terrace arrangement all fronting to Ross Street. The dwellings will have the same floorplan, with every second dwelling mirrored, there will however, be four alternate facades designs. All of the dwellings will have rear vehicular access from the proposed private laneway accessed from Fourth Avenue.

The dwellings will each have a site area of approximately 166m² and will be comprised of three (3) bedrooms, three (3) bathrooms (one being an en-suite), an open plan kitchen (with walk in pantry), meals and living area, sitting area, laundry and double garage under the main roof.

The proposed dwellings will be finished in a variety of materials including painted render with various finishes, face brickwork, Scyon cladding, Axon panelling and colorbond roof sheeting.

Regulated and Significant Trees

The site currently contains three (3) Regulated Trees and seven (7) Significant Trees as well as numerous non-regulated vegetation. The proposal seeks to remove the three (3) Regulated Trees and four (4) of the Significant Trees from within the site.

Fencing

The proposal seeks to construct a front fence across the front of each dwelling fronting to Ross Street. The front fences with be 6m in width, 1.6m in height and comprised predominantly of masonry brick with a smooth finish and 2m tubular infill panels, incorporating a pedestrian gate and fence panel.

Public Open Space

As noted earlier, the proposed internal public road and public open space does not form part of the assessment of the current application. Notwithstanding this and as noted on both the architectural plans and the supporting planning report, the development of the land ultimately seeks to provide approximately 1200m² of Public Open Space on the corner of Norman Terrace and Fourth Avenue. The vesting of land will be considered as part of the of a future land divison application and assessment.

A copy of the plans and supporting documentation can be found in **Attachment 1**.

BACKGROUND

Since the initial lodgement of the application the proposal has been revised, with the originally submitted planning report, **Attachment 10,** no longer consistent with the plans as presented. These inconsistencies include:

- The number of significant trees proposed for removal (4 not 6);
- The number of dwellings within the residential flat building (74 not 75);
- The proposed method of waste collection for dwellings (Council collection not private); and
- Residential flat building overall building height identified as 16.55m, whereas it's overall building height, measured from natural ground is 17.2m.

Council Administration's assessment report reflects the development as currently proposed and provides accurate information based on the latest plans and documentation.

SUBJECT LAND & LOCALITY:

Location reference: 24 FOURTH AV EVERARD PARK SA 5035
Title ref.: CT 5922/145 **Plan Parcel:** D63587 AL150 **Council:** CITY OF UNLEY
Location reference: 28 FOURTH AV EVERARD PARK SA 5035
Title ref.: CT 5187/224 **Plan Parcel:** D2440 AL3 **Council:** CITY OF UNLEY
Location reference: 28 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5649/292 **Plan Parcel:** D2440 AL6 **Council:** CITY OF UNLEY
Location reference: 29 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5129/286 **Plan Parcel:** D2440 AL5 **Council:** CITY OF UNLEY
Location reference: LOT 4 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5786/274 **Plan Parcel:** D2440 AL4 **Council:** CITY OF UNLEY
Location reference: LOT 4 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5804/31 **Plan Parcel:** F6522 AL75 **Council:** CITY OF UNLEY
Location reference: LOT 4 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5922/144 **Plan Parcel:** F6522 AL71 **Council:** CITY OF UNLEY

ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

Location reference: LOT 4 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5674/218 **Plan Parcel:** F6522 AL70 **Council:** CITY OF UNLEY
Location reference: LOT 4 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5675/381 **Plan Parcel:** F6522 AL69 **Council:** CITY OF UNLEY
Location reference: LOT 68 NORMAN TCE EVERARD PARK SA 5035
Title ref.: CT 5804/30 **Plan Parcel:** F6522 AL76 **Council:** CITY OF UNLEY

Site Description

The subject land is comprised of 10 allotments which are comprised of 28, 29, Lot 4 & Lot 68 Norman Terrace and 24 & 28 Fourth Avenue Everard Park, forming an irregular shaped site. The subject land fronts to three roads being Norman Terrace, Fourth Avenue and Ross Street. For the purposes of the development and the assessment of the development, Council has undertaken an assessment against the development *site*. I have referred to the definition of '*site'* outlined in Part 8 – Administrative Terms and Definitions within the Code: The code defines *Site* as:

> *'… area of land (whether or not comprising a separate or entire allotment) on which a building is built, or proposed to be built, including the curtilage of the building, or in the case of a building comprising more than 1 separate occupancy, the area of land (whether or not comprising a separate or entire allotment) on which each occupancy is built, or proposed to be built, together with its curtilage.'*

Following the above, the site has a frontage to Norman Terrace which runs diagonally in a south-western and north-eastern direction for approximately 45m, a frontage to Fourth Avenue of approximately 66m and to Ross Street of approximately 106m. The subject land has an approximate area of 9,500m² and is relatively flat in topography. There are currently no known encumbrances or easements on the land.

An existing supported accommodation facility and independent living units occupy Lot 4 & 68 Norman Terrace and is comprised of long, single storey buildings with low pitched roofs containing units for residents and supporting services. The buildings are separated by driveways and landscaping to communal open spaces and front yards, with hard-stand car parking areas scattered throughout the site.

24 Fourth Avenue is comprised of five (5) single storey dwellings with a contemporary design, circa 2000's, and 28 Norman Terrace is comprised of a single storey bungalow style, circa 1920s, that are all used as independent living units.

Single storey detached dwellings with ancillary structures occupies 28 Fourth Avenue and 29 Norman Terrace. The dwellings are also bungalow style circa 1920s and feature masonry brick work, with weatherboard and rendered accents and gable end rooves.

The subject land is currently accessed by three (3) crossovers from Norman Terrace, four (4) crossovers to Fourth Avenue and six (6) crossovers from Ross Street.

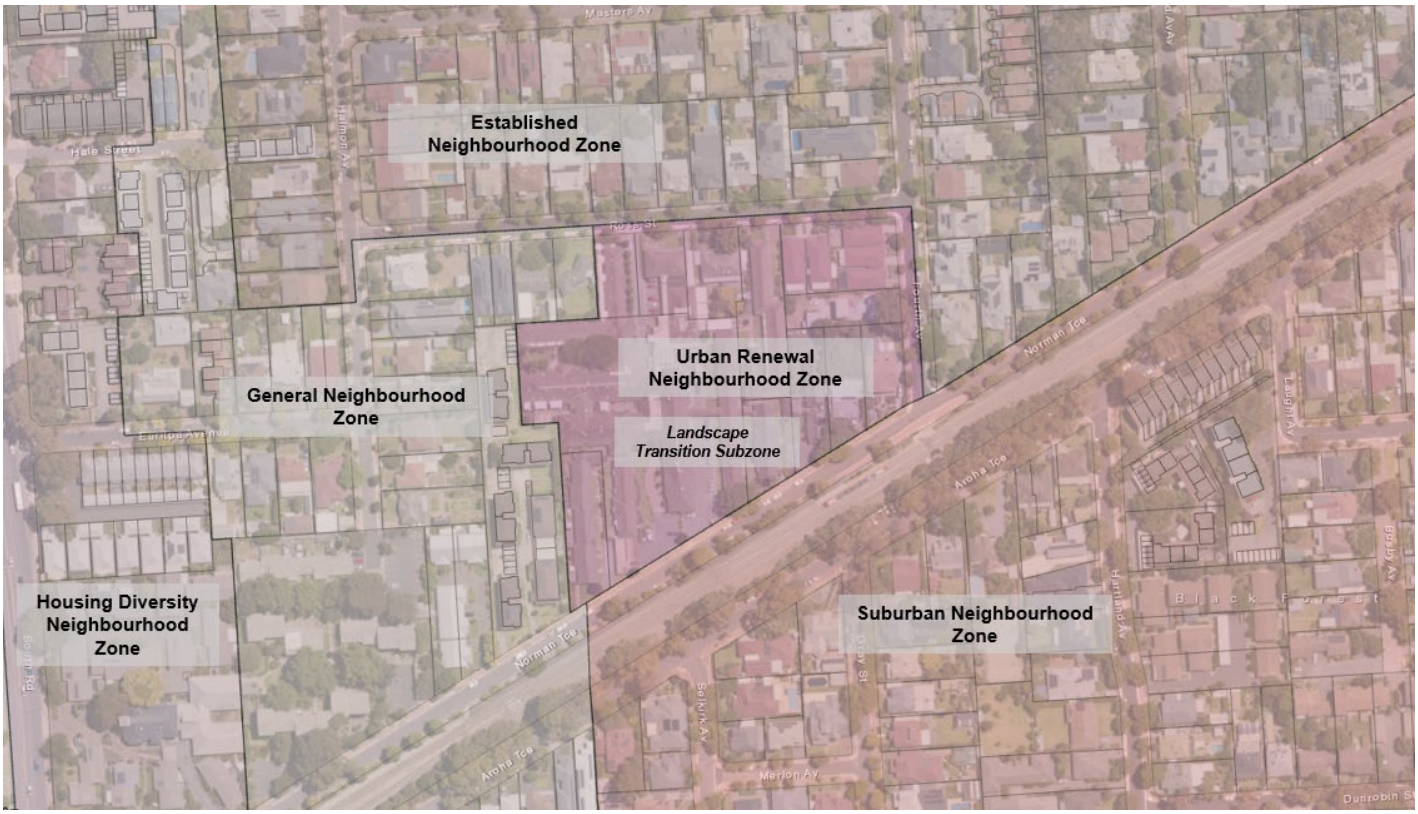
Across the site there are three (3) Regulated Trees and seven (7) Significant Trees as well as other mature landscaping that is exempt from Planning

Locality

When determining the locality of the subject land the general pattern of development and the extent the proposed development is likely to impact surrounding occupiers and landowners was considered.

The locality falls within four zones, being the **Established Neighbourhood Zone, General Neighbourhood Zone** and **Urban Renewal Neighbourhood Zone** the subsequent **Landscape Transition Subzone**, as shown in Figure 1 below.

Figure 1: Zone Map



The locality is predominately residential in nature, with predominantly dwellings in a range of typologies and the existing the supported accommodation facility on the adjacent site. The Glenelg/City tramline, which runs diagonally in a north-east and south-west direction, forms a notable feature of the locality with the Black Forest tram stop adjacent to the subject land.

The residential built form and allotment pattern in the locality is mixed. To the west of the site is a single storey supported accommodation facility. Further west of the site are residential flat buildings with group dwellings being a notable presence. These buildings range from two to three levels and are of simple brick construction and occupy large allotments – the most notable being Roberts Close managed by the South Australian Housing Trust.

The remaining pattern of residential allotments are relatively consistent comprising of rectangular allotments with wide street frontages and deep allotment boundaries with sporadic land divisions which have resulted in narrower and shallower allotments. The other exceptions are the allotments fronting Norman Terrace and Aroha Terrace, which have irregular shapes due to their angled primary street frontages. These residential allotments contain mostly single storey detached dwellings. They exhibit a mixture of styles, with early inter-war era bungalows and early post war dwellings prominent interspersed with contemporary style dwellings.

The locality is well vegetated with mature vegetation seen both on private land as well as within the street verges. Mature vegetation and large regulated trees are a prominently feature along the tramline and shared use path which runs alongside it, providing a streetscape of high amenity.

Figure 2: Locality Plan

SERIOUSLY AT VARIANCE ASSESSMENT

The PDI Act 2016, Section 107 (2)(c) states that *the development must not be granted planning consent if it is, in the opinion of the relevant authority, seriously at variance with the Planning and Design Code (disregarding minor variations).*

The **Urban Renewal Neighbourhood Zone Desired Outcome** states:

> ***DO 1 –*** *Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.*

The **Urban Renewal Neighbourhood Zone Performance Outcome (PO's)** states:

> ***PO 1.1 –*** *Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable urban neighbourhood.*

The proposal seeks to re-develop the parcels of land into 17 two-storey dwellings and a five storey residential flat building comprising 74 dwellings, 12 being affordable houses. The proposal provides a variety of housing options, from individual dwellings to apartments and affordable housing options. The

development will maintain the residential nature of the locality and increase residential densities in a strategic location adjacent to a tram line.

As seen in the following planning assessment, the proposal is considered to satisfy the intent of the **Desired Outcomes** and **Performance Outcomes** with only minor variations noted against the respective **Designated Performance Features**. Therefore, this proposal is not considered to be seriously at variance with the Planning and Design Code.

PUBLIC NOTIFICATION

- **REASON**
  Urban Renewal Zone – Table 5 – Procedural Matter (PM) – Notification – Clause 3(1) any development comprising a dwelling and residential flat building that exceeds the maximum building height of DPF 2.1 is not an excluded form of development and therefore requires to be publicly notified.

As part of the public notification process 79 owners and/or occupiers of adjacent land were directly notified via direct mail. In addition to the direct notice, one (1) sign each sited on Ross Street and Norman Terrace, respectively, and two (2) sited on Fourth Avenue, detailing the proposal were placed on the subject land for the duration of the notification period.

Numerous concerns we raised by representors regarding the public notification process, lack of community consultation and awareness, and the limited time in which the development was on notification. To clarify these matters are directed by Section 107 of the *Planning, Development and Infrastructure Act 2016* (*The Act)* and Regulation 50 of the *Planning, Development and Infrastructure (General) Regulations 2017 (The Regs)*.

Section 107 of *The Act* outlines the manner in which performance assessed development applications are to be assessed and processed. In addition to the direction from *The Act* the State Government released the *State Planning Commission Practice Direction 3 - Notification of Performance Assessed Development Applications 2019* to provide further guidance.

The Council are responsible for giving notice of the application to an owner or occupier of adjacent land **only** by direct mail. *Practice Direction 3 – Notification of Performance Assessment Development*, adjacent land is defined as:

> *'… means land that is no more than 60 metres from the other land…'*.

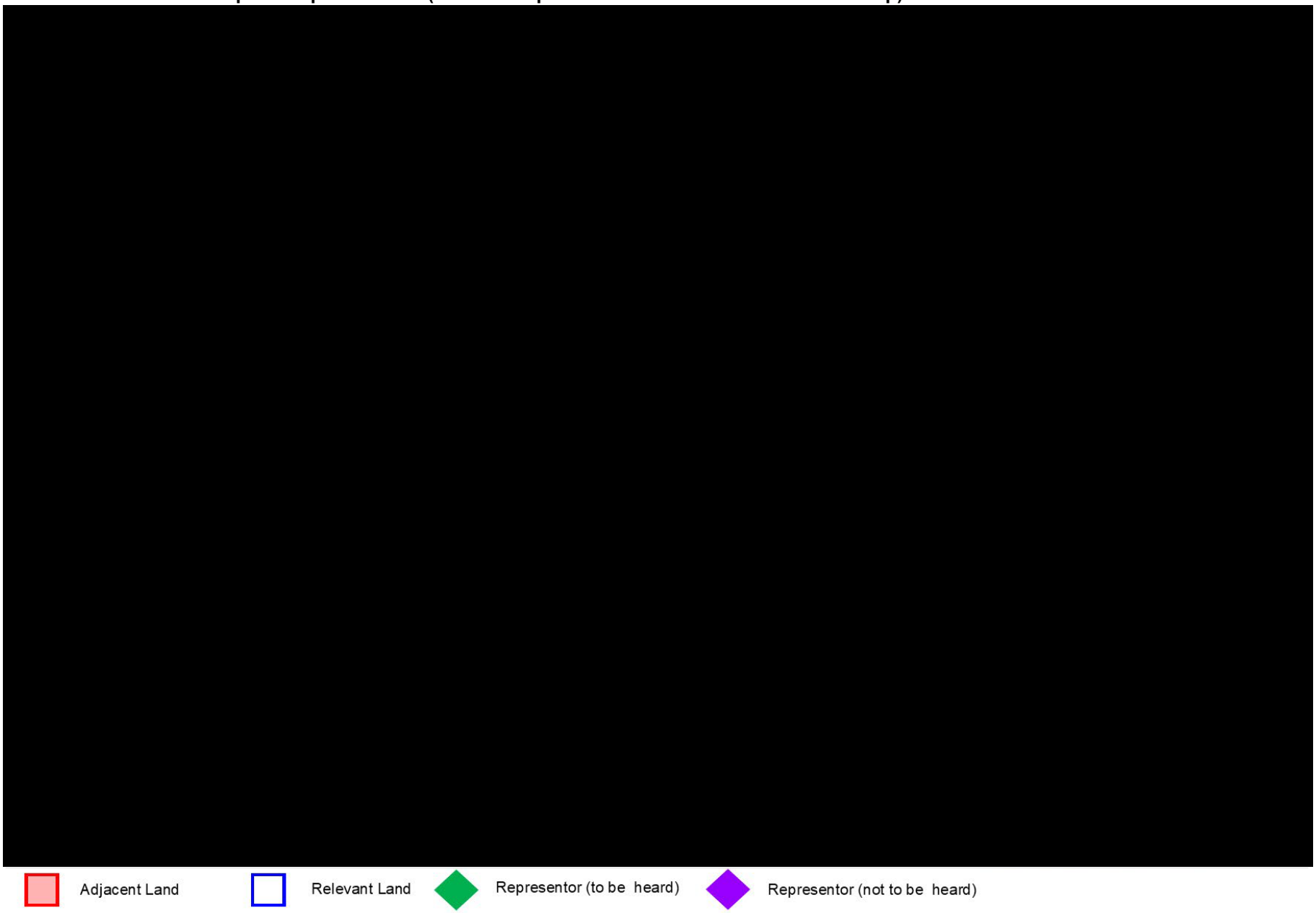
A copy of the adjacent land can be seen in **Figure 3** below.

The Act also directs that notice must be placed on the land, with further guidance as to where and how the notice is to be placed outlined in Practice Direction 3. Regulation 50 of *The Regs* directs Council to place a Performance Assessed application on notification for a period of 15 business days from the day in which the direct noticed is to be received by ordinary postage to adjacent landowners.

Therefore, the application's public notification period has been undertaken in accordance with *The Act, The Regs* and *Practice Direction 3 – Notification of Performance Assessed*.

ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

Figure 3 - Public Notification Map and representors - (22 of the representors are sited outside of the map)



ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

During the notification period, Council received 45 representations, however there were duplicates from multiple representors. One (1) representor supported the development, eight (8) who supported the development with concerns and 36 representors opposing the development. Twelve (12) representors wish to address the Council Assessment Panel (CAP) in support of their representation. A copy of the representations can be found in **Attachment 11**.

Representations:

Representor Name / Address	Support / Support with Concerns / Oppose	Request to be heard	Represented by
[redacted]	I oppose the development	Yes	Self
[redacted]	I oppose the development	Yes	Self
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	Yes	Self
[redacted]	I support the development	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	Yes	Self
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	

ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	Yes	Self
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I support the development with concerns	Yes	Self
[redacted]	I oppose the development	No	
[redacted]	I support the development with concerns	Yes	Self
[redacted]	I support the development with concerns	Yes	Self
[redacted]	I oppose the development	No	
[redacted]	I support the development with some concerns	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	

ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

[redacted]			
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I support the development with some concerns	Yes	
[redacted]	I support the development with some concerns	No	
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I support the development with some concerns	Yes	Self
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	Yes	[redacted]
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	Yes	Self
[redacted]	I oppose the development	Yes	Self
[redacted]	I oppose the development	No	
[redacted]	I oppose the development	Yes	

ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

[redacted]	I oppose the development	No	
[redacted]	I oppose the development	No	
[redacted]	I support the development with some concerns	No	
[redacted]	I oppose the development	No	

Summary:
The representors raised the following concerns:

Built form

- Excessive building height, bulk, and scale.
- Insufficient setback from Fourth Avenue.
- Non-compliance with the Planning and Design Code.
- Poor design, appearance, and build quality.
- Overdevelopment and over-capitalisation of the site.
- Inadequate open space.
- Poor siting of townhouse utilities.
- Lack of on-site visitor parking and insufficient resident parking.
- Increased traffic congestion, limited on street parking and impacts from waste collection vehicles.
- Traffic report fails to consider cumulative effects of nearby developments (including Opal re-development).
- Need for additional bicycle parking and secure resident parking.
- Loss of privacy (including internal overlooking).
- Overshadowing;
- Light spill and glare;
- Noise during construction and after completion.
- Visual impact on streetscape and overall amenity.
- Negative effect on property values.
- Poor interface with adjacent zones.
- Loss of local character and streetscape impact.
- Removal of regulated trees and mature vegetation.
- Displacement of fauna and broader environmental impacts.
- Lack of mature landscaping and reduction of tree canopy.
- Increased pressure on local infrastructure and emergency services.
- Insufficient community consultation.
- Lack of development detail and ageing-in-place infrastructure.
- Crime and safety concerns.
- Issues with proposed public open space and fire protection requirements.
- Council not upholding its own values.
- Support for increased density near public transport (with proper planning).

- Stormwater management concerns.

The applicant provided a response to the representations which can be found in **Attachment 12**. The response to the representation provided by Ekistics was emailed to all representors. It should be noted that some of the concerns raised by representors are not planning considerations (house values, construction noise, pressure on local utilities and Building Rules Consent matters) and cannot be considered as part of the assessment.

AGENCY REFERRALS

- (Adelaide Airport)
  When the development proposes to construct a building exceeding 15m from natural ground a mandatory referral to (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996 referral body is required in accordance with *Schedule 9 Clause 3, Item 1 - Airports* of *The Regs*.

  The Adelaide Airport referral response raised no objection to the development or concerns with the proposal. One advisory note has been directed to be attached to a decision should the application be supported.

- Department of Housing and Urban Development
  When the development proposes to include affordable housing of any number of dwellings a mandatory referral to the Minister responsible for the administration of the South Australian Housing Trust Act 1995 referral body is required in accordance with *Schedule 9 Clause 3 – Item 20 Affordable housing* of *The Regs*.

  The Department for Housing and Urban Development (DHUD) have advised that provided the proposed development is undertaken in accordance with the requirements of the affordable housing LMA and the submitted DA documentation - DHUD considers the delivery of appropriate affordable housing is supported.

  No advisory conditions or notes where applied by DHUD.

INTERNAL REFERRALS

- Transport Engineer
- Manager Climate & Sustainability
- Project Lead Civil
- Manager City Assets
- City Arborist

RULES OF INTERPRETATION:

The application has been assessed against the relevant provisions of the Planning & Design Code (the Code). The Code outlines zones, subzones, overlay and general provisions policy which provide Performance Outcomes (POs) and Desired Outcome (DOs).

In order to interpret Performance Outcomes, the policy includes a standard outcome that generally meets the corresponding performance outcome (Designated Performance Feature or DPF). A DPF provides a

guide as to what will satisfy the corresponding performance outcome. Given the assessment is made on the merits of the standard outcome, the DPF does not need to be satisfied to meet the Performance Outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from discretion to determine that a Performance Outcome is not met despite a DPF being achieved.

Part 1 of the Code outlines that if there is an inconsistency between provisions in the relevant policies for a particular development, the following rules will apply to the extent of any inconsistency between policies:

- the provisions of an overlay will prevail over all other policies applying in the particular case;
- a subzone policy will prevail over a zone policy or a general development policy; and
- a zone policy will prevail over a general development policy.

PLANNING ASSESSMENT

The application has been assessed against the relevant policies of the **Planning & Design Code (*the Code*)**, which are found at the following link:

Planning and Design Code Extract

Removal of Regulated & Significant Trees

The subject site contains established landscaping including a mature trees and shrubs. A number of these trees are classified as regulated or significant pursuant to Regulation 3F of *the Regs.* The regulated and significant trees are subject to the Regulated and Significant Trees Overlay of *the Code* with remaining unregulated vegetation on site to be managed by the landowners. The original submission sought to remove 6 significant trees and 3 regulated trees.

The removal of the regulated and significant trees and mature landscaping on site was a concern raised by numerous representators. Following public notification, the proposal was amended to retain Tree 8 sited along Norman Terrace road frontage with Tree 9 now confirmed as exempt due to its species.

As such, within the boundaries of the subject land there are a total of three (3) Regulated and seven (7) Significant trees. As described previously, the proposal now seeks to remove the three (3) regulated trees and four (4) significant trees to allow for the construction of the dwellings and residential flat building. When determining whether a tree is worthy of retention, the Planning and Design Code (*The Code)* outlines three 'tests' each tree must first satisfy.

Regulated Trees

The relevant **Performance Outcomes (PO's)** of **Regulated and Significant Tree Overlay** state:

PO 1.1 – *Regulated trees are retained where they:*

a) make an important visual contribution to local character and amenity

b) are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species

c) provide an important habitat for native fauna

PO 1.4 – *A tree-damaging activity in connection with other development satisfies all the following:*

a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible

b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

As outlined within the Aborman Tree Solutions Arboricultural Impact Assessment and Development Impact Report, **Attachment 5**, and further assessment undertaken by GD studio, **Attachment 6,** of the three (3) Regulated trees to be removed, Tree 14 and 15, both *Melaleuca armillaris* - Bracelet Honey Myrtle, are listed as rare species, under *National Parks and Wildlife Act 1972, and are* indigenous to the local area. The remaining regulated tree, Tree 12, is neither indigenous and rare or endangered native species, with none of these trees found to provide important habitat for native fauna. Additional information provided by GD studia, provides supporting information on their visual assessment of the Tree 12. The conclusion for the regulated tree was:

> *'Located in the front garden of a single storey dwelling on Norman Terrace in a group of three trees of mixed species. This tree is difficult to distinguish in the group and is not a notable visual element. The two large significant trees in the group, closer to the road are proposed for retention and thus currently screen the tree'*

Reviewing the information provided by the applicant and through Council administration's assessment, Tree 12 is not considered to make an *important* visual contribution to the local character and amenity of the local area and as such does not satisfy **PO 1.1** for its retention and removal is supported. Through an assessment, trees 14 and 15 also not being considered to make an *important* visual contribution to the local character and amenity of the local area. However, as *Melaleuca armillaris* - Bracelet Honey Myrtle, is a species listed as a rare species and are indigenous to the local area, they do satisfy **PO 1.1** for their retention. Given this these two trees must be considered against **PO 1.4.**

As they are both regulated only **PO 1.4 (a)** is relevant. Trees 14 and 15, as confirmed by the applicant's Landscape Architect and Council administration, are not visible from the public realm. As such they do not make an important visual contribution to local character and amenity. Given the constrained location of these trees and their negligible contribution to the public realm, it is considered inappropriate for their retention. Their retention would compromise the ability of the proposed development to achieve the desired outcomes of the zone, particularly as they provide no meaningful amenity value. The removal of these trees will enable the site to be developed in accordance with the planning objectives, while maintaining the overall landscape character through the retention of the other trees on the site and the introduction of new landscaping.

Significant Trees

The relevant **Performance Outcomes (PO's)** of **Regulated and Significant Tree Overlay** state:

> ***PO 1.2 –*** *Significant trees are retained where they:*
>
> *a) make an important contribution to the character or amenity of the local area;*
>
> *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;*
>
> *c) represent an important habitat for native fauna;*
>
> *d) are part of a wildlife corridor of a remnant area of native vegetation;*
>
> *e) are important to the maintenance of biodiversity in the local environment; and / or*
>
> *f) form a notable visual element to the landscape of the local area.*

The assessment of a Significant Tree against **PO 1.2** involves broader considerations in determining if, in first instance, *the Code* seeks its retention. The significant trees, Trees 1, 3, 13 and 16, proposed for removal are not indigenous and rare or endangered native species, they do not represent an important habitat for native fauna, they do not form part of a wildlife corridor or remnant area of native vegetation and are not important to the maintenance of biodiversity in the local environment. As such it remains to be

determined whether the significant trees make an ***important*** contribution to the character or amenity of the local area and / or form a ***notable*** visual element to the landscape of the local area.

The applicant sought further assessment from their Landscape Architect firm GD studia to undertake an assessment to determine whether the Regulated and Significant trees on site satisfy the relevant requirements outlined above. As discussed above, GD Studia provided a visual assessment of the individual trees, the conclusion for the significant trees was:

Tree 1, 3 & 13

> *Located in the rear garden/s of properties on the site the tops of the canopies are somewhat visible of trees S1 and S13 (both Cedrus atlantica) when looking West from Fourth Avenue. However, Fourth Avenue is a narrow, local road with some side boundaries adjacent the trees. These species are not in keeping with the landscape character of the surrounding area. Although wide, the trees are not as tall as the adjacent eucalyptus tree (S6) being retained (that also has much higher amenity value). They are separated from the adjacent corridor of eucalyptus/natives along Norman Terrace. Tree S3 (Jacaranda mimosifolia) is partially screened and only partially visible when looking East from Norman Terrace, it is not notable in the context of the neighbourhood or views.*

Tree 16

> *'Located in the front garden of a single storey dwelling on a narrow local street. Ross Street contains a combination of Jacaranda and Eucalyptus street trees. The tree is visible when standing directly in front of the tree, but is screened by verge tree plantings and other structures when looking East and West. The top of the canopy can be seen from a distance however it is not a notable visual element in the context of the neighbourhood or landscape character.'*

Council administration undertook its own assessment of each tree proposed for removal. When viewing the site from the public realm, it was observed the significant trees whilst broadly contribute to the character and amenity of the locality, due to the limited external views, they do not make an important visual contribution to the character and amenity of the local area nor are they a notable visual element to the landscape of the locality. The trees to be removed are mostly only visible from within the site due to the established Significant large established *Corymbia maculata* – Spotted Gum – that is to be retained as part of the development and the existing built form. Whilst Tree 16 - *Liquidambar styraciflua* – Sweet Gum - broadly contributes to the character and amenity of the locality, it is not considered to be a mature tree that is beyond the normal level that might be expected of the species. The views of the tree will be limited to being forward of the subject land, however at a distance is screened from view due to the mature verge street trees and existing built form.

Based on information provided by the applicant's Arborist and Landscape Architect and administration's onsite observations and assessment, the significant trees, 1, 3, 13 and 16 proposed to be removed do not make an *important* contribution to the local character and amenity of the local area nor form a notable visual element to the landscape of the local area. As such the trees do not satisfy **PO 1.2** of **Regulated and Significant Tree Overlay** and therefore on this basis can be supported for removal.

To satisfy the requirement of Section 127(4) of *Planning, Development and Infrastructure Act 2016*, when a Regulated or Significant Tree is to be removed, the applicant is required to plant the prescribed number of trees stipulated in *Reg 59(1)* of *The Regs*. *The Regs* requires a development authorisation to plant, two (2) replacement trees for every regulated tree removed and three (3) replacement trees for every significant tree removed. As such the development will be required to plant a total of 18 replacement trees, if approved. The mandatory condition, as per *Practice Direction 12 – Conditions*, is to be applied to the development if approved.

ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

Demolition

As part of the proposal and to allow for the construction of the development, the existing buildings and structures on site are to be demolished. In accordance with *Schedule 4 (10)(1)* of the *Development and Infrastructure (General) Regulations 2017* the demolition of a whole building is excluded from the definition of development and therefore does not require development approval.

Land Use

The subject land is located within the **Urban Renewal Neighbourhood Zone** where the **Desired Outcome (DO)** and **PO's** are as follows:

> ***DO 1 – Urban Renewal Neighbourhood Zone***
> *Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.*
>
> ***PO 1.1 – Urban Renewal Neighbourhood Zone***
> *Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable urban neighbourhood.*

The corresponding **Designated Performance Feature (DPF) 1.1** states:

> ***DPF 1.1 -*** *Development comprises one or more of the following:*
>
> *e) Dwelling*
>
> *j) Residential flat building*

The corresponding **DPF(s) 1.1** of the **Urban Renewal Neighbourhood Zone** anticipates a dwelling and residential flat building as a form of development envisaged within the Zone. The proposal seeks to re-develop into individual dwellings and a five-storey residential flat building. The proposal maintains the residential nature of the area, albeit in a medium density manner. The development seeks to provide a variety of dwelling types which includes detached dwellings and apartments comprising of 1, 2 and 3 bedroom and apartments for the purpose of affordable housing within the residential flat building. Given this, the proposed redevelopment of site aligns with the intent of **DO 1** and **PO 1.1** of the **Urban Renewal Neighbourhood Zone** as it provide the community with a variety of housing options on a parcel of land sited immediately adjacent the Glenelg/City tramline. The site is also of a size to manage to interface impacts without unduly compromising the residential amenity. As such, the proposed development satisfies **PO 1.1** of **Urban Renewal Neighbourhood Zone**, which supports such re-development.

Site Dimensions

The relevant **PO's** of the **Landscape Transition Subzone** and **Urban Renewal Neighbourhood Zone** are:

> ***PO 2.1 -*** **Landscape Transition Subzone**
> *Allotments/sites created for residential purposes primarily accommodating medium density residential development, with lower density at the interface with a different neighbourhood zone.*
>
> ***PO 8.1 -*** **Urban Renewal Neighbourhood Zone**
> *Allotments/sites created for residential purposes accommodate a diverse range of medium density housing.*

PO 8.2 **- Urban Renewal Neighbourhood Zone**
High density residential development located on sites of a suitable size and dimension to achieve a high standard of amenity for occupants and neighbours.

The corresponding **DPF's** states:

DPF 2.1 - Landscape Transition Subzone
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:

i. 180m2, or 100m2 on an allotment >2000m2, for a dwelling

ii. 120m2, or 80m2 on an allotment >2000m2, for each dwelling in a residential flat building

iii. 300m2 for a dwelling (including in a residential flat building) in areas where the Maximum Building Height (Levels) Technical and Numeric Variation specifies a maximum building height of 2 levels.

b) Site frontages (or allotment frontage in the case of land division) are not less than):

i. 8m for a dwelling

ii. 20m for a residential flat building

DPF 8.1 **- Urban Renewal Neighbourhood Zone**
Allotments/sites for residential purposes achieve a net density of up to 70 dwellings per hectare.

DPF 8.2 **- Urban Renewal Neighbourhood Zone**
Development with a net residential density over 70 dwellings per hectare on sites with a minimum area of 1200m2 and minimum frontage width of 35m.

As outlined in *Rules of Interpretation* above, the applicable policy of a subzone prevails over a zone policy. The **Landscape Transition Subzone** applies to the development, requiring allotments created for residential purposes to accommodating medium-density housing, with lower-density development provided at the interface with an adjoining zone of differing character. Applied to this site are *Technical and Numeric Variation (TNV)*, which as outlined in *Part 1 – Rules of Interpretation* of *The Code* allows:

'… for an adaptation of the rules that apply in relation to a specified zone or subzone or as an overlay to provide for necessary and appropriate local variations in specified circumstances.'

In this instance, the siting and location of the proposed dwellings are subject to a Maximum Building Height (Levels) TNV of two levels. Accordingly, provision (a)(iii) applies, requiring a minimum site area of 300m² per dwelling with an 8m frontage. The dwellings fronting Ross Street have an average site area of 182m² with a frontage width of 6 metres, which falls substantially short of the minimum requirements sought by the Subzone.

Notwithstanding the above, **PO 2.1** of **Landscape Transition Subzone** specifies that development should provide '…*lower density at the interface with a different neighbourhood zone',* rather than requiring low-net density at the interface, an important distinction. The residential density of the proposed terraced dwellings is 54 dwellings per hectare, defined as medium density, compared to the residential flat building with a density of 248 dwellings per hectare, defined as high density, represents a substantial reduction in dwelling density at the interface with the low density **Established Neighbourhood Zone** to the north of the site. This creates a clear transition in built form and density aligning with the intent of **PO 2.1** of **Landscape Transition Subzone** ensuring compatibility with the adjoining lower-scale development, while still delivering the medium-density housing envisaged broadly by the **Landscape Transition Subzone** and **Urban Renewal Neighbourhood Zone**.

Furthermore, and as discussed above, the subject land is sited on well situated land that is of a size and dimension to achieve higher density living that is accessible to public transport. The proposal is sited on land with an approximate area of 9500m² with a minimum frontage width of approximately 90m to Norman Terrace, as such the most applicable provision of the of **Urban Renewal Neighbourhood Zone** is **PO / DPF 8.2**. The development seeks to construct a total of 91 dwellings across the site, resulting in a net density of 95.8 dwellings per hectare. The proposal is considered to satisfy the intent of **PO 8.2** of **Urban Renewal Neighbourhood Zone** as the development provides high density residential development on a suitable size allotment whilst maintaining the residential amenity of neighbours that has direct access to public transport.

Affordable Housing Overlay

The relevant **DO's** and **PO's** of the **Affordable Housing Overlay PO 3.2** state:

> ***DO 1 -*** *The Affordable housing is integrated with residential and mixed-use development.*
>
> ***PO 1.1*** *- Development comprising 20 or more dwellings / allotments incorporates affordable housing.*
>
> ***PO 1.2 -*** *Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.*
>
> ***PO 1.3 -*** *Affordable housing is distributed throughout the development to avoid an overconcentration.*

The corresponding **DPF's** state:

> ***DPF 1.1 -*** *Development results in 0-19 additional allotments / dwellings.*
>
> ***DPF 1.2 -*** *Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where:*
>
> *a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development;*
> *or*
>
> *b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.*

The proposed development includes a total of 91 dwellings, with 12 designated as affordable housing, equating to 13.2% of the overall development. This falls short of the 15% minimum sought by the Affordable Housing Overlay. Notwithstanding this shortfall, the mandatory referral to the Minister responsible for administering the *South Australian Housing Trust Act 1995* was undertaken, and the Department of Housing and Urban Development has supported the development in its current form. While the proportion of affordable housing is below the desired target, its inclusion within the development is welcomed. It is Council's position that it is not mandatory for a development to provide affordable housing, instead it is included at the discretion of the applicant / landowner. Accordingly, the inclusion of affordable housing is considered to satisfy the intent of **PO's 1.1** and **1.2** of the **Affordable Housing Overlay**, as it provides opportunities for households with low to moderate incomes to purchase an apartment within the residential flat building.

The affordable dwellings are comprised of one-bedroom apartments across Levels 1 - 4, located centrally within the building. This distribution ensures that affordable housing is integrated throughout the development and avoids overconcentration in a single area, satisfying **PO 1.3** of **Affordable Housing Overlay**.

ITEM 4.3
DEVELOPMENT APPLICATION – 25027176 – 28, 29, LOT 4 & LOT 68 NORMAN TCE EVERARD PARK SA 5035, 24 & 28 FOURTH AV EVERARD PARK SA 5035

Residential flat building

Built Form

Height

The following **PO**'s and corresponding **DPF's** of **Affordable Housing Overlay** and **Urban Renewal Neighbourhood Zone** provides guidance regarding setbacks and interaction with the locality:

PO 3.2 – Affordable Housing Overlay
To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.

DPF 3.2 – Affordable Housing Overlay
Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:

p) Urban Renewal Neighbourhood Zone

DO 1 – Urban Renewal Neighbourhood Zone
Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.

PO 2.1 – Urban Renewal Neighbourhood Zone
Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development.

DPF 2.1 - Urban Renewal Neighbourhood Zone

a) the following:

Maximum Building Height (Metres)
Maximum building height is 8m
Maximum building height is 14m
Maximum Building Height (Levels)
Maximum building height is 2 Levels
Maximum building height is 4 Levels

In relation to DTS/DPF 2.1, 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 and Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

The proposed building has been designed with a maximum building height of five (5) levels and a building height of 17.8m as measured from natural ground level. The proposed height of the residential flat building and the impact it will have on the character of the locality was, from Council's perspective, the main concern outlined by the representors. The current site comprises a low-density, single-storey supported accommodation facility and single storey buildings and widespread hard paving. When, considering the **Desired Outcome** of the **Urban Renewal Neighbourhood Zone**, a clear distinction emerges between the existing built form and the future housing forms and densities envisaged for the zone. The proposed development aligns with the zone's intent by delivering diverse housing at a higher density on a strategically located site (in this instance - adjacent to a tram corridor). As outlined in **DPF 2.1** of **Urban**

Renewal Neighbourhood Zone outlines a maximum building height (metres) of 8 – 14m and maximum building height (levels) 2 – 4 levels, refer to **Figure _** below. The development is subject to the **Affordable Housing Overlay**, which provides incentives for developments where 15% affordable housing is incorporated. As discussed previously, although the development provides 13.2% of the dwellings as affordable housing the Department of Housing and Urban Development has supported the development. As such, **PO 1.1** of the **Affordable Housing Overlay** allows for development to exceed the building height specified by the **Urban Renewal Neighbourhood Zone**. The corresponding **DPF 1.1** of the **Affordable Housing Overlay,** identifies that an additional 1 building level can be applied. The Overlay incentive for building height (levels) would therefore enable a maximum building height (levels) of 3 – 5 levels across the site.

The development seeks to utilise the incentives provided under the **Affordable Housing Overlay** by proposing the construction a five (5) level residential flat building with an overall building height of 17.8 metres. This approach is consistent with the intent of **PO 1.1.** To be discussed further below and to mitigate potential impacts on adjacent residential properties, the building has been designed with appropriate setbacks from site boundaries. These setbacks aim to reduce the bulk and scale of the development when viewed from adjacent residential properties within the **Established Neighbourhood Zone**, thereby ensuring a sensitive transition between differing built forms.

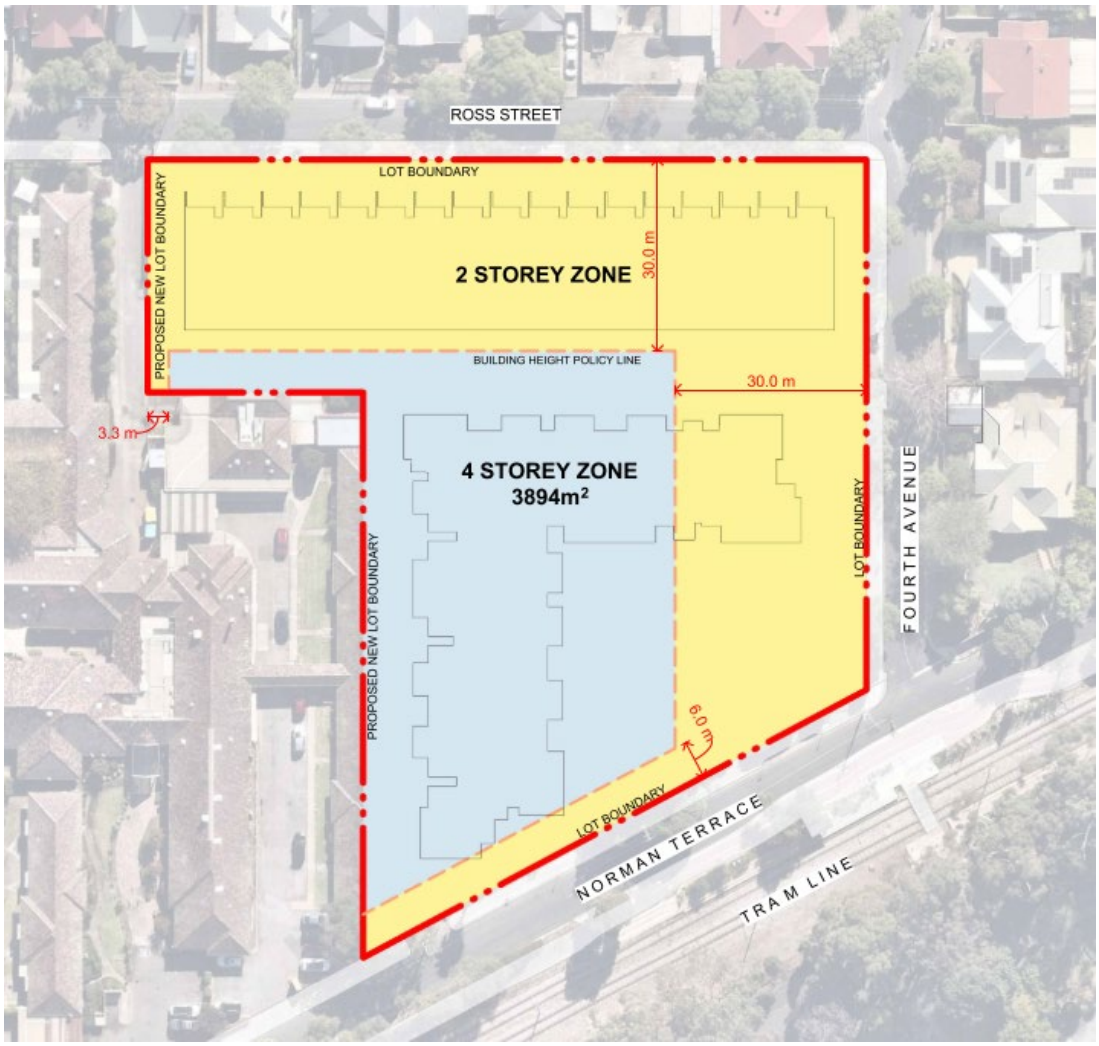


Figure 4: As outlined within Attachment 1, of Architectural Drawings, the building's encroachment into the TNV's.

The **Affordable Housing Overlay** supports an increase in height above what is anticipated by the **Urban Renewal Neighbourhood Zone**. The subject site is a suitable size and dimension to manage massing and

impacts to adjoining sensitive receivers, with the proposed building setback from side boundaries exceeding the quantitative requirements of the relevant **POs**, to be discussed further below.

The relevant **PO** and **DPF** of the **Airport Building Heights (Regulated) Overlay** state:

> ***PO 1.1 – Airport Building Heights (Regulated) Overlay***
> *Building height does not pose a hazard to the operation of a certified or registered aerodrome.*
>
> ***DPF 1.1 – Airport Building Heights (Regulated) Overlay***
> *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.*

As discussed above within the Internal Referrals, the application was referred to The Secretary of the relevant Commonwealth Department as the proposed development exceeded 15m. Although the proposed development exceeded the building height, Adelaide Airport raised no objection to the development and the proposed height is not considered to pose a hazard to the operation of a certified or registered aerodrome, satisfying the intent of **PO 1.1** of **Airport Building Heights (Regulated) Overlay.**

Setbacks

The following **PO**'s and corresponding **DPF's** of **Urban Renewal Neighbourhood Zone** provides guidance regarding setbacks and interaction with the locality:

> ***PO 2.1 – Urban Renewal Neighbourhood Zone***
> *Buildings on an allotment at the interface with a different neighbourhood-type zone are sited and designed to provide an orderly transition to the built form scale envisaged in that zone to mitigate impacts on adjacent residential uses.*
>
> ***PO 3.1 – Urban Renewal Neighbourhood Zone***
> *Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.*
>
> ***DPF 3.1 – Urban Neighbourhood Zone***
> *In all other cases: 3m*
>
> ***PO 4.1 – Urban Renewal Neighbourhood Zone***
> *Buildings are set back from secondary street boundaries to achieve a pattern of separation between building walls and public streets and reinforce a streetscape character.*
>
> ***DPF 4.1 – Urban Neighbourhood Zone***
> *Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.*
>
> ***PO 6.1 – Urban Renewal Neighbourhood Zone***
> *Buildings are set back from side boundaries to provide: DTS/DPF 6.1*
>
> *a) separation between buildings to minimise visual impact;*
>
> *b) access to natural light and ventilation for neighbours.*
>
> ***DPF 6.1 - Urban Renewal Neighbourhood Zone***
> *Building walls not sited on side boundaries are set back from side boundaries in accordance with the following:*
>
> *a) where the wall height does not exceed 3m - at least 900mm*
>
> *b) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.*

PO 7.1 – Urban Renewal Neighbourhood Zone
Buildings are set back from rear boundaries to provide:

a) separation between buildings to minimise visual impact;

b) access to natural light and ventilation for neighbours;

c) open space recreational opportunities;

d) space for landscaping and vegetation.

DPF 7.1 – Urban Renewal Neighbourhood Zone
Building walls are set back from the rear boundary at least:

a) 3m for the first building level or 0m where the rear boundary abuts a laneway

b) 5m for any second building level

c) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above.

The proposed building has been designed to achieve generous setbacks that exceed all of the minimum quantitative setback requirements of the **Urban Renewal Neighbourhood Zone**. Specifically, the development provides a minimum 4.9m setback for the upper-storey balconies to the primary road frontage, a minimum secondary street setback of 10.2m and a minimum side (western) boundary setback of 6.3m.

The residential flat building is appropriately set back from the primary street boundaries, reinforcing the existing development pattern while providing a landscaped buffer along the primary secondary road frontages. Furthermore, the secondary street frontage incorporates a staggered setback, varying between 10.2m for Levels 1–3 and up to 14.3m for the ground level and the fourth level. These setbacks substantially exceed the quantitative provisions of **DPF 4.1**. The generous secondary setbacks to Fourth Avenue, combined with the retention of the significant *Corymbia Maculata* - Spotted Gum, help soften the building's visual impact and support a gradual transition in scale and form to the eastern side of Fourth Avenue.

The proposed setbacks also provide opportunities for landscaping, to be discussed further below. This landscaping will provide a further buffer to the adjacent properties but also complement the mature landscape treatment along the adjacent tram corridor subsequently enhancing the interface between the development and the public realm. Additionally, the setbacks to the western and eastern boundaries ensure adequate access to natural light and ventilation for adjacent residential land uses.

Given the size of the land and the significant setbacks from site boundaries, the subject land has the capacity to support a development of this scale and as such satisfies the abovementioned **POs** of the **Urban Renewal Neighbourhood Zone**.

Design and Appearance

The relevant **PO** of the **General Development Policies – Design in Urban Areas** state:

PO 2.1 – **Affordable Housing Overlay**
Affordable housing is designed to complement the design and character of residential development within the locality.

The relevant **PO's** of the **General Development Policies – Design in Urban Areas** state:

PO 1.1 - General Development Policies – Design in Urban Areas
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

PO 1.3 - General Development Policies – Design in Urban Areas
Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.

PO 2.3 - General Development Policies – Design in Urban Areas
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

PO 7.3 - General Development Policies – Design in Urban Areas
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.

PO 12.1 - General Development Policies – Design in Urban Areas
Buildings positively contribute to the character of the local area by responding to local context.

PO 12.2 - General Development Policies – Design in Urban Areas
Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.

PO 12.3 - General Development Policies – Design in Urban Areas
Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.

PO 12.5 - General Development Policies – Design in Urban Areas
External materials and finishes are durable and age well to minimise ongoing maintenance requirements.

PO 12.7 - General Development Policies – Design in Urban Areas
Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.

PO 14.3 - General Development Policies – Design in Urban Areas
Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:

a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street;

b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas

c) the placement of buildings and use of setbacks to deflect the wind at ground level

d) avoiding tall shear elevations that create windy conditions at street level.

The proposed residential flat building incorporates an articulated façade featuring vertical elements that break up the horizontal massing of the building. The design, while simple, introduces visual interest through the use of varied materials and finishes, including painted cladding of various colours, glazed balustrades, and aluminium batten screening. These materials have been selected for their durability and low-maintenance qualities, ensuring the building retains its aesthetic appearance over time.

While the development provides multiple entrances, including two fronting the future Public Open Space, these entry points are not strongly defined in the current design. Nevertheless, they remain accessible from both the Public Open Space and the northern vehicle parking area. Further refinement of the surrounding landscape design could assist in creating clearer and more activated entryways, enhancing legibility and pedestrian experience.

Overall, the proposal is considered to satisfactorily address the relevant **PO's.**

Residential amenity and environmental performance

The relevant **PO's** and **DPF's** of **General Development Policies – Design in Urban Areas** state:

PO 2.1 - General Development Policies – Design in Urban Areas
Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.

PO 2.4 - General Development Policies – Design in Urban Areas
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.

PO 2.5 - General Development Policies – Design in Urban Areas
Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.

PO 18.1 - General Development Policies – Design in Urban Areas
Living rooms have an external outlook to provide a high standard of amenity for occupants.

PO 28.1 – General Development Policies – Design in Urban Areas
Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.

PO 28.2 – General Development Policies – Design in Urban Areas
Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:

a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy

b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.

PO 28.3 – General Development Policies – Design in Urban Areas
Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.

PO 28.4 – General Development Policies – Design in Urban Areas
Dwellings are provided with sufficient space for storage to meet likely occupant needs.

PO 28.6 – General Development Policies – Design in Urban Areas
Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.

PO 31.2 – General Development Policies – Design in Urban Areas
The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.

PO 29.1- General Development Policies – Design in Urban Areas
Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.

PO 31.3 – General Development Policies – Design in Urban Areas
Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.

The ground floor is comprised of two 2-bed dwellings and one 3-bed dwelling. Levels 1 – 4 will have relatively similar floor plans with minor alterations to the dwelling layouts. Each floor will be comprised of three 1-bed affordable dwellings, 14 2-bed dwellings, with the exception of Level 4 with 13, 2-bed dwellings, and 1 three bed dwelling.

The ground floor will be comprised two 2-bedroom dwellings and one 3-bedroom dwelling. Levels 1 through 4 will maintain a generally consistent floor plate, with minor variations to internal layouts. Levels 1 to 3 will include three 1-bedroom affordable dwellings, fourteen 2-bedroom dwellings and one 3-bedroom dwelling. Level 4 will provide three 1-bedroom affordable dwellings, thirteen 2-bedroom dwellings, and one 3-bedroom dwelling. All habitable rooms, including bedrooms, kitchens, and living areas, will have a direct outlook to either the public realm or landscaped buffers between the proposed residential flat building and adjoining properties, ensuring a high level of amenity for residents and enabling passive surveillance of common areas and future public open space. Furthermore, all common areas will be directly accessible from the public open space and/or internal vehicle parking areas, promoting connectivity and convenience.

The dwellings have each been provided with sufficient storage, whether in the form of a storage room or cupboards in hallways to ensure the residents have access to adequate storage areas.

To increase the resident's amenity and to provide a greater level of access to indoor and outdoor living, each dwelling has been provided with a balcony with a minimum width of 2.4m. Each dwelling's balcony is directly accessible from the living areas and for some dwellings the bedrooms as well. Additionally, to provide further privacy to the residents within the building, each dwelling's balcony is separated by an enclosed wall. The proposal provides a variety of housing in the form of 1-bed affordable dwellings, and dwellings comprising of two and three beds of varying floor layouts, providing a degree of housing diversity.

On balance the proposal is considered to satisfy the intent of **PO 28.1, 28.2, 28.4, 28.6, 29.1 31.2** and **31.3** of **General Development Policies – Design in Urban Areas.**

The relevant **POs** of **General Development Policies – Design in Urban Areas** state:.

> ***PO 4.1 - General Development Policies – Design in Urban Areas***
> *Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.*
>
> ***PO 4.2 - General Development Policies – Design in Urban Areas***
> *Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.*
>
> ***PO 4.3 - General Development Policies – Design in Urban Areas***
> *Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.*
>
> ***PO 14.2 - General Development Policies – Design in Urban Areas***
> *Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rainwater tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.*
>
> ***PO 31.1 – General Development Policies – Design in Urban Areas***
> *Dwellings are of a suitable size to provide a high standard of amenity for occupants.*
>
> ***PO 31.2 – General Development Policies – Design in Urban Areas***
> *The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.*

Each dwelling has been designed to provide sufficient internal space, ensuring a high level of amenity for future residents in accordance with *the Code*. The orientation to the dwellings maximizes access to direct northern sunlight, reducing reliance on artificial lighting and support passive solar design principles. Balconies, specifically the northern and western facades, are provided to all elevations essentially acting as eaves providing shade to all northern and western facing windows. Where northern sunlight is not achievable, dwellings are sited to obtain views over the future public open space, enhancing visual amenity fore residents. Overall, the development is considered to have been designed to provide a high level of residential amenity and environmental performance.

Private Open Space and Communal Open Space

The residents of the proposed residential flat building will each be provided with access to a private balcony and also to a communal area sited on the ground level to the north-eastern corner.

The following **PO's** from the **General Development Policies - Design in Urban Areas** state:

> ***PO 2.2 - General Development Policies – Design in Urban Areas***
> *Development is designed to differentiate public, communal and private areas.*
>
> ***PO 26.1 - General Development Policies – Design in Urban Areas***
> *Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.*
>
> ***PO 26.2 - General Development Policies – Design in Urban Areas***
> *The visual privacy of ground level dwellings within multi-level buildings is protected.*
>
> ***PO 27.1 - General Development Policies – Design in Urban Areas***
> *Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.*
>
> ***DPF 27.1 - General Development Policies – Design in Urban Areas***
> *Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.*
>
> ***PO 28.2 - General Development Policies – Design in Urban Areas***
> *Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:*
>
> *a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy*
>
> *b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.*
>
> ***PO 29.2- General Development Policies – Design in Urban Areas***
> *Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.*
>
> ***PO 32.1 & 39.1 – General Development Policies – Design in Urban Areas***
> *Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.*
>
> ***PO 39.2 – General Development Policies – Design in Urban Areas***
> *Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.*
>
> ***PO 39.3 – General Development Policies – Design in Urban Areas***
> *Communal open space is of sufficient size and dimensions to cater for group recreation.*

PO 39.4 – General Development Policies – Design in Urban Areas
Communal open space is designed and sited to:

a) be conveniently accessed by the dwellings which it services

b) have regard to acoustic, safety, security and wind effects.

PO 39.5 – General Development Policies – Design in Urban Areas
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.

PO 39.6 – General Development Policies – Design in Urban Areas
Communal open space is designed and sited to:

a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings;

b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.

Table 1 – Private Open Space, outlines the minimum area of POS to be provided, based on the location of the dwelling, the number of bedrooms and its minimum dimension. The dwellings sited on the ground floor of the residential flat building are provided with private open space (POS) which is directly accessible from their habitable spaces. Each dwelling will be provided with an excess of 15m² of POS, that will be separated from the public realm by aluminium batten fence. The aluminium batten fence will be 1.8m in height, providing a distinct separation between private land and the public realm / future public open space. Although the fencing will be permeable, it will provide residents with a level of privacy to their individual POS but also an outlook to the public open space.

The dwellings within the residential flat building, across Levels 1 to 4, are each provided with private balconies that are fully accessible from their main living areas and/or bedrooms. With the exception of the Type C dwelling, all balconies meet the minimum area and dimension requirements specified in Table 1. The Type C dwelling includes a balcony of 9.3 m², which is 1.7 m² below the minimum requirement. It should be noted that the Floor Plans to each level demonstrates an air-conditioning unit within the balconies (not development in their own right). This will diminish the available POS by approximately 0.5m² and unless sound attenuated, it will likely reduce the amenity of these balconies for future residents. Despite this shortfall, and the inclusion of air-conditioning, the balconies provided to all dwellings are designed to be functional, ensuring they offer an adequate degree of amenity for future residents.

Additionally, all residents will have access to a communal space located on the ground floor of the residential flat building. This space, approximately 160 m² in size, has been designed for direct access from the building's lobbies and provides views over the adjacent Public Open Space. As detailed in the supporting planning report, **Attachment 10**, the communal area can be booked for larger gatherings and events. The minor shortfall in private open space provision will be more than adequately offset by the inclusion of this communal facility and the future Public Open Space.

Accordingly, the combined provision of private and communal open space is considered to satisfy the relevant **PO's**.

Overshadowing

Numerous representors raised concerns with the shadows to be cast over adjoining properties by the proposed five storey residential flat building. The relevant **PO's** of **General Development Policies - Interface between Land Uses** state:

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.

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.

The corresponding DPFs seek to provide adjacent residential land uses between 9am and 3pm on 21st June with a minimum of 3 hours of direct winter sunlight to adjacent habitable rooms and 2 hours of direct winter sunlight to the primary areas of private open space. The applicant provided overshadowing diagrams, refer to **Attachment 1**, detailing the extent of shadows cast by the proposed building to adjoining properties at 9am, 12pm, and 3pm on 21st June (Winter Solstice) & 21st March (Equinox).

While it is acknowledged that the proposed residential flat building will result in some overshadowing, this impact will be limited to certain times of the day. As shown in the diagrams, the development will cast shadows over the adjacent single storey supported accommodation facility until 12pm. The supported accommodation facility will receive winter sunlight from 12pm onwards (if not earlier). All adjacent residential properties along Fourth Avenue and on the southern side of the Glenelg/City tram line will not be impacted by overshadowing by the proposed building. With the limited anticipated overshadowing, the proposal is considered to represent an appropriate form of development and is consistent with the intent of **PO 3.1** and **3.2** of the **General Development Policies – Interface Between Land Uses**.

Overlooking

Numerous representors in their submissions raised concerns regarding overlooking from the proposed development to adjoining properties. Within *the Code,* development is referred to as a medium-rise development when it is between three to six building levels. The relevant provisions relating to medium-rise Development of **General Development Policies – Design in Urban Areas** state:

PO 16.1 – General Development Policies – Design in Urban Areas
Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:

a) appropriate site layout and building orientation

b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight;

c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms

d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.

Direct Overlooking is defined as:

'In relation to direct overlooking from a window, is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less than 45 degree angle from the plane of that wall containing the overlooking window.

In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the overlooking deck, balcony or terrace.'

The proposed residential flat building is sited in excess of 15m in a horizontal distance from the boundaries of the subject land or a boundary with a sensitive receiver (being a residential dwelling on Fourth Avenue). The proposed residential flat building is sited at minimum 5.1m from the southern boundary, 10.2m from the eastern boundary and 7.8m from the western boundary. The distance of the proposed residential flat

building to the adjoining residential land uses to the north and east is sited beyond the horizontal line to be considered direct overlooking to a sensitive receiver. As such the proposal is not considered to cause direct overlooking to adjoining residential properties as defined by *the Code*.

Notwithstanding this, the applicant provided a Landscape Concept Design which shows a landscaped buffer between the proposed development and the public realm being Norman Terrace and specifically Fourth Avenue. Although landscaping is not generally supported to be used as an overlooking mitigation technique, the proposed trees, once established, will assist in further mitigating overlooking to the adjoining properties. A Reserved Matter has been recommended as part of the approval to provide a finalised landscaping plan identify the trees, their species and height to further support the visual privacy to adjacent properties surrounding the development.

While the concerns from the representors are acknowledged, *the Code* has been written seeking to mitigate (not eliminate) the potential for overlooking. *The Code* has not been written to prevent overlooking completely, it instead seeks to mitigate the potential of overlooking through privacy techniques and setbacks from adjoining properties.

Given the above, the proposal does not result in direct overlooking to adjacent residential uses and is considered to satisfy **PO 16.1** of **General Development Policies – Design in Urban Areas**.

Vehicle parking

The relevant **PO 1.1** of **Affordable Housing Overlay** states:

> ***PO 4.1 – Affordable Housing Overlay***
> *Sufficient car parking is provided to meet the needs of occupants of affordable housing.*

With the corresponding **DPF 4.1** seeking for a Residential Flat Building:

> ***DPF 4.1 - Affordable Housing Overlay***
> *Dwellings constituting affordable housing are provided with car parking in accordance with the following:*
>
> *a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either:*
>
> *i. 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2)*
>
> *ii. is within 400 metres of a bus interchange(1)*
>
> *iii. is within 400 metres of an O-Bahn interchange(1)*
>
> *iv. is within 400 metres of a passenger rail station(1)*
>
> *v. is within 400 metres of a passenger tram station(1)*
>
> *vi. is within 400 metres of the Adelaide Parklands.*
>
> *or*
>
> *b) 1 car park per dwelling for any other dwelling.*
>
> *[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]*

The relevant **POs** of **General Development Policies** state:

> ***PO 23.1 - General Development Policies – Design in Urban Areas***
> *Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.*
>
> ***PO 5.1 – General Development Policies – Transport, Access and Parking***
> *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.*

With the corresponding **DPF 5.1** seeking for a 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.*

DPF 4.1 of **Affordable Housing Overlay** details the car parking rate allocated to a dwelling classified as affordable housing. Additionally, **Table 1 – General Off-Street Car Parking Requirements** of **General Development Policies - Transport, Access and Parking** allocates a car parking rate based on the configuration of a dwelling. To satisfy the car parking requirements specified in *the Code,* the proposal is required to provide a total of 91 car parks, comprising of 71 spaces for residents and 20 spaces for visitors. The proposal has provided a total of 55 car parking spaces within the basement, 34 in the under croft and an additional 18 spaces sited within the private laneway, a combined total of 107 onsite car parking spaces are provided. The total number of car parks on site far exceeds the minimum requirements of *The Code* and is considered acceptable. To ensure that the allocation of the car parks to a dwelling satisfies the relevant **PO,** Council sought a car parking allocation plan, however the applicant has not provided one, stating that:

> *The resultant land division application (when submitted) will allocate the parking spaces to specific dwellings.*

Each car parking space will have a minimum internal width of 2.4m and length of 5.4m, ensuring that sufficient space is available to be functional and accessible to all residents and visitors on site. The long-term resident parking will be provided within the basement and under croft parking, sited under the main roof of the residential flat building and will be obscured from view from the public realm.

> ***PO 3.2 – General Development Policies – Transport, Access and Planning***
> *Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.*
>
> ***PO 6.4 – General Development Policies – Transport, Access and Planning***
> *Pedestrian linkages between parking areas and the development are provided and are safe and convenient.*
>
> ***PO 6.7 – General Development Policies – Transport, Access and Planning***
> *On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times*

PO 7.1 – General Development Policies – Transport, Access and Planning
Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.

The basement level of the residential flat building is proposed to be accessed via a ramp from Norman Terrace. As outlined within in the MFY report, **Attachment 3**, the access ramp from Norman Terrace will be of a suitable width to provide two-way movements. The ramp into the basement will have a maximum grade of 1:5, with the appropriate transitions to ensure sufficient vertical clearance is provided beneath vehicles, satisfying the relevant Australian standards. Councils Traffic Officer raised no concerns with access arrangements and vehicle manoeuvrability within the basement as outlined by MFY report.

Given the above, the proposal is considered to meet the intent of **PO 3.5, 23.1, 23.3, PO 23.4** and **PO 23.**5 of **General Development Policies – Design in Urban Areas** and **PO 3.5** of the **Transport, Access and Parking** section.

Waste Collection

The relevant **POs** of **General Development Policies – Design in Urban Areas** state:

PO 1.5 – General Development Policies – Design in Urban Areas
The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.

PO 11.1- General Development Policies – Design in Urban Areas
Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.

PO 11.2- General Development Policies – Design in Urban Areas
Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.

PO 11.3- General Development Policies – Design in Urban Areas
Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.

PO 12.7 - General Development Policies – Design in Urban Areas
The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.

PO 11.4- General Development Policies – Design in Urban Areas
Communal waste storage and collection areas are designed to allow waste and recycling collection

PO 35.3 – General Development Policies – Design in Urban Areas
Provision is made for suitable household waste and recyclable material storage facilities which are:

a) located away, or screened, from public view, and

b) conveniently located in proximity to dwellings and the waste collection point.

PO 35.4 – General Development Policies – Design in Urban Areas
Waste and recyclable material storage areas are located away from dwellings.

> ***PO 35.5 – General Development Policies – Design in Urban Areas***
> *Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.*
>
> ***PO 40.4 – General Development Policies – Design in Urban Areas***
> *Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.*
>
> ***PO 40.5 – General Development Policies – Design in Urban Areas***
> *Waste and recyclable material storage areas are located away from dwellings.*
>
> ***PO 40.6 – General Development Policies – Design in Urban Areas***
> *Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.*

To support the application, the applicant provided a waste management plan, prepared by Rawtec, refer to **Attachment 4.** All waste generated by the residential flat building will be managed and stored within a bin storage area sited on the Ground Level of the residential flat building. This area will be sited within the building adjacent to the roller door providing access to the ground level car park.

As outlined in the Rawtec report, the residential flat building will have three waste streams being general waste, co-mingled recycling steams and garden organics. Each form of waste will be collected once a week by a private waste collector who will enter the site from Fourth Avenue, reside / park within the private lane way to collect the waste stream. Council administration raised concerns with the applicant regarding the waste collection arrangement, identifying that a waste refuse vehicle parked in the laneway is a poor outcome. Council administration suggested removing the western four car parks within the private laneway, replaced with a loading bay. This would provide a dedicated space for the loading and unloading of waste, without restrict vehicular access to the proposed dwellings garages. The loading bay could also then be used for other forms of loading, such has removalists and deliveries, that would not impede on the operation of the private laneway. The applicant did not seek to make any changes to the arrangement noting:

- The ‘parking’ of the waste vehicle will be for a short period only in order to collect bins for the waste storage room of the residential flat building;
- There will be sufficient room for vehicles to maneuver around the waste truck when it is parked, outlined in the MFY report;
- … the collection of waste is a reasonable purpose consistent with the intent of the right of way and will not create on ongoing blockage, nor will it unduly restrict access or crate a hazard.

Although Council’s administrations opinion remains, the waste arrangement will not impede on the function of the private lane way, with the applicant providing evidence that the parking of the waste refuse vehicle will not obstruct on the movement of vehicles. Additionally, the waste refuse vehicle is able to enter and exit the site in a forward motion to not negatively impact on adjacent sensitive receivers, all waste collections are to occur outside of peak period. A condition enforcing waste collection hours is recommended to be applied to any approval.

As such the proposal satisfies the intent of **PO 11.1, 11.2, 11.3** and **11.4** of **General Development Policies – Design in Urban Areas**.

Stormwater Management

PO 1.1 of **Stormwater Management Overlay PO 1.1** states:

> ***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.*

The corresponding **DPF** does not provide an outcome for a residential flat building to satisfy the relevant PO. As such, an assessment of on-site stormwater management as been undertaken later in the report under the heading *Overall Site Wide Matters.*

Utilities

The relevant **POs** of **General Development Policies – Design in Urban Areas** state:

PO 12.8 - General Development Policies – Design in Urban Areas
Building services, plant and mechanical equipment are screened from the public realm.

PO 35.1 - General Development Policies – Design in Urban Areas
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

As outlined above, air-conditioning units for each dwelling will be located within the respective balconies. These units will be partially screened from external views by the solid walls positioned on either side of each balcony, reducing its visual appearance from the public realm. Furthermore, through discussions with the applicant's planning consultant, they confirm that any central plant equipment for the building will be accommodated within the basement, with exact location and dimensions to be determined during the detailed design phase.

Lastly, all residents will have convenient access to mailboxes located within the entry foyers positioned at the north-eastern and south-western sections of the building. Accordingly, the proposed design satisfies the relevant **PO's** relating to building services and resident amenity.

Groundwater

Numerous parts of the Council area have low lying water tables and Council's Assets departments seeks to ensure that no ground water from the basement within the residential flat building enters side entry pits.

PO 5.1 - General Development Policies – Design in Urban Areas
Development is sited and designed to maintain natural hydrological systems without negatively impacting:

a) *the quantity and quality of surface water and groundwater*

b) *the depth and directional flow of surface water and groundwater*

c) *the quality and function of natural springs.*

The applicant provided bore logs to a depth of 4m which advises that no ground water was detected during the investigations. Council's Project Lead Civil sought additional information in the form of geo-testing to ensure that there will be no impact of the direction of flow of surface water and ground water. Currently the applicant has not undertaken geo-testing, but as no groundwater was detected during the initial investigations in principle Council are supportive of the development, however, does seek additional information to address the above.

It is recommended as part of any approval; that Reserve Matter 2 is included seeking further investigations into the impact of ground water

Urban Tree Canopy Overlay

PO 1.1 of **Urban Tree Canopy Overlay PO 1.1** states:

> ***PO 1.1 -*** *Trees are planted or retained to contribute to an urban tree canopy.*

The corresponding DPF outlines the number of trees required per dwelling, with *Table 1 - Tree Size* specifying the tree's minimum mature height, mature spread and soil area around the tree. To satisfy the requirements of *Table 1* a total of 74 small trees are required to be planted. Council is confident that there is sufficient area on site to plant the required trees. To confirm, Reserve Matter 1, is recommended to be included as part of the approval seeking a finalised landscaping plan identifying the siting, location and spices of each tree to satisfies the provisions of **DPF 1.1**. The development satisfies **PO** & **DPF 1.1** of **Urban Tree Canopy Overlay** and the mandatory condition, as per *Practice Direction 12 – Conditions*, has been recommended as part of the approval.

Retained Regulated and Significant trees

PO 2.1 of **Regulated and Significant Tree Overlay** states:

> ***PO 2.1 -*** *Regulated and Significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.*

The above PO reflects the importance of protecting mature vegetation, particularly regulated and significant trees that provide aesthetic and environmental benefits. The Notional Root Zone (NRZ) is a critical area surrounding a tree, representing an area where the majority of a subject trees roots are likely to be located. Encroachment into this zone - through excavation, compaction and / or sealing, can significantly affect a tree's stability, health, and longevity.

In support of the proposed development, the applicant submitted an **Arboricultural Impact Assessment and Development Impact Report** prepared by *Arborman Tree Consultants*, refer to **Attachment 5**. This report assessed the extent of NRZ encroachment resulting from the proposed works and advises the potential impacts to Tree 6, the retained Significant *Corymbia maculata* – Spotted Gum.

As outlined in the report, the proposed development will result in an encroachment of 38% of the NRZ, an increase of 8% from the existing situation. The overall encroachment into the NRZ is considered a major encroachment, which is defined as encroachment exceeding 10% of the NRZ. The development is returning 18% of the NRZ back to landscaping in close proximity to the tree with the additional encroachment areas mainly on the extremities of the NRZ. Under typical circumstances, such levels of encroachment would raise concerns, however, in this instance, the arborist has clarified that the proposed encroachments will have a low impact on the long term viability of the tree.

The Significant *Corymbia maculata* – Spotted Gum are considered to have a good tolerance to root disturbance. Outlined on pages 37 – 39 of the Arboricultural Impact Assessment and Development Impact Report prepared by *Arborman Tree Consultants*, the development seeks to return a large portion of the existing dwelling to a garden bed and / or lawn area, improving of the root zone of the tree. Where there is a new encroachment within the NRZ, it will be comprised of permeable paving undertaken using tree sensitive methodologies to ensure the subject tree is not impacted in any way by the proposal. Although the works associated with the development is not considered to raised concerns with the long term viability of the tree, the applicants arborist has provided a Tree Protection Plan (TPP)**,** to ensure its on-going health and safety. A condition regarding the TPP is recommended to be applied to any approval.

As discussed above, the proposed development will result in encroachment into the root system of the significant tree to be retained. However, the development will not result in the decline, death or failure of the Significant even with the major encroachment. As such the encroachments into NRZ has been supported, satisfying **PO 2.1** of **Regulated and Significant Tree Overlay**.

Bicycle parking

Lack of on-site bicycle parking was raised as a concern by representors. As part of the development, a total of 42 bicycle parking spaces are proposed on-site, located across both the basement and ground level. As

outlined by the applicant's traffic consultant, the subject land is not located within a Designated Area and is therefore not required to provide a minimum number of bicycle parking spaces. Nevertheless, following public notification and in line with Council's objective to enhance alternative transport options for residents, the applicant has included a further eight (8) bicycle spaces within the communal area, bringing the overall total to 50 onsite bicycles parks.

Dwellings

Built Form

An overview of the dwellings, when assessed against the relevant provisions of *the Code* are seen in the table below. Where a box is filled in red that dwelling does not satisfy the quantitative guidelines of the relevant **DPF**. If the box contains a (N/A), then the quantitative requirement does not apply to the dwelling.

Table 1: Planning and Design Code requirements

	Planning and Design Code	Dwellings	Satisfies / Does not Satisfy
Building Height URNZ - PO / DPF 2.1	Building Height (m): 8m & 14m Building Height (levels): 2 & 4 levels	7.4m & 2 levels	Y
Primary Street Setback URNZ - PO / DPF 3.1	In all other cases: 3m	5.65m	Y
Secondary Street Setback URNZ - PO / DPF 4.1	Minimum: 900mm	N/A	N/A
Boundary Walls URNZ - PO / DPF 5.2	Minimum 900mm from side boundaries shared with allotments outside of the development site	5m	Y
Side Boundary: URNZ - PO / DPF 6.1	Wall Height <3m: 900mm Wall Height >3m: 900mm plus 1/3 of wall height above 3m	N/A	N/A
Rear Boundary: URNZ - PO / DPF 7.1	a) 3m for first building level or 0m where the rear boundary abuts a laneway; b) 5m for any second building level; c) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above.	First Level: 0.668m Second Level: 1.2m	N
Private Open Space PO / DPF 21.1 – Design in Urban Areas	Table 1 – Private Open Space Site area <301m²: 24m² Site area > 301m²: 60m²	10m² (meeting POS definition)	N
Soft Landscaping PO / DPF 22.1 – Design in Urban Areas	Site Area Between 150 – 200m²: Min 15% Between 200 - 450m²: Min. 20% >451m²: Min 25%	17%	Y

	Including at least 30% of any land between the primary street boundary and the primary building line.		
Car Parking PO / DPF 5.1 – Transport, Access and Parking	Dwellings with 1 bedroom: 1 space 2 or more bedrooms: 2 spaces (1 which is covered)	2 car parks, both covered	Y

As discussed at the start of this report, the proposal seeks to construct 17 two-storey dwellings in a terraced arrangement. The dwellings will have identical floor plans, with every second dwelling mirrored. There are four dwelling facades, incorporate a variety of materials including painted render with various finishes, face brickwork, Scyon cladding, Axon panelling and colorbond roof sheeting.

Height

PO 2.1 and **PO 2.2** of the **Urban Renewal Neighbourhood Zone** seeks:

> ***PO 2.1 -*** *Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development.*
>
> ***PO 2.2*** *- Buildings on an allotment at the interface with a different neighbourhood-type zone are sited and designed to provide an orderly transition to the built form scale envisaged in that zone to mitigate impacts on adjacent residential uses.*

The proposed dwellings will have a maximum building height of two levels and 7.4m when measured from natural ground level, both within the quantitative requirements sought by **DPF 2.1** of the **Urban Renewal Neighbourhood Zone**. The **Established Neighbourhood Zone** to the north and east seek a maximum building height of one (1) level and 6m. The allotments fronting Ross Street currently comprise single storey detached dwellings and supported accommodation. The existing development pattern is characterised by open, landscaped areas and low-density housing, which contrasts with the intended character of the **Urban Renewal Neighbourhood Zone**. As such, the proposed development introduces a two storey built form, that while exceeds the height sought by the **Established Neighbourhood Zone**, provides an orderly transition between the single-storey character of the **Established Neighbourhood Zone** to the north and east and the higher density residential flat building south of the dwellings as envisaged by the **Urban Renewal Neighbourhood Zone**.

This approach helps to reduce the visual impact of the proposal on the established character of the area. The dwellings are considered to satisfy the intent of **PO 2.1** and **2.2** of the **Urban Renewal Neighbourhood Zone**.

Setbacks

The following **PO's** of the **Urban Renewal Neighbourhood Zone** provide guidance regarding setbacks and interaction with the locality:

> ***PO 3.1 – Urban Neighbourhood Zone***
> *Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.*
>
> ***DPF 3.1 – Urban Neighbourhood Zone***
> *In all other cases: 3m*
>
> ***PO 4.1*** *- **Urban Neighbourhood Zone***
> *Buildings are set back from secondary street boundaries to achieve a pattern of separation between building walls and public streets and reinforce a streetscape character.*

DPF 4.1 – Urban Neighbourhood Zone
Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.

PO 5.2 – Urban Neighbourhood Zone
Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

PO 6.1 - Urban Neighbourhood Zone
Buildings are set back from side boundaries to provide:

a) separation between buildings to minimise visual impact

b) access to natural light and ventilation for neighbours.

DPF 6.1 - Urban Renewal Neighbourhood Zone
Building walls not sited on side boundaries are set back from side boundaries in accordance with the following:

c) where the wall height does not exceed 3m - at least 900mm

d) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.

PO 7.1 – Urban Neighbourhood Zone
Buildings are set back from rear boundaries to provide:

a) separation between buildings to minimise visual impact

b) access to natural light and ventilation for neighbours.

c) open space recreational opportunities

d) space for landscaping and vegetation.

DPF 7.1 - Urban Neighbourhood Zone
Building walls are set back from the rear boundary at least:

e) 3m for the first building level or 0m where the rear boundary abuts a laneway

f) 5m for any second building level

g) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above.

Table 1 above, shows the quantitative details of the proposal in relation to code requirements.

When undertaking an inspection of the locality, specifically along Ross Street and Fourth Avenue, the street is noted for its tree lined verge with allotments comprised of single storey dwellings with generous front setbacks with well-maintained mature and landscaping front yards. This provides the street with a high level of amenity to residents and visitors. The character currently seen within the locality is consistent with the **Desired Outcomes** as sought by the **Established Neighbourhood Zone** sited to the north and east of the subject land, seeking sympathetic buildings to maintain the predominant streetscape character.

When considering the **Desired Outcome** of the **Urban Renewal Neighbourhood Zone**, there is a clear distinction between the existing streetscape and the desired housing forms and densities sought within the zone. The proposed development seeks to provide the housing diversity sought at a higher density consistent with **DO 1** of **Urban Renewal Neighbourhood Zone**. Showing a distinct difference in the **Desired Outcomes** sought by the two zones. While there will be a notable difference between the existing and emerging development patterns between the Zones, the generous front setbacks of 5.66m from Ross

Street and the retention of the street trees on Ross Street and Fourth Avenue will contribute to the emerging pattern of development without detrimentally detracting from the existing character of the locality.

Although dwelling 17 will be sited adjacent to Fourth Avenue, a secondary road frontage of the subject site, the proposed dwelling will be sited on an internal boundary with a 5m landscaping strip provided between dwelling 17 and Fourth Avenue. As such, **PO 4.1** is not applicable in this instance. Notwithstanding, the separation between dwelling 17 and the secondary road frontage of the subject site maintains the streetscape character of Fourth Avenue and with the proposed landscaping assisting in softening the built form when viewed from the public realm. Additionally, while the interface between the building could be better, the dwelling has been designed with differing materials and fenestration to provide some visual interest and relief.

Dwelling 1 will provide a 5m setback from the side boundary and 7.5m from the Right of Way proposed as part of a separate application. Like Dwelling 17, the development seeks to provide a 2.5m buffer between the development and the right of way for landscaping to soften the built form of the development when reviewed from the public realm.

The dwellings have provided a site ground floor rear setback of 0.668m and an upper storey setback of 1.2m to the private laneway, not satisfying the quantitative provisions of the Zone. Notwithstanding, the reduce rear setbacks will be sited abutting the under-croft carpark, visitor parking and private laneway to the residential flat building and as such there will be no appreciable impact to the amenity of the adjoining land or public realm.

For the reasons detailed above it has been considered the proposed dwellings satisfy the intent of **PO 3.1, 4.1, 5.2, 6.1** and **7.1** of **Urban Renewal Neighbourhood Zone**.

Design and Appearance

The following **PO's** from the **Landscape Transition Subzone** and **Design in Urban Areas** state:

> ***PO 17.1 - General Development Policies – Design in Urban Areas***
> *Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.*
>
> ***PO 17.2 - General Development Policies – Design in Urban Areas***
> *Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.*
>
> ***PO 18.1 - General Development Policies – Design in Urban Areas***
> *Living rooms have an external outlook to provide a high standard of amenity for occupants.*
>
> ***PO 20.1 - General Development Policies – Design in Urban Areas***
> *Garaging is designed to not detract from the streetscape or appearance of a dwelling.*
>
> ***PO 20.2 - General Development Policies – Design in Urban Areas***
> *Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.*

The dwellings have been designed to activate the streetscape of Ross Street with all pedestrian access and balconies fronting to Ross Street. Additionally, further permeable elements have been incorporated into the fence design (discussed further below), incorporating a variety of plantings and clearly defined entry ways enhancing the appearance of the buildings. Habitable rooms, including living areas, bedrooms and balconies front both to the primary and secondary street frontages allowing for passive surveillance across the public realm. While the design of the dwelling is lacking, specifically to the side elevations, there is little guidance within the overlay, subzone or zone which seeks greater activation of the dwellings to the public realm which holds weight. As such the development is considered to satisfy **PO 17.1, 17.2, 18.1** and **20.2** of **General Development Policies – Design in Urban Areas.**

Overshadowing

Numerous representors raised concerns with the shadows to be cast over adjoining properties by the proposed development. For the purposes of the application, it is believed that the concerns refer to the five-storey residential flat building rather than the two storey dwellings. The shadows cast by the residential flat building have been discussed above.

The relevant **PO's** of **General Development Policies - Interface between Land Uses** state:

PO 3.1 – *Overshadowing of habitable room windows of adjacent residential land uses in:*

c) a neighbourhood-type zone is minimised to maintain access to direct winter sunlight

d) other zones is managed to enable access to direct winter sunlight.

PO 3.2 – *Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:*

c) a neighbourhood type zone is minimised to maintain access to direct winter sunlight

d) other zones is managed to enable access to direct winter sunlight.

The shadows cast by the two storey dwellings will have minimal impact on adjoining properties. The shadows cast will be directed over the public realm, being Fourth Avenue, or the private laneway directly south of the dwellings. The proposed dwellings will not result in shadows over private open space or habitable windows and will ensure that surrounding properties maintain access to direct winter sunlight satisfying the intent of **PO 3.1** and **3.2** of **General Development Policies - Interface between Land Uses.**

Overlooking

Numerous representations raised concerns with overlooking from the proposed development, however, it is most likely regarding the residential flat building rather than the dwellings.

Notwithstanding, the relevant **PO's** of **General Development Policies - Design in Urban Areas** state:

PO 10.1 – General Development Policies – Design in Urban Areas
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.

PO 10.2 – General Development Policies – Design in Urban Areas
Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.

The upper-storey windows on the side and rear elevations of the proposed dwellings will primarily overlook either Fourth Avenue or the private laneway within the development. For Dwelling 1, the side elevation upper-storey windows will have a minimum sill height of 1.8 metres above the finished floor level (FFL), effectively mitigating any direct overlooking of adjoining properties. The rear elevation upper-storey windows will have sill heights less than 1.5 metres and will not include obscured glazing. However, overlooking treatments are not considered necessary in this instance, as these windows face the private laneway and do not result in overlooking of adjoining residential land uses. Consequently, no direct overlooking will occur.

A representor also raised concerns regarding internal overlooking from upper-level balconies and windows into each dwelling's private open space. As acknowledged by the applicant's planning consultant, the courtyards and balconies are visible from the public realm (Ross Street) due to the open design of the front fencing and the siting of the balcony. The location of these private open spaces and balconies has been intentionally designed to maximise northern light and provide passive surveillance of the public realm (discussed earlier). While Council acknowledges the representor's comments, *the Code* seeks to mitigate direct overlooking of adjoining properties rather than internal overlooking within a development.

Given the above, the proposal does not result in direct overlooking to adjacent residential uses and is considered to satisfy **PO 10.1 and 10.2** of **General Development Policies – Design in Urban Areas**.

Private Open Space

The Code seeks an area associated with a dwelling to be included as Private Open Space (POS) with the following features it should:

- *Be for the exclusive use of the occupants of that dwelling;*
- *Has a minimum dimension of 2.0m for ground level areas and 1.8m for balconies;*
- *Is screened from public view by a building, fence, wall or other similar structure with a minimum height of 1.8m above ground level and a maximum transparency of 20%.*
    - *Private Open space may include verandahs, alfrescos, balconies, terraces, decks where not enclosed on all sides. Private open space does not includes areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways or vehicle parking areas.*

The relevant **PO's** and **DPF's** of the **General Development Policies – Design in Urban Areas** state:

> ***PO 21.1 – General Development Policies – Design in Urban Areas***
> *Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.*
>
> ***DPF 21.1 – General Development Policies – Design in Urban Areas***
> *Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.*
>
> ***PO 21.2 – General Development Policies – Design in Urban Areas***
> *Private open space is positioned to provide convenient access from internal living areas.*
>
> ***DPF 21.2 – General Development Policies – Design in Urban Areas***
> *Private open space is directly accessible from a habitable room.*

The proposed dwellings have a site area of less than 300m². In accordance with *Table 1 – Private Open Space*, each dwelling should be provided with a minimum of 24m² of POS located behind the building line. Based on the Code's guidance, as all POS areas are located forward of the building line and are only partially screened from the public realm, it does not satisfy the definition to be considered POS.

Notwithstanding this, each dwelling includes approximately 40m² of ground-level open space with a minimum width of 5 metres (excluding areas allocated for a clothesline and rainwater tanks), as well as an upper-level balcony of 9.5m² with a minimum width of 2.6 metres. The ground level area and balcony are directly access from habitable rooms, being either the kitchen, meals and living area or a bedroom. The width of the ground area and balcony exceed 2m, ensuring they are functional and useable. Furthermore, the 1.6m front masonry fence along Ross Street incorporates a maximum transparency of 33%, providing residents with a balance of privacy and outlook to the public realm.

For the reasons outlined above, although the proposed POS does not strictly meet the Code's definition, each dwelling is provided with an area for exclusive use that delivers a high level of amenity for residents. This outcome is considered to satisfy the intent of **PO 21.1** and **PO 21.2** of **General Development Policies – Design in Urban Areas**.

Landscaping

Numerous representations raised concerns regarding the loss of vegetation on site. The removal of regulated and significant trees has been discussed previously, refer to *Regulated and Significant Tree* section for the assessment.

DO 1 and PO 22.1 of the **General Development Policies – Design in Urban Areas** seek:

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 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.

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.'

The corresponding **DPF 22.1** states:

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 for the entire development site, including any common property, as determined by the following table:

Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area)(m²)	**Minimum percentage of site**
150-200	15%

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

The above Table identifies the percentage of soft landscaping required for each dwelling based on the site area of the dwelling. The applicant has identified areas for soft landscaping both at ground level of each site and the landscape buffers between the private land and Fourth Avenue. All dwellings have been provided with approximately with 23m² of soft landscaping, this equates to 13% of each individual dwelling site and 67% of the area forward of the building line. The development does fall short on providing the minimum desired area of soft landscaping. Notwithstanding the soft landscaping shortall, the overall dwelling site seeks to provide landscaping buffers on either side of the dwellings, providing an additional 190m² of soft landscaping that is not captured by the above calculation.

As outlined in the Landscape Concept Design, prepared by GD studia, **Attachment 7** the area forward of the dwellings will be landscaped with a mixture of understorey plantings and a new tree, to be discussed further below. The inclusion of areas for soft landscaping will enhance the appearance of the land using a variety of plantings. Once established, these plants will provide shade and shelter to the northern facades, as well as allowing for stormwater infiltration

The proposed landscaping for the dwellings includes a variety of plantings (shrubs, grasses and groundcovers) and to the ground level to assist with stormwater infiltration and biodiversity. While the

landscaping will have limited visibility to the public realm, the soft landscaping will be sited within area which is directly viewed from internal habitable areas to provide suitable residential amenity for future occupants.

As such, it is considered the proposal meets the intent of **PO 22.1** of **General Development Policies - Design in Urban Areas** section.

Urban Tree Canopy Overlay PO 1.1 states:

> ***PO 1.1 -*** *Trees are planted or retained to contribute to an urban tree canopy.*

The corresponding DPF outlines the number of trees required per dwelling, with *Table 1 - Tree Size* specifying the tree's minimum mature height, mature spread and soil area around the tree. As identified on the Landscape Concept Plan and Planting Palette, each dwelling will be planted with a tree satisfying the requirements of Table 1. The development satisfies **PO** & **DPF 1.1** of **Urban Tree Canopy Overlay** and the mandatory condition, as per *Practice Direction 12 – Conditions*, has been recommended as part of the approval.

Traffic, Access and Parking

The relevant **PO's** and **DPF's** of the **General Development Policies** state:

> ***PO 23.1 - General Development Policies – Design in Urban Areas***
> *Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.*
>
> ***DPF 23.1 - General Development Policies – Design in Urban Areas***
> *Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):*
>
> *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 5.1*** **– General Development Policies - Traffic, Access and Parking**
> *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.*
>
> ***DPF 5.1 – General Development Policies - Traffic, Access and Parking***
> *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 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area*
> *b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply*
> *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.*

All vehicular access to the dwellings will be obtained via the internal private laneway, accessed from Fourth Avenue. The siting and location of the crossover has been discussed previously in the report. Each dwelling will provide two covered spaces sited within the garage at the rear of the dwelling. The garage is provided with a 4.8m garage door with an internal width of 5.6m x 5.9m. The internal width has excluded the bins and hot water system from the internal dimensions outlined in **DPF 5.4** of ***General Development Policies – Design in Urban Areas*** and the Australian standards 2890.1:2004. Council acknowledges that the development provides the minimum internal space between a car and the bins as outlined by *The Code*.

It is considered that this the minimal space between the car and bins is a poor outcome for future residents as it restricts accessibility to the bin area and requires vehicles to be moved to extract the bins from within the garage. *The Code* however, does not restrict this outcome. Notwithstanding this, the development has provided two car parking spaces in accordance with code requirements to satisfy the needs of the development, satisfying **PO 23.1 - General Development Policies – Design in Urban Areas** and **PO 5.1 – General Development Policies - Traffic, Access and Parking.**

Stormwater Management

Stormwater Management Overlay PO 1.1 states:

> ***PO 1.1 -*** *Residential development is designed to capture and re-use stormwater to:*
>
> *d) maximise conservation of water resources*
>
> *e) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded*
>
> *f) manage stormwater runoff quality.*

The corresponding DPF outlines the rainwater tank storage requirements. Each dwelling will be connected to a 2000L rainwater tank, with a 1000L of detention, connected to toilet and either the laundry cold water outlets or hot water service. The tanks will be discharged and all stormwater collected via a common pipe to Ross Street, ensuring that post and predevelopment flows are unchanged, maximising conservation of water resources and ensuring that stormwater run-off from the development is managed appropriate to not affect downstream flows. The proposal satisfies **PO** & **DPF 1.1** of **Stormwater Management Overlay** and the mandatory condition, as per *Practice Direction 12 – Conditions*, applied to the development.

Utilities

Both Council and a representor raised concerns regarding the lack of detail regarding utility, including water meters, mailboxes, gas meters, air-conditioning units and similar. As part of the amended plans the applicant provide additional information to address this matter.

PO 24.1 of **General Development Policies – Design in Urban Areas** states:

> ***PO 24.1 –*** *Provision is made for the convenient storage of waste bins in a location screened from public view.*

As per Council's *Sustainable Kerbside Waste Management Policy* each dwelling will be provided with three standard waste bins (general waste, recycling bin and an organics). When not presented to the street for collection, all three bins will be stored in the garage of the respective dwelling. The waste bins will be discreetly screened from view of the public realm and are readily accessible for residents thereby satisfying the intent of **PO 24.1** of **General Development Policies – Design in Urban Areas**.

However, at this time residents will be required to present their bins to Ross Street. This requires a resident to manoeuvre the bins from the garage at the rear, via the private laneway to Ross Street, which seems cumbersome. As such, collection from Ross Street is not broadly supported given the inconvenient nature of transporting the bins form the garage to the Ross Street. As outlined in the Waste Management Plan,

prepared by Rawtec, **Attachment 4**, bin collection could be collected via the laneway, subject to an approval / arrangement with Council.

In accordance with Council's *Sustainable Kerbside Waste Management Policy 2025*, Council would, in principle, support the collection of bins for the dwellings via the private laneway, either through a private waste collection or Council's kerbside collection service, subject to compliance with relevant requirements. If the development proposes collection utilising the Council's kerbside service, the private laneway must be designed in accordance with Council's Waste Management Policy, East Waste Guidelines and The State Guide.

Please note that the location of waste collection points falls outside the scope of *The Code*. The applicant is responsible for confirming and establishing an agreement with Council's Manager Climate & Sustainability regarding waste collection arrangements.

> ***PO 35.5 – General Development Policies – Design in Urban Areas***
> *Services including gas and water meters are conveniently located and screened from public view.*

The applicant provided additional information within the Architectural Plans, **Attachment** 1, showing that the electricity and water meters will be grouped together at the end of the row of terraces shown on the Site Plan, prepared by rendition Homes, Sheet 10 of 11. The meter box for dwellings 10 – 17 will be seen from Fourth Avenue, however obscured by the landscaping strip and are unlikely to result in unreasonable visual impact to the public realm, satisfying the intent of **PO 35.5** of **General Development Policies – Design in Urban Areas**.

> ***PO 1.4* – General Development Policies – *Design in Urban Areas***
> *Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:*
>
> *a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces*
>
> *b) screening rooftop plant and equipment from view*
>
> *c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.*

The proposal seeks to locate all air-conditioning units centrally on the roof of the dwellings at the rear. These units will not be visible from Ross Street due to the proposed built form; however, they may be partially visible from Fourth Avenue. While the air-conditioning units will be visible at certain points, this is not considered to unduly impact the streetscape or the residential amenity of the locality. On balance, although the air-conditioning units do not fully satisfy the relevant **PO**, the proposal is considered acceptable.

Fencing

The proposal includes a masonry fence along the front property boundary fronting to Ross Street.

PO 9.1 of the **General Development Policies – Design in Urban Areas** states:

> ***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.*

At the request of Council, the applicant amended the front fence design to provide an additional 1m of permeable battens (matching the pedestrian gate) to further break up the visual bulk of the 100m of masonry front fence. The amendment to the fence is considered an improvement without compromising on

the privacy of future residents. The front fence is of a sufficient height to both maintain privacy and secure the property while balancing the desire to allow for passive surveillance to the streetscape. It is noted that, under the current zoning, a 2.1-metre Colorbond fence could be installed along the Ross Street frontage without requiring Council approval. In comparison, the proposed design and appearance of the front fence represents a greater outcome for Ross Street than a Colorbond alternative. Accordingly, the proposed front fence is considered to satisfy **PO 9.1** of **General Development Policies – Design in Urban Areas.**

It is anticipated that the side boundaries and common boundaries of the proposed dwelling will be provided with a minimum 1.8m fencing to ensure the privacy and security of residents. In accordance with *Schedule 4 (1)(d)* of the *Development and Infrastructure (General) Regulations 2017* the construction of a fence exceeding 2.1m in height, measured from the lower of the 2 adjoining finished ground levels, is excluded from the definition of development and therefore does not require development approval.

Overall Site Wide Matters

Building Footprints

PO 1.1 of the **Urban Renewal Neighbourhood Zone** seeks:

> ***PO 1.1 – Landscape Transition Subzone***
> *Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood.*
>
> ***DPF 1.1 – Landscape Transition Subzone***
> *The development does not result in a site coverage exceeding 50%.*

The building footprint of the development results in approximately 43% of the whole site being development, satisfying the quantitative provisions of the **DPF 1.1** of **Landscape Transition Subzone**. In addition to the above, while there are no applicable policies provided by *the Code*, the development is also subject to the *Concept Plan 116 - Everard Park.* The concept plan envisages a landscape buffer of 6m to Norman Terrace and 5m to Fourth Avenue and Ross Street. The dwellings fronting to Ross Street have provided a 5.6m front setback with a landscape strip between the dwellings and the public realm provided. Additionally, a 5m setback to the secondary road property boundary from the dwellings and a 10.2m setback from the residential flat building to Fourth Avenue, provides the landscape buffer in accordance with the concept plan. Lastly, the residential flat building, provides a front setback to the ground floor to Norman Terrace a minimum of 6.2m, ensuring that along the road frontage the landscape buffer can be provided. The building footprint result in a significant increase in landscaping along road frontages, as well as the retention of three significant trees along the road frontages of Norman Terrace and Fourth Avenue, providing a high level of amenity and maintaining the landscaped character of the area. As such the development satisfies the intent of **PO 1.1** of **Landscape Transition Subzone**.

Traffic and Access

The relevant **PO's** of the **General Development Policies – Design in Urban Areas** state:

> ***PO 23.3 – General Development Policies – Design in Urban Areas***
> *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.*
>
> ***PO 23.4 – General Development Policies – Design in Urban Areas***
> *Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.*

PO 23.5 – General Development Policies – Design in Urban Areas
Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.

PO 33.1 - General Development Policies – Design in Urban Areas
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.

PO 33.2 - General Development Policies – Design in Urban Areas
The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.

PO 33.3 - General Development Policies – Design in Urban Areas
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.

PO 33.4 - General Development Policies – Design in Urban Areas
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.

PO 33.5 - General Development Policies – Design in Urban Areas
Dwellings are adequately separated from common driveways and manoeuvring areas.

To support the development, the applicant provided a Traffic and Parking Assessment prepared by MFY, refer to **Attachment 3**. Traffic congestion, lack of on-site parking for visitors and residents and the accumulative impacts of large developments on the street network were all raised by representors.

As previously outlined, vehicular access to the development will be provided via three new crossovers. A new crossover on Norman Terrace will provide access to the basement car park. A new crossover to Fourth Avenue provides access to the under croft car park for the residential flat building and the rear-loaded garages for the terrace dwellings. Lastly, vehicles can exit the development via a shared access arrangement to Ross Street with the adjoining development to the west. This configuration removes two existing crossovers from Norman Terrace, three from Fourth Avenue, and four from Ross Street, removing a total of nine redundant crossovers. The proposed crossovers have been carefully designed to avoid all street furniture and ensure no impact on existing street trees. Council's Traffic Engineer sought clarification regarding the impact of existing on-street vehicle parking. To address this matter the applicants traffic engineer providing additional vehicle turn paths showing that a 10.3m refuse vehicle can manoeuvre through the local road network without impacting existing street infrastructure. Furthermore, the MFY report provides vehicular turn paths demonstrating the three new crossovers can accommodate simultaneous vehicle movements, thereby minimising traffic interruptions. Overall, the access arrangements reduces the number of entry points, ensures safe and convenient vehicle ingress and egress, mitigates potential pedestrian conflicts, and increases on-street parking availability.

Traffic movements and congestion were raised by multiple representors. In addition to the concerns raised, Council's Traffic Engineer sought additional information regarding the accumulative impact of the proposed development and the adjacent supported accommodation facility recently approved. MFY provided further analysis, concluding that the proposed development would result in an additional 245 trips per day on the local road network, equating to approximately 25 trips per hour during peak traffic periods. It was advised that a majority of drivers will enter and exit via Fourth Avenue and down to Norman Terrace. An estimated 10% of the trips associated with the development will be accessed via Ross Street. It was concluded that such volumes will have a minimal impact on the road network and will not change the nature and function of the local roads.

Council's traffic engineer reviewed the information provided and is supportive of the conclusions by MFY. They have also advised that there is sufficient capacity within the local road network to support the anticipated traffic generation from the development.

Overall, the proposed development satisfies the above **PO's**.

Landscaping

Numerous representations raised concerns regarding the loss of mature vegetation on site and the loss of tree canopy proposed as part of the development.

The relevant **PO's** of the ***Landscape Transition Subzone*** state:

> ***PO 1.2 – Landscape Transition Subzone***
> *Development incorporates deep soil zones for the retention or provision of large trees to contribute to a well landscaped setting.*

With the corresponding **DPF** stating:

> ***DPF 1.2 – Landscape Transition Subzone***
> *At least 15% of a site incorporates deep soil zone areas.*

The applicant has submitted a Landscaping Concept Plan, prepared by GD Studio, **Attachment 7**, which encompasses the entire site, including the proposed Public Open Space and communal areas. This concept outlines the overarching objectives of the applicant's landscape architect, aiming to create a welcoming and comfortable environment that promotes a healthy and active lifestyle for future residents and the wider community. As detailed earlier in this report, the development incorporates a 5m landscaping strip along Ross Street and Fourth Avenue, and a 6m landscaping strip along Norman Terrace. To further soften the interface between the subject land and the supported accommodation to the west, a minimum 7.7m landscaped buffer zone has been provided. Collectively, these measures result in a minimum of 25% of the total site area being dedicated to landscaped deep soil zones. Within these zones, the development seeks to retain three (3) existing significant trees. In addition to retaining mature vegetation, the proposal seeks to includes a diverse range of plantings including, trees (small to large), shrubs and understorey plantings throughout the site. These initiatives will enhance the visual quality of the land. Accordingly, the proposal is considered to satisfy **PO 1.2** of **Landscape Transition Subzone**.

The relevant **PO's** of the **General Development Policies – Design in Urban Areas** state:

> ***PO 3.1 & PO 22.1 - General Development Policies – Design in Urban Areas***
> *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.'*
>
> ***PO 7.6 - General Development Policies – Design in Urban Areas***
> *Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.*
>
> ***PO 13.1 - General Development Policies – Design in Urban Areas***
> *Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.*
>
> ***PO 13.2 - General Development Policies – Design in Urban Areas***
> *Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate*

new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.

PO 13.3 - General Development Policies – Design in Urban Areas
Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.

PO 13.4 - General Development Policies – Design in Urban Areas
Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.

PO 34.1 – General Development Policies – Design in Urban Areas
Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.

PO 34.2 – General Development Policies – Design in Urban Areas
Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.

PO 34.4 – General Development Policies – Design in Urban Areas
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.

To enhance the appearance of the car parking areas and soften the interface at the site boundaries, deep soil zones have been strategically located to support substantial and mature landscaping and incorporating understorey plantings along road frontages. The retention of the Significant *Corymbia maculata – Spotted Gum*, understorey plantings and tree plantings between the car parking spaces within the private laneway further softens the built form when viewed from Fourth Avenue. Lastly, and while not a consideration of *The Code*, the development is proposed to increase the tree canopy coverage from 18% to 32%, contributing to tree canopy targets sought by the City of Unley.

On balance, the concept design for soft landscaping proposed for the site is appropriate and will encourage residents to utilise it for recreational purposes. The gardens surrounding the dwellings, residential flat building and the Public Open Space will enhance the appearance of the land, both internally and when viewed from the public realm. The variety of planting species proposed and identified in the Planting Palette, as well as the significant trees to be retained across the site will promote biodiversity and provide shade for residents and visitors using visiting the site.

The development is considered to satisfy **PO 3.1, 7.6, 13.1, 13.2, 13.3, 13.4, 22.1, 34.1, 34.2, 34.4** of **General Development Policies – Design in Urban Areas.**

Stormwater Management

Representors raised concerns regarding flooding within the locality, which is relating more to the improper stormwater management currently within the locality rather than flooding.

The relevant **PO's** of the **General Development Policies – Design in Urban Areas** state:

PO 7.1 – General Development Policies – Design in Urban Areas
Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.

PO 36.1 – General Development Policies – Design in Urban Areas
Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients,

bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.

PO 36.2 – General Development Policies – Design in Urban Areas
Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.

The applicant's engineer has provided further guidance regarding stormwater management on site. A Stormwater Management Plan (SMP), prepared by PT Design, refer to the **Attachments 2**, outlines how the development will manage stormwater with the development. Notably, the development will include 30% less roofed area and 10% less impervious area compared to the existing site conditions. As a result, stormwater runoff is expected to be significantly reduced.

Council's Project Lead Civil also sought additional details regarding a pollutant trap within the private land and car parking areas. Further investigation of this matter will be undertaken during final design stages, with the applicant's technical officers to undertake a *Model for Urban Stormwater Improvement Conceptualisation (MUSIC)* analysis of the area. In principle, Council administration is supportive of the SMP and associated reports, provided as part of the application. It provides reassurance the stormwater collected on site is able to be managed to Council's satisfaction without increasing demand on Council's infrastructure or contaminating stormwater from vehicular parking areas or common driveways.

Given Council's Project Lead Civil is supportive in principle of the current plan, the development is considered to satisfy **PO 7.1, 36.1** and **36.2** of **General Development Policies – Design in Urban Areas**. It is recommended as part of any approval; a Reserve Matter 2 is included requiring a final detailed design of the SMP to the satisfaction of Council.

CONCLUSION

Whilst the development does not satisfy some of the Designated Performance Features set out within the relevant Performance Outcomes, these shortfalls are not considered to be detrimental to the established character of the locality.

The matters raised by the representors have been considered in the course of this assessment. Having considered all the relevant assessment provisions, the proposal is considered to satisfy the intent of the Desired Outcomes and Performance Outcomes of the Planning and Design Code for the following reasons:

- On balance the proposed development satisfies the relevant Performance Outcomes of the Urban Renewal Neighbourhood Zone, Overlays and General Development Policies;
- The development incorporates affordable housing within the development, supporting the incentive for the additional building height.
- The provision of affordable housing within the development provides opportunities for households with low to moderate incomes to purchase an apartment within the residential flat building, a positive inclusion;
- The proposed land uses are considered to be complementary to the pattern of development in the locality and it will not detrimentally impact on the amenity of the predominantly residential area;
- The regulated and significant trees identified for removal do not make an *important* contribution to the local character and amenity nor form a notable visual element to the landscape of the local area. The applicant proposes to plant the 18 replacement trees for the regulated and significant trees removed;

- The proposed buildings have been sited and design to reduce the visual bulk and scale to adjacent properties by providing landscaping buffers and generous setbacks from common boundaries with adjacent sites.
- The two storey dwellings fronting to Ross Street have been designed in a manner to provide a transition from the predominant single storey character of the Established Neighbourhood Zone and the proposed 5-level residential flat building on the subject land.
- Direct overlooking from upper-level habitable rooms windows and balconies of the residential flat building have been appropriately mitigated to adjoining residential land uses.
- It has been demonstrated each dwelling and apartment will be provided with adequate provision for private open space fully accessible from habitable rooms.
- The proposed development has provided sufficient on-site car parking to satisfy *the Code* and has demonstrated any increase in traffic movements would not adversely impact upon traffic movements on the adjacent road network.
- The application has provided a landscape concept plan to assist with softening the built form when viewed from the public realm and adjacent properties.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 25027176, by EV Park Developments Pty Ltd is GRANTED Planning Consent subject to the following conditions and reserved matters:

RESERVE MATTERS

Planning Consent

Reserved Matter 1

Pursuant to Section 102 (3) of the *Planning, Development and Infrastructure Act 2016*, the following matters shall be reserved for further assessment, to the satisfaction of the Relevant Authority, prior to the granting of Development Approval of the relevant stage :

A comprehensive and detailed landscaping plan for the site be provided including the following details:

- *All trees to be planted to satisfy the Urban Tree Canopy requirements and shall clearly identified by species & location.*

Note - Further conditions may be imposed on the Planning Consent in respect of the above matters.

Reserved Matter 2
Pursuant to Section 102 (3) of the *Planning, Development and Infrastructure Act 2016*, the following matters shall be reserved for further assessment, to the satisfaction of the relevant authority, prior to the granting of Development Approval Stage 1:

Final stormwater management plan including the following:

- *Final engineering drawings;*
- *Geo-testing to ensure that there will be no impact of the direction of flow of surface water and ground water, to the satisfaction of the Relevant Authority.*
- *Final details on the stormwater quality treatment devices and MUSIC (Model for Urban Stormwater Improvement Conceptualisation) analysis to be undertaken to the satisfaction of the Relevant Authority.*

Note - Further conditions may be imposed on the Planning Consent in respect of the above 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

The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times to the satisfaction of the Relevant Authority.

Condition 3

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.

Condition 4

The establishment of all landscaping shall occur no later than the next available planting season after substantial completion of the development. Such landscaping shall be maintained in good health and condition to the reasonable satisfaction of the Relevant Authority at all times. Any dead or diseased plants or trees shall be replaced with a suitable species.

Condition 5

A watering system shall be installed at the time landscaping is established and thereafter maintained and operated so that all plants receive sufficient water to ensure their survival and growth.

Condition 6

A small tree, which has a minimum mature height of 4m, a minimum mature spread of 2m and a minimum soil area around the tree within the development site of 10m² and minimum dimension of 1.5m, shall be planted 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.

Condition 7
Eighteen (18) replacement trees must be planted within 12 months of completion of the development.

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, and cannot be planted within 3 metres of an existing dwelling or inground swimming pool.

Replacement trees must be maintained at all times and if a tree is diseased or dies it must be replaced with a similar species to the satisfaction of the Relevant Authority.

Condition 8
Tree Protection Zones shall be provided for the regulated and significant trees on the site that are to be retained. The development must be undertaken in accordance with the Tree Protection Zone Guidelines, pages 44 - 50, as outlined within the *Arboricultural Impact Assessment and Development Impact Report*, prepared by Arborman Tree Solutions, dated 6th August 2025.

Additionally:
The Project Arborist must be on site to supervise all works within the Notional Root Zones of the retained regulated and significant trees;

- Documentation shall be provided to Council certifying all works within the Notional Root Zones have been completed in accordance with the plans within 24 hours of inspection;
- No major trenching shall occur within the Notional Root Zones and no services shall traverse the Tree Protection Zones;
- Signage shall be erected indicating that no building materials shall be stored or disposed of within the Notional Root Zones and vehicles shall not traverse over the area or be stored within the Notional Root Zones;
- Nothing shall be attached to the canopy of the regulated and significant trees by any means.
- It is recommended that the dead wood in the canopies be removed prior to construction and absolutely no live wood is to be removed;
- Any pruning of regulated or significant trees should be undertaken under the guidance of a qualified arborist.

Condition 9

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).

Condition 10

No groundwater is to be discharged into Council's stormwater system.

Condition 11
All stormwater from the buildings 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.

Condition 12
Stormwater run-off shall be collected on-site and discharged without impacting the safety or integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Condition 13
Temporary debris and sediment control measures shall be installed prior to the commencement of work on site, to ensure that debris, soil, soil sediments and litter are maintained within the construction site. At no time shall debris, soil, soil sediments and litter from the construction site enter Council's drainage system, road network or neighbouring properties.

Condition 14
The driveway, car parking and manoeuvring areas to be surfaced, drained and line marked in accordance with the approved plans and Australian Standards AS 2890.1:2004, 1742.2:2009 and 2890.6:2009, prior to occupation and commencement of use of the land and shall be maintained in good condition at all times to the satisfaction of the Relevant Authority.

Condition 15
All vehicles shall enter and exit the site in a forward direction.

Condition 16
Waste collection and general delivery vehicles shall only service the development, between the hours of 7am and 7pm Monday to Friday. No waste collection is to occur on Saturday, Sunday or Public holidays.

Condition 17

Any lights on the subject land must be directed and screened so that overspill of light into the nearby properties is avoided and motorists are not distracted.

ADVISORY NOTES

Planning Consent

Advisory Note 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.

Advisory Note 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.

Advisory Note 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.

Advisory Note 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).

Advisory Note 5

The applicant/developer is reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure the activities on the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm. This includes being mindful of and minimising off site noise, dust and vibration impacts associated with development.

Advisory Note 6

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 7

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.

Advisory Note 8

That the existing crossovers shall be closed and reinstated back to kerb and gutter in accordance with Council requirements and at the applicant's expense, prior to occupation of the development. Refer to the City of Unley website Forms & Applications – Application to Alter Public Roads and Driveway Crossover Specifications.
https://www.unley.sa.gov.au/Page/Forms-Applications

Advisory Note 9

The construction of the crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant. All driveway crossing places are to be paved to match existing footpath and not constructed from concrete unless approved by council. Refer to the City of Unley website Forms & Applications – Driveway Crossover Specifications.
https://www.unley.sa.gov.au/Page/Forms-Applications

Advisory Note 10

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 11

The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

Advisory Note 12

Numerous parts of the Council area have low lying water tables. Where there is sub-surface development occurring, groundwater can be encountered. Issues related to the disposal of this groundwater, either temporarily or permanently, can cause damage to surrounding Council infrastructure and cause problems for adjoining landowners. Where groundwater is encountered during the construction of the development, it will be necessary for measures to be taken to ensure the appropriate containment and disposal of any groundwater.

Advisory Note 13

You are advised that it is an offence to undertake *tree damaging activity* in relation to a regulated or significant tree without the prior consent of Council. *Tree damaging activity* means:

- The killing or destruction of a tree; or
- The removal of a tree; or
- The severing of branches, limbs, stems or trunk of a tree; or
- The ringbarking, topping or lopping of a tree; or

- Any other substantial damage to a tree, (including severing or damaging any roots), and includes any other act or activity that causes any of the foregoing to occur but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.

Advisory Note 14

If there are any works undertaken within the Notional Root Zone of any street tree, Council's City Arborist should be contacted prior to the commencement of any works. Council's City Arborist can be contacted via 8372 5111 or PoBox1@unley.sa.gov.au

Advisory Note 15

The development (including during construction) must not at any time emit noise that exceeds the relevant levels derived from the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.

Advisory Note 16

Council will not consider removing any existing on-street parking spaces adjacent or opposite crossovers on Norman Terrace, Fourth Avenue or Ross Street either during assessment or post Development Approval.

Advisory Notes imposed by (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996 under Section 122 of the Act

Advisory Note 17

Adelaide Airport Limited has no objection to the above proposal.

The Owner/Developer need to be advised of the following:

a) The development as described at a maximum height of 44.451m Australian Height Datum (AHD) does not penetrate the Adelaide Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials or masts, must be subject to a separate assessment.

b) Crane operations associated with construction shall be the subject of separate application. Cranes above 48.5m AHD will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.

Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths

ATTACHMENT 1

PLANNING APPROVAL

EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DA DRAWING LIST

DWG NO.	TITLE	REV
DA0.00 PRELIMINARIES		
DA0.01	COVER SHEET	B
DA0.03	ARTIST IMPRESSION	A
DA1.00 SITE ANALYSIS		
DA1.02	LOCAL CONTEXT PLAN	A
DA1.03	PLANNING ANALYSIS	A
DA1.04	SITE ANALYSIS	B
DA1.10 SITE PLAN		
DA1.12	EXISTING & DEMOLITION PLAN	B
DA1.13	SITE PLAN	B
DA2.00 FLOOR PLANS		
DA2.02	BASEMENT	B
DA2.03	LEVEL GROUND	B
DA2.04	LEVEL 1	A
DA2.05	LEVEL 2	A
DA2.06	LEVEL 3	A
DA2.07	LEVEL 4	A
DA2.08	LEVEL ROOF	A
DA3.00 ELEVATIONS		
DA3.01	SITE ELEVATION - NORTH & SOUTH	A
DA3.03	SITE ELEVATION - EAST & WEST	A
DA4.00 SECTIONS		
DA4.01	SITE SECTIONS	A
DA5.00 TYPICAL UNITS		
DA5.01	UNIT TYPES & STORAGE SCHEDULE	A
DA8.00 COMPLIANCE DIAGRAMS		
DA8.01	SHADOW ANALYSIS - SHEET 01	A

FOR APPROVAL

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	tg
B	12/01/2026	Planing approval r5	tg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
COVER SHEET

SCALE	DATE	DRAWN	CHECKED
	12/01/2026	Author	Checker

JOB	DRAWING	REVISION
24103	DA0.01	B

DATE STAMP:22/08/2025 10:02:12 AM

IMPORTANT NOTES

FOR APPROVAL

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

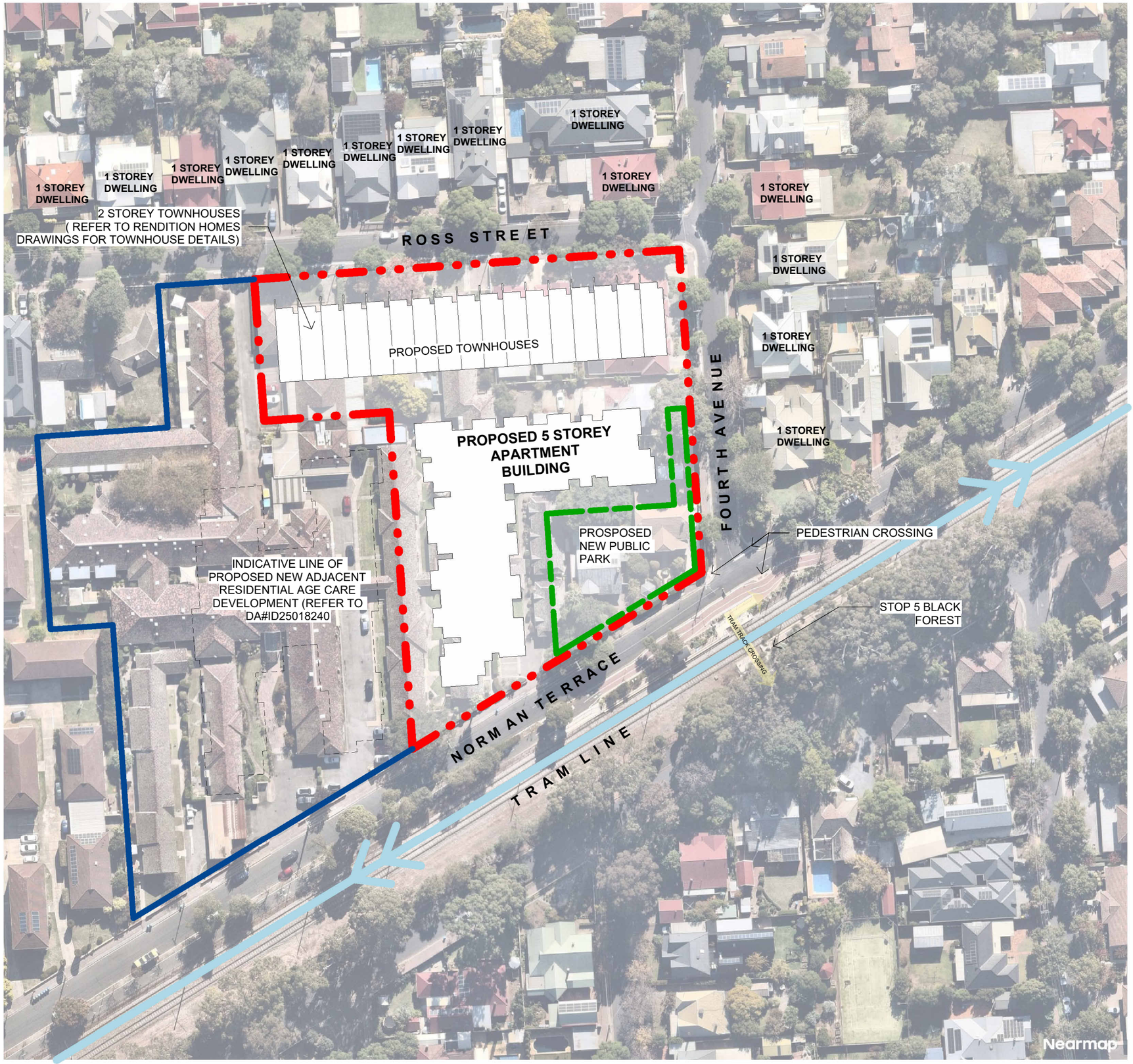
PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
ARTIST IMPRESSION

SCALE	DATE	DRAWN	CHECKED
	19/08/2025	Author	SC

JOB	DRAWING	REVISION
24103	DA0.03	A



DATE STAMP:22/08/2025 10:02:13 AM

IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of COLEGATE & CO ARCHITECTS.

FOR APPROVAL

NOT FOR CONSTRUCTION

TN

0 100

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	tg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

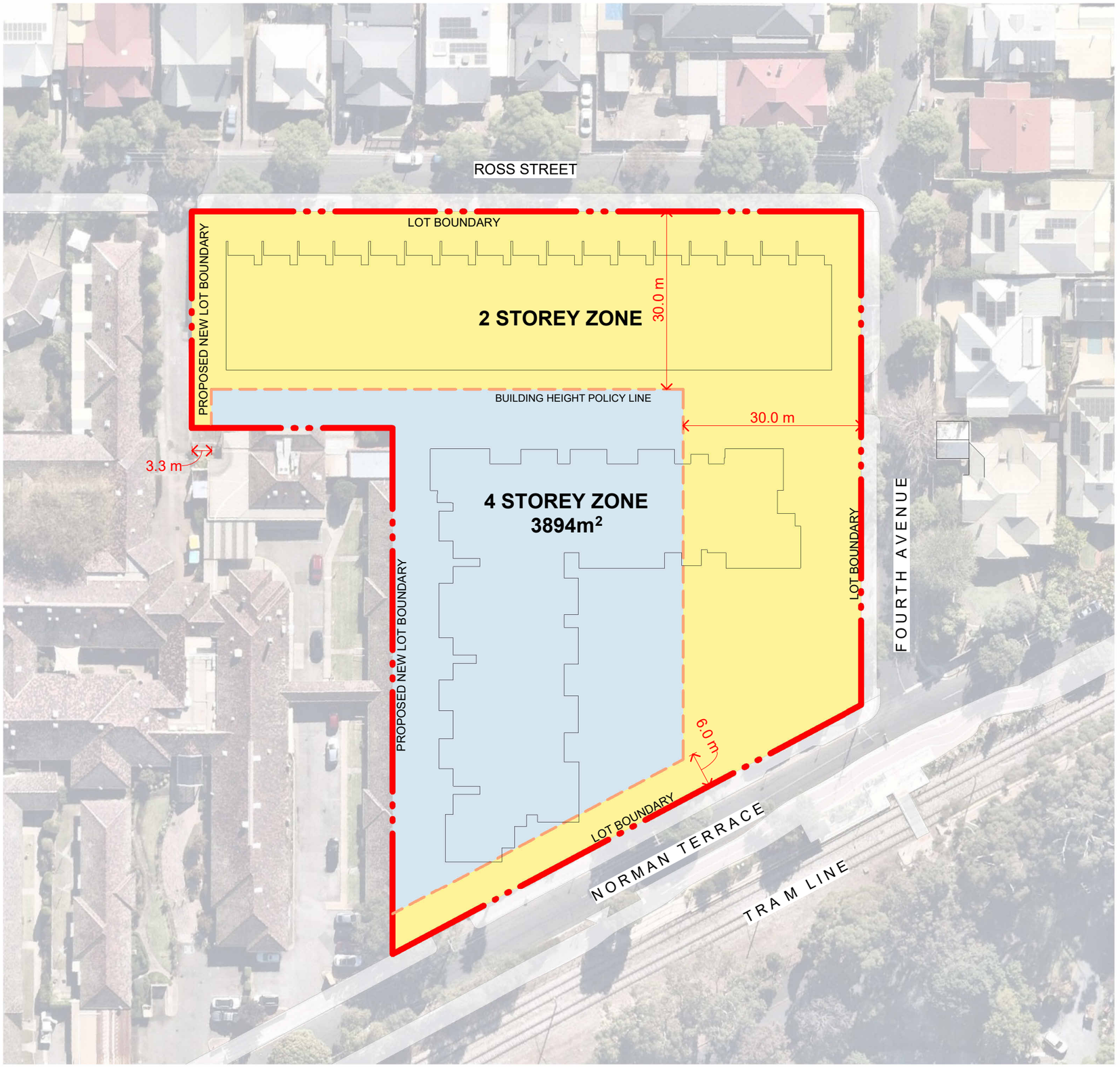
PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
LOCAL CONTEXT PLAN

SCALE	DATE	DRAWN	CHECKED
1 : 3000	19/08/2025	Author	SC

JOB	DRAWING	REVISION
24103	DA1.02	A



1 PLANNING ANALYSIS
DA3.01 1 : 700

DATE STAMP:22/08/2025 10:02:14 AM

IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of COLEGATE & CO ARCHITECTS.

FOR APPROVAL

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
PLANNING ANALYSIS

SCALE	DATE	DRAWN	CHECKED
1 : 700	19/08/2025	Author	SC

JOB	DRAWING	REVISION
24103	DA1.03	A

DATE STAMP:12/01/2026 10:49:33 AM

ROSS STREET

MAKE GOOD TO EXISTING CROSS OVER

MAKE GOOD TO EXISTING CROSS OVER

MAKE GOOD TO EXISTING CROSS OVER

MAKE GOOD TO EXISTING CROSS OVER

MAKE GOOD TO EXISTING CROSS OVER

MAKE GOOD TO EXISTING CROSS OVER

MAKE GOOD TO EXISTING CROSS OVER

BOUNDARY

BOUNDARY

BOUNDARY

BOUNDARY

BOUNDARY

RESIDENTIAL AGE CARE

RESIDENTIAL AGE CARE

E1

E2

E3

E6

E7

E8

E9

GUM 2.1M GIRTH

GUM 2.4M GIRTH

GUM 3.3M GIRTH

TREE MULTI 12M AVG

CONCRETE FOOTPATH

EXISTING TREE FOR RETENTION (REFER TO ARBORIST REPORT)

EXISTING STREET TREE TO BE REMOVED (REFER TO ARBORIST REPORT)

EXISTING STREET TREE FOR RETENTION

IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of COLEGATE & CO ARCHITECTS.

FOR APPROVAL

NOT FOR CONSTRUCTION

TN

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg
B	12/01/2026	Planning approval r5	lg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

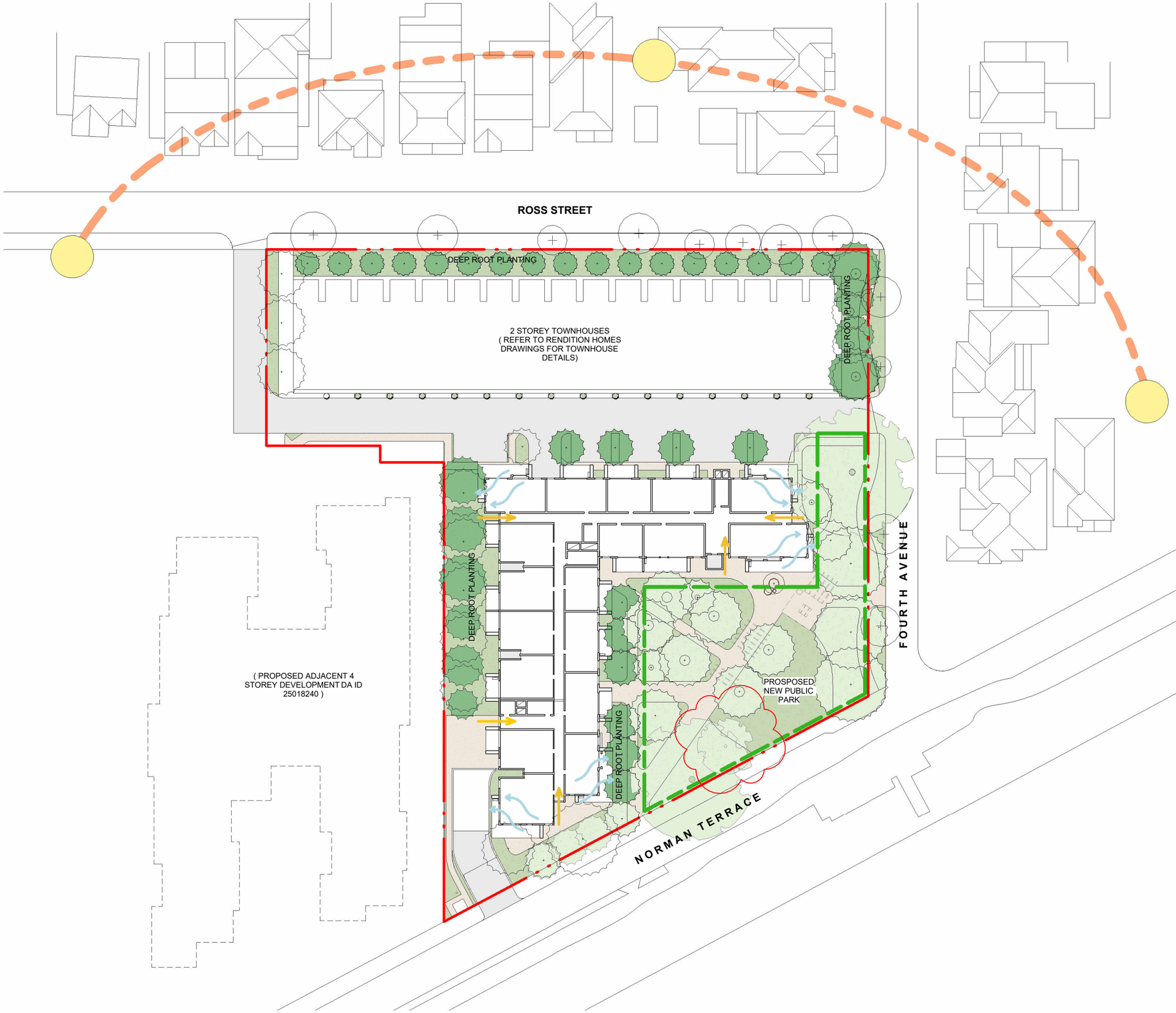
PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
EXISTING & DEMOLITION PLAN

SCALE	DATE	DRAWN	CHECKED
1 : 500	12/01/2026	LG	SC

JOB	DRAWING	REVISION
24103	DA1.12	B



1 DA3.01 SITE ANALYSIS - VENTILATION & ILLUMINATION

1 : 700

DATE STAMP:12/01/2026 10:49:31 AM

IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of COLEGATE & CO ARCHITECTS.

FOR APPROVAL

NOT FOR CONSTRUCTION

TN

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	tg
B	12/01/2026	Planing approval r5	tg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
SITE ANALYSIS

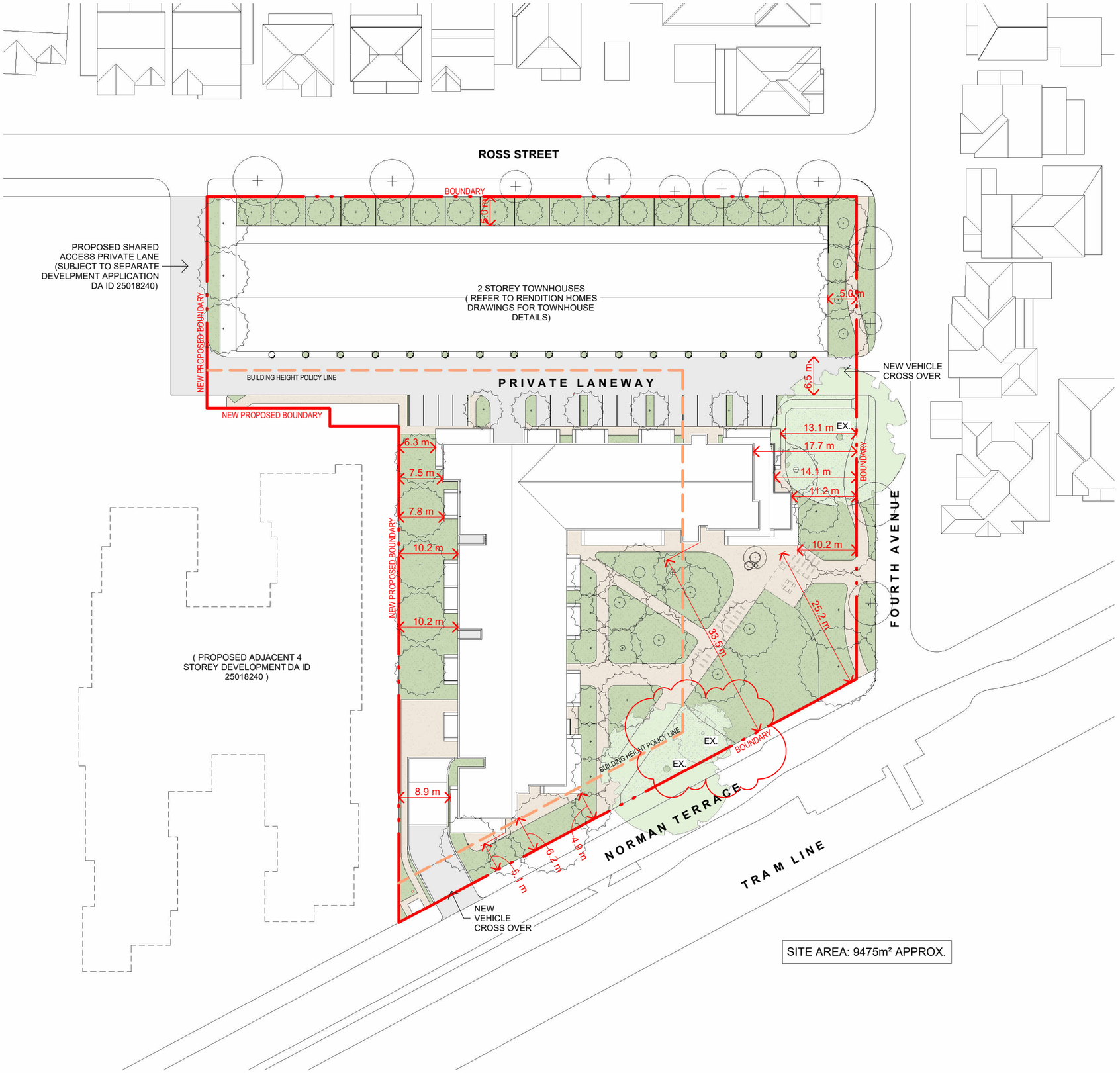
SCALE	DATE	DRAWN	CHECKED
1 : 700	12/01/2026	Author	SC

JOB	DRAWING NO	REVISION
24103	DA1.04	B

FOR APPROVAL

NOT FOR CONSTRUCTION

TN



REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg
B	12/01/2026	Planing approval r5	lg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

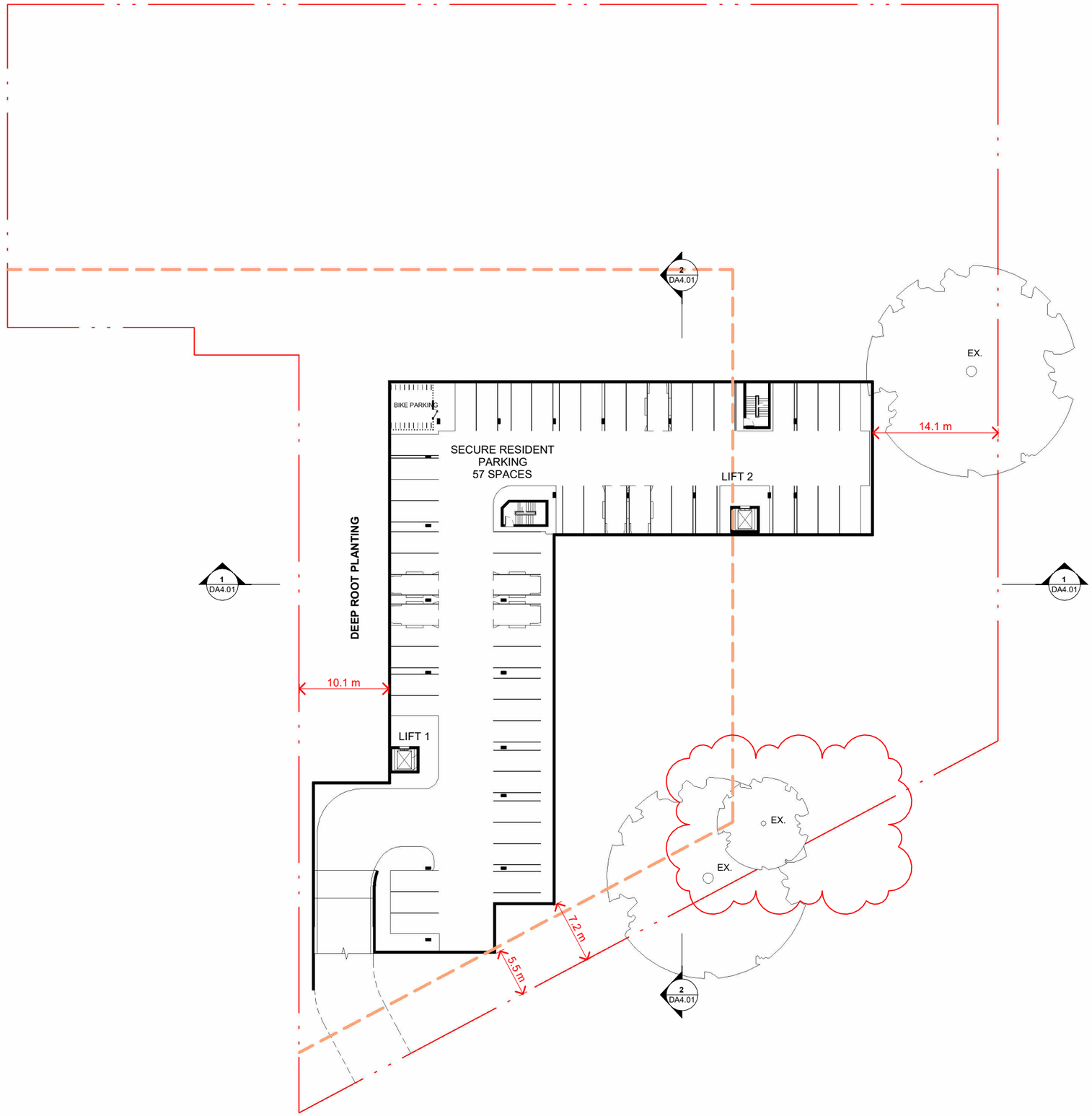
PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1 : 700	12/01/2026	LG	SC

JOB	DRAWING	REVISION
24103	DA1.13	B



DATE STAMP:12/01/2026 10:49:35 AM

IMPORTANT NOTES

FOR APPROVAL

NOT FOR CONSTRUCTION

TN

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg
B	12/01/2026	Planing approval r5	lg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

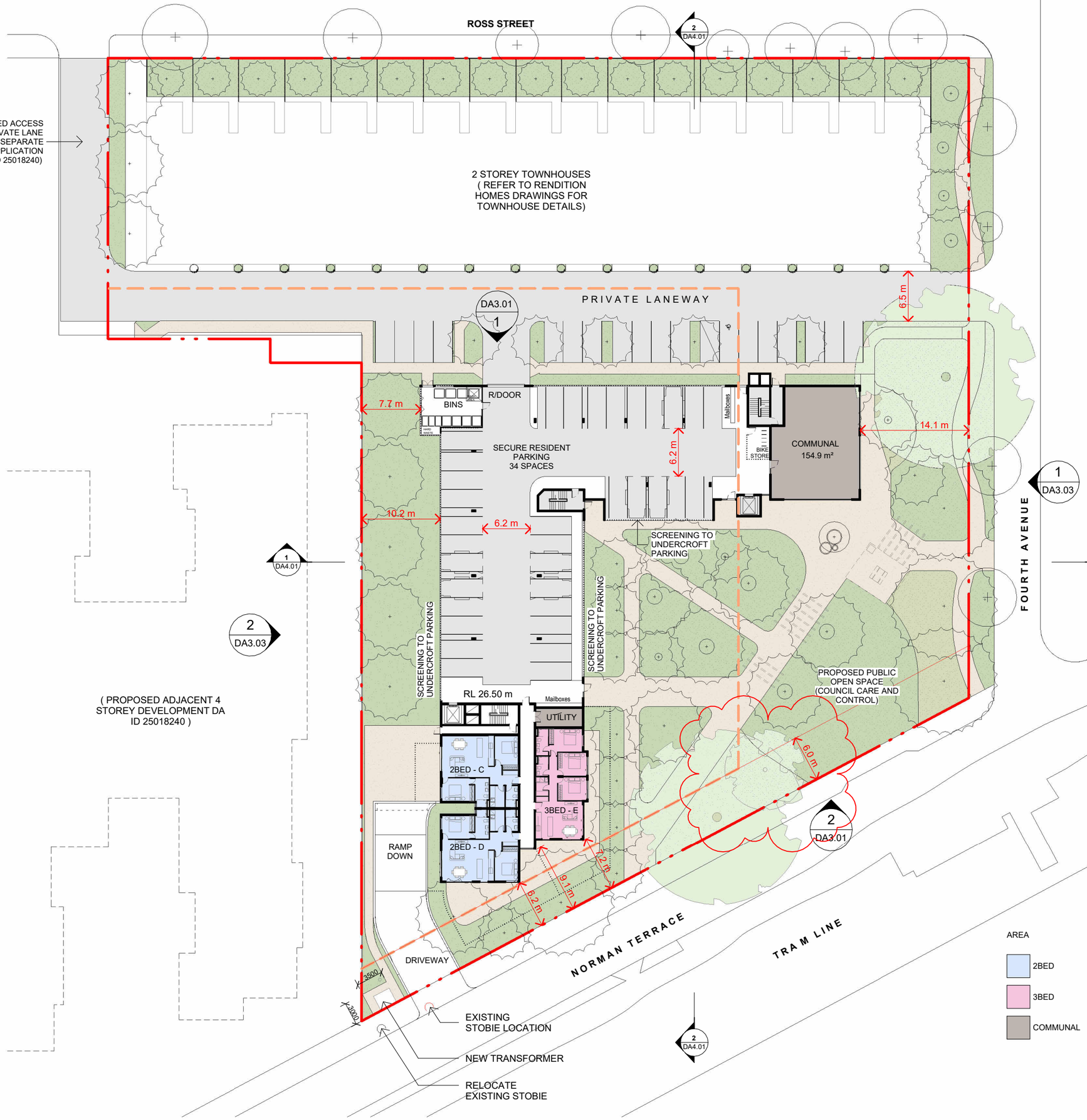
PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
BASEMENT

SCALE	DATE	DRAWN	CHECKED
1 : 500	12/01/2026	LG	SC

JOB	DRAWING	REVISION
24103	DA2.02	B



DATE STAMP:12/01/2026 10:49:36 AM

IMPORTANT NOTES

FOR APPROVAL

NOT FOR CONSTRUCTION

TN

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	tg
B	12/01/2026	Planing approval r5	tg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
LEVEL GROUND

SCALE	DATE	DRAWN	CHECKED
1 : 500	12/01/2026	Author	SC

JOB	DRAWING	REVISION
24103	DA2.03	B

DATE STAMP:22/08/2025 10:02:20 AM

IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of COLEGATE & CO ARCHITECTS.

FOR APPROVAL

NOT FOR CONSTRUCTION

TN

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg

AREA

- 1BED
- 2BED
- 3BED
- COMMUNAL
- POS

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
LEVEL 1

SCALE	DATE	DRAWN	CHECKED
1 : 500	19/08/2025	LG	SC

JOB	DRAWING No.	REVISION
24103	DA2.04	A

DATE STAMP:22/08/2025 10:02:21 AM

IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of COLEGATE & CO ARCHITECTS.

FOR APPROVAL

NOT FOR CONSTRUCTION

TN

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg

AREA

- 1BED
- 2BED
- 3BED
- COMMUNAL
- POS

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
LEVEL 2

SCALE	DATE	DRAWN	CHECKED
1 : 500	19/08/2025	Author	SC

JOB	DRAWING	REVISION
24103	DA2.05	A

DATE STAMP:22/08/2025 10:02:22 AM

IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of COLEGATE & CO ARCHITECTS.

FOR APPROVAL

NOT FOR CONSTRUCTION

TN

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg

AREA

- 1BED
- 2BED
- 3BED
- COMMUNAL
- POS

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
LEVEL 3

SCALE	DATE	DRAWN	CHECKED
1 : 500	19/08/2025	Author	SC

JOB	DRAWING	REVISION
24103	DA2.06	A

DATE STAMP:22/08/2025 10:02:23 AM

IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of COLEGATE & CO ARCHITECTS.

FOR APPROVAL

NOT FOR CONSTRUCTION

TN

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
LEVEL 4

AREA
- 1BED
- 2BED
- 3BED
- POS

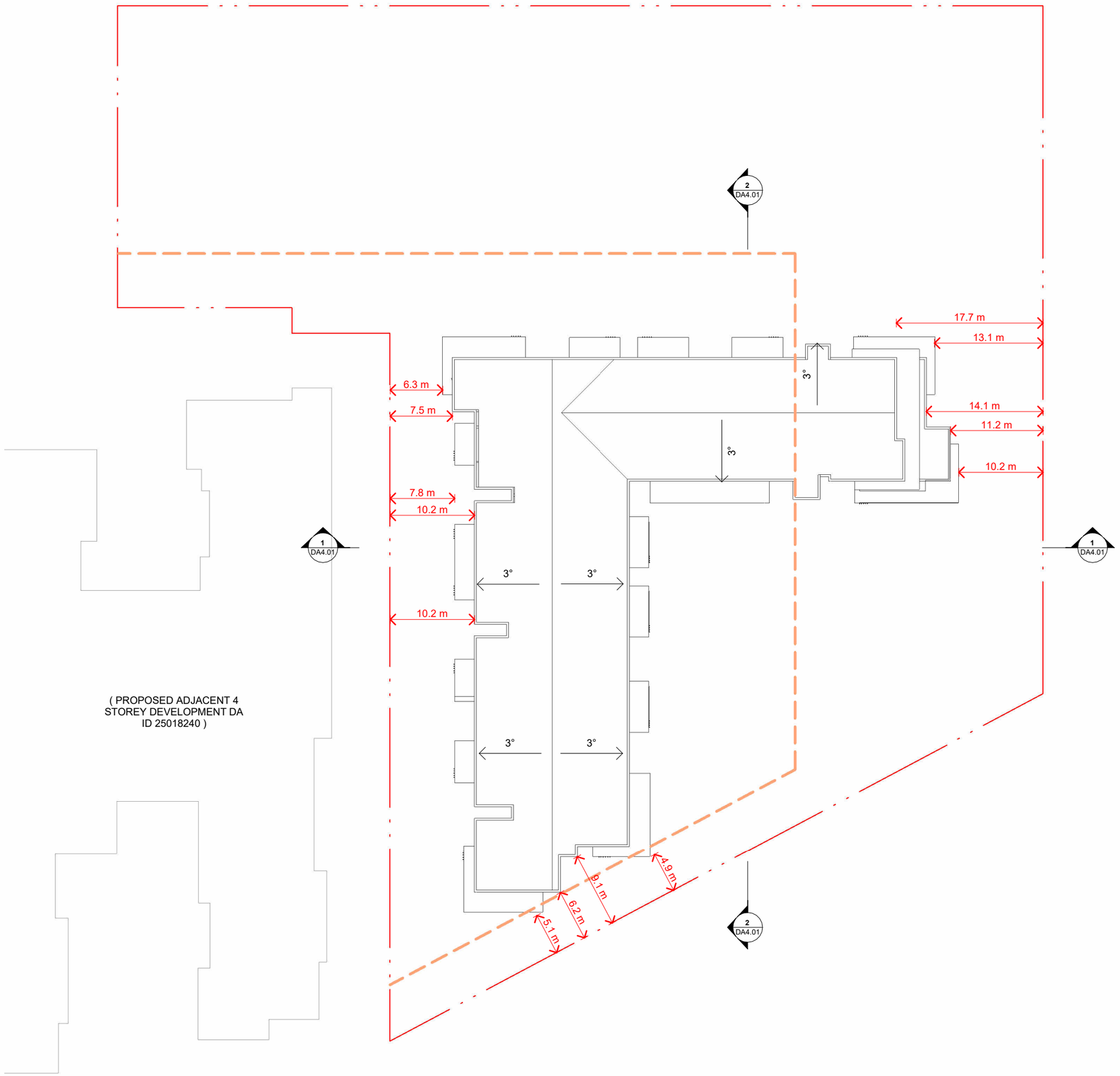
SCALE	DATE	DRAWN	CHECKED
1 : 500	19/08/2025	Author	SC

JOB	DRAWING #	REVISION
24103	DA2.07	A

FOR APPROVAL

NOT FOR CONSTRUCTION

TN



REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

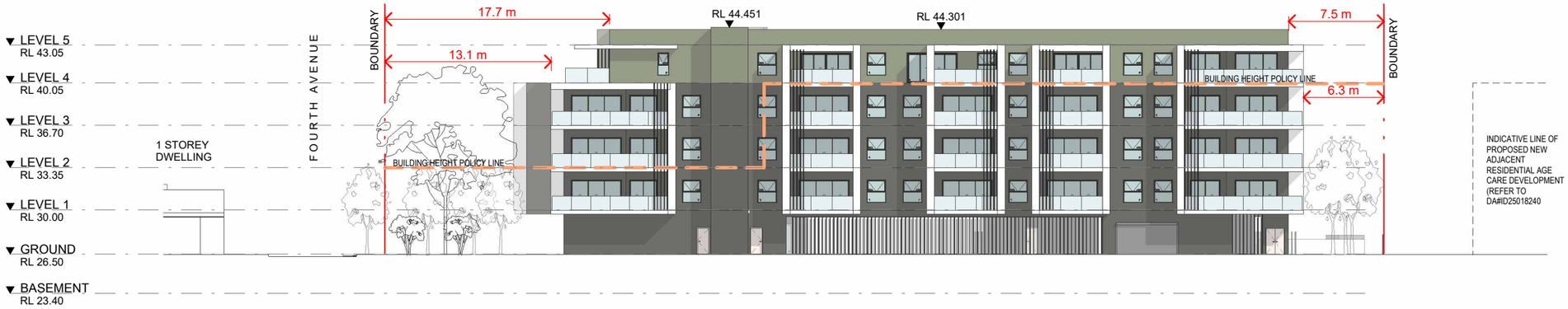
PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

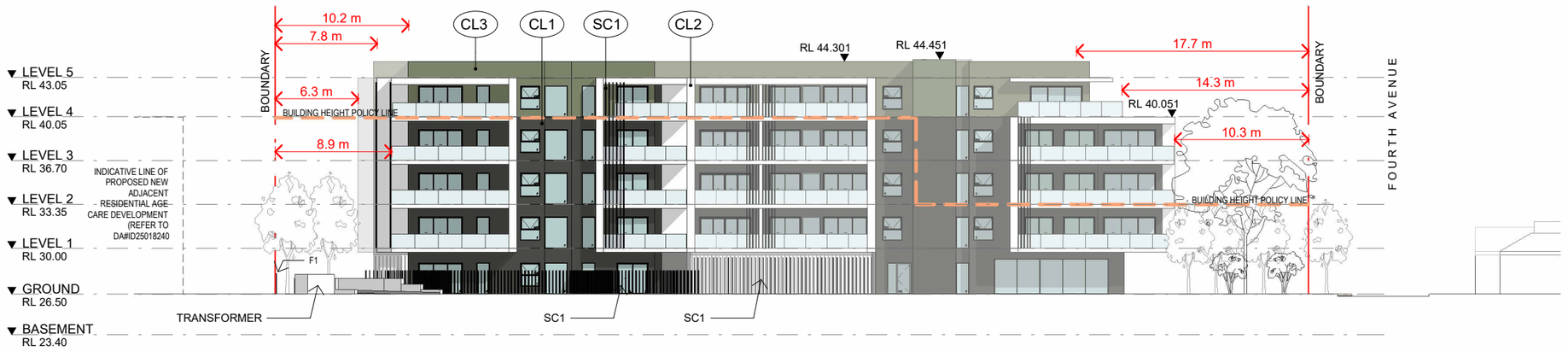
DRAWING TITLE
LEVEL ROOF

SCALE	DATE	DRAWN	CHECKED
1 : 500	19/08/2025	Author	SC

JOB	DRAWING	REVISION
24103	DA2.08	A



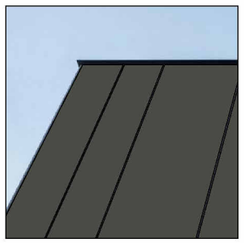
1 DA2.03 NORTH
1 : 400



2 DA2.03 SOUTH
1 : 400

CL1 CLADDING 1 FIBRE CEMENT

PAINT FINISH
COLOUR: WOODLAND GREY



CL2 CLADDING 2 FIBRE CEMENT

PAINT FINISH
COLOUR: WHITE / OFF WHITE

CL3 CLADDING 2 FIBRE CEMENT

PAINT FINISH
COLOUR: PALE EUCALYPT (GREEN)

GL1 GLAZED BALUSTRADE

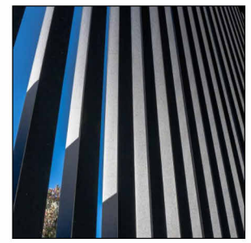
FINISH
COLOUR: CLEAR

GL2 ALUMINIUM FRAME WINDOW GLAZING

FRAME PWD FINISH
COLOUR: BLACK

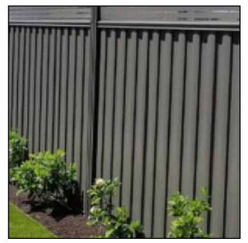
SC1 SCREEN ALUMINIUM BATTENS

PWD FINISH
COLOUR: BLACK



F1 METAL FENCE GOOD NEIGHBOUR

PWD FINISH
COLOUR: WOODLAND GREY



IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of COLEGATE & CO ARCHITECTS.

FOR APPROVAL

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
SITE ELEVATION - NORTH & SOUTH

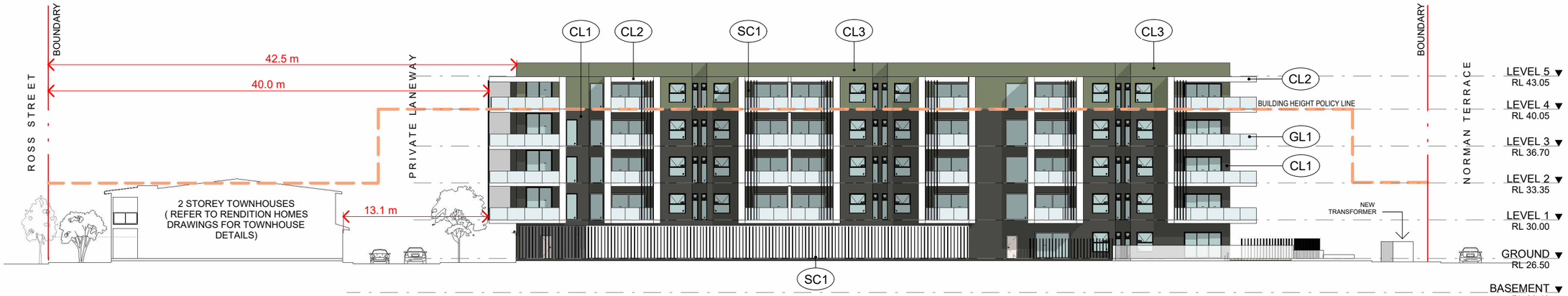
SCALE	DATE	DRAWN	CHECKED
As indicated	19/08/2025	Author	SC

JOB	DRAWING	REVISION
24103	DA3.01	A

FOR APPROVAL

NOT FOR CONSTRUCTION

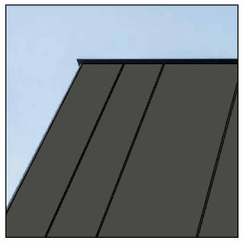
1 DA2.03 EAST
1 : 400



2 DA2.03 WEST
1 : 400

CL1 CLADDING 1 FIBRE CEMENT

PAINT FINISH
COLOUR: WOODLAND GREY



CL2 CLADDING 2 FIBRE CEMENT

PAINT FINISH
COLOUR: WHITE / OFF WHITE

CL3 CLADDING 2 FIBRE CEMENT

PAINT FINISH
COLOUR: PALE EUCALYPT (GREEN)

GL1 GLAZED BALUSTRADE

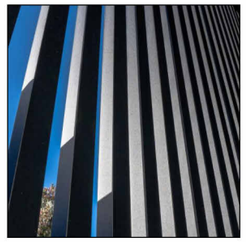
FINISH
COLOUR: CLEAR

GL2 ALUMINIUM FRAME WINDOW GLAZING

FRAME PWD FINISH
COLOUR: BLACK

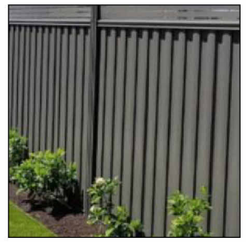
SC1 SCREEN ALUMINIUM BATTENS

PWD FINISH
COLOUR: BLACK



F1 METAL FENCE GOOD NEIGHBOUR

PWD FINISH
COLOUR: WOODLAND GREY



REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	tg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
SITE ELEVATION - EAST & WEST

SCALE	DATE	DRAWN	CHECKED
As indicated	19/08/2025	Author	SC

JOB	DRAWING	REVISION
24103	DA3.03	A

FOR APPROVAL

NOT FOR CONSTRUCTION

1 / DA2.02 SECTION - 1

1 : 400

2 / DA2.02 SECTION - 2

1 : 400

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	tg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

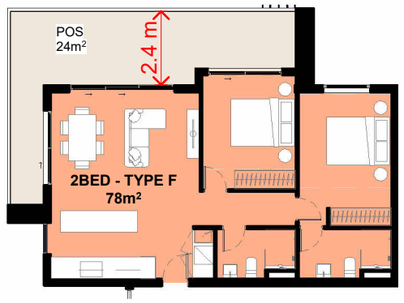
24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

DRAWING TITLE
SITE SECTIONS

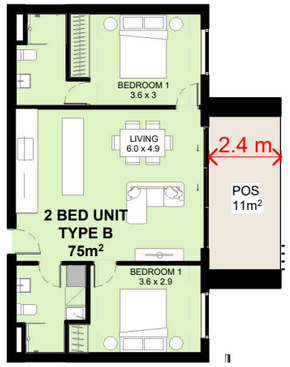
SCALE	DATE	DRAWN	CHECKED
1 : 400	19/08/2025	Author	SC

JOB	DRAWING	REVISION
24103	DA4.01	A

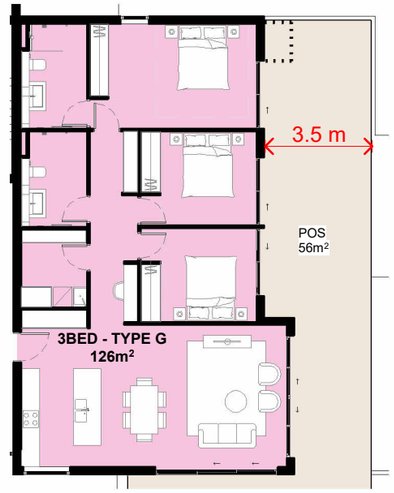
4 DA3.01 2BED - APT TYPE D
1 : 200



6 DA3.01 2BED - APT TYPE F
1 : 200

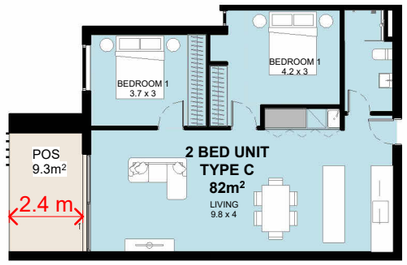


2 DA3.01 2BED - APT TYPE B
1 : 200

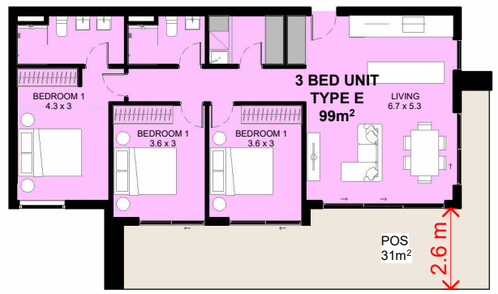


7 DA3.01 3BED - APT TYPE G
1 : 200

1 DA3.01 1BED - APT TYPE A
1 : 200



3 DA3.01 2BED - APT TYPE C
1 : 200



5 DA3.01 3BED - APT TYPE E
1 : 200

APARTMENT STORAGE SCHEDULE			
APARTMENT # BEDROOMS	1 BED	2 BED	3 BED
STORAGE REQ'D - INT	**8m³**	**10m³**	**12m³**
APARTMENT STORAGE SCHEDULE			
ROBE 1	3m³	3m³	3.2m³
ROBE 2		2.5m³	3.2m³
ROBE 3			3.2m³
ROBE 4			
GENERAL CUPBOARD	3m³	3m³	2.4m³
LAUNDRY CUPBOARD	2m³	2m³	2.4m³
STORAGE (TOTAL)	**8m³**	**10.5m³**	**14.4m³**

IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of COLEGATE & CO ARCHITECTS.

FOR APPROVAL

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

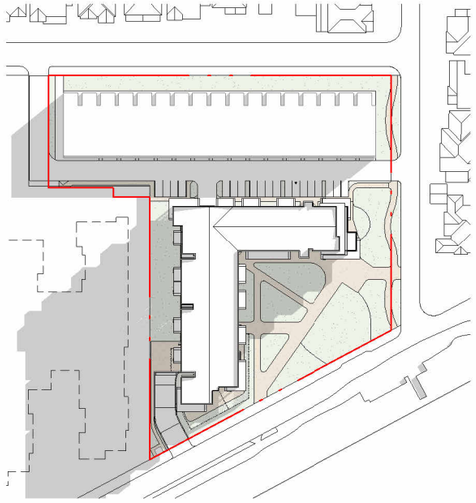
PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

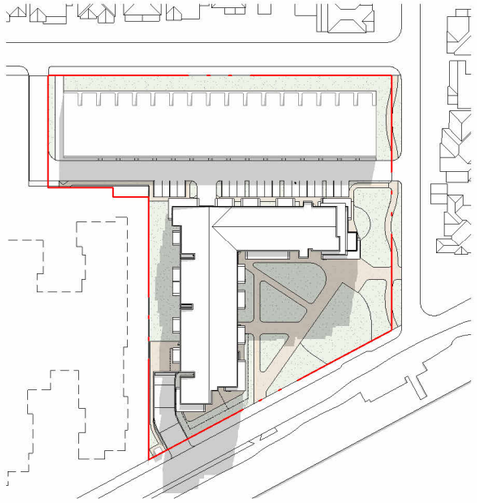
DRAWING TITLE
UNIT TYPES & STORAGE SCHEDULE

SCALE	DATE	DRAWN	CHECKED
As indicated	19/08/2025	Author	SC

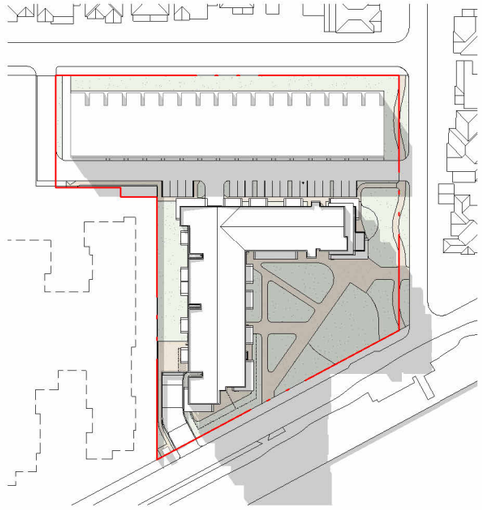
JOB	DRAWING	REVISION
24103	DA5.01	A



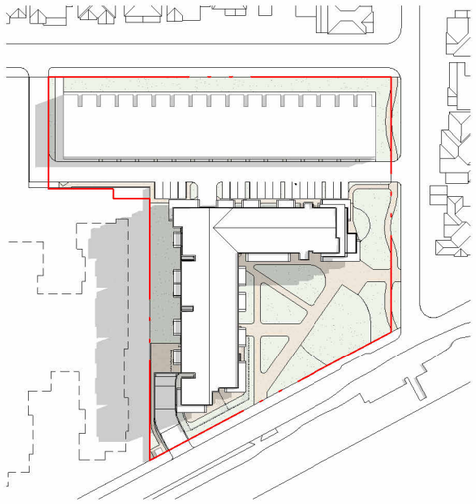
21st JUNE - WINTER SOLSTICE - 9am



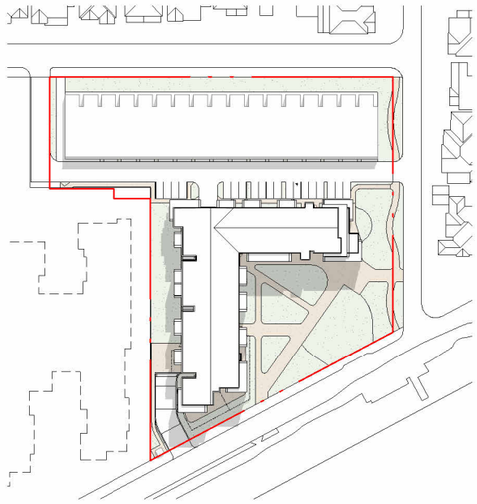
21st JUNE - WINTER SOLSTICE - 12pm



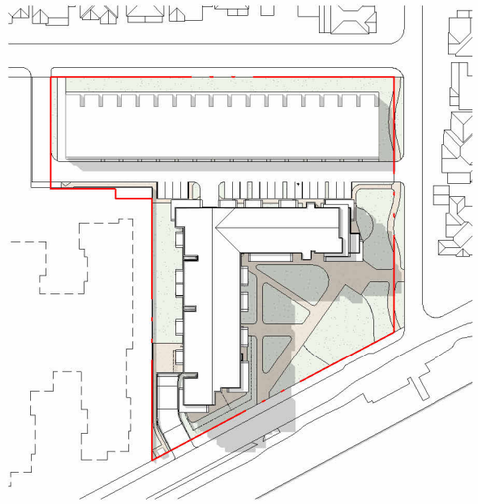
21st JUNE - WINTER SOLSTICE - 3pm



21st MARCH - EQUINOX - 9am



21st MARCH - EQUINOX - 12pm



21st MARCH - EQUINOX - 3pm

IMPORTANT NOTES

FOR APPROVAL

NOT FOR CONSTRUCTION

TN

0 50

REV.	DATE	DESCRIPTION	BY
A	19/08/2025	Planning approval	lg

COLEGATE & CO.
ARCHITECTS

CLIENT
EV PARK DEVELOPMENTS PTY LTD

PROJECT
EVERARD PARK REDEVELOPMENT

24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park

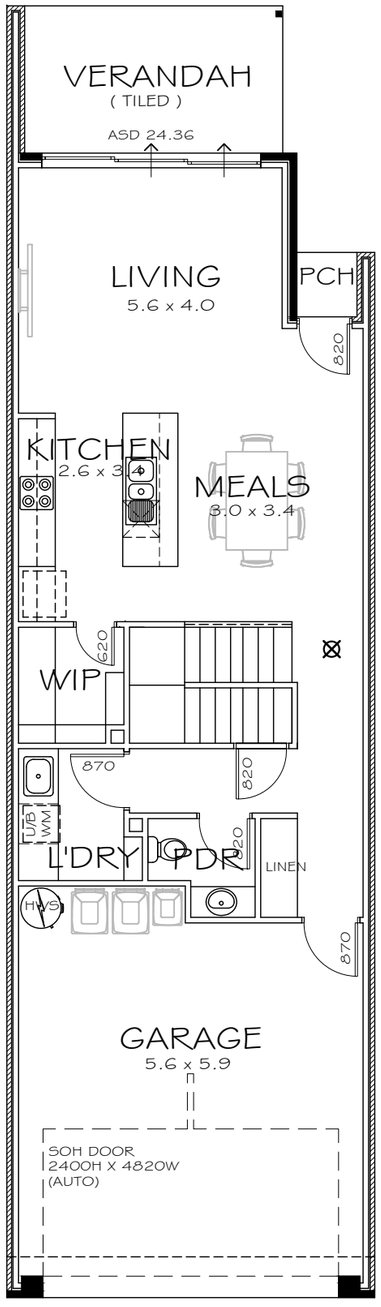
DRAWING TITLE
SHADOW ANALYSIS - SHEET 01

SCALE	DATE	DRAWN	CHECKED
1 : 2000	19/08/2025	Author	SC

JOB	DRAWING	REVISION
24103	DA8.01	A

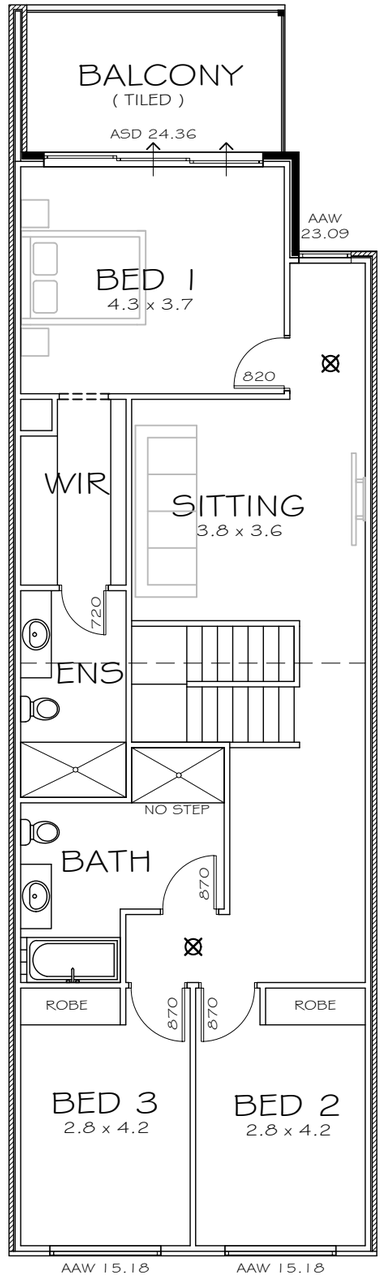
PRELIM PROPOSAL PLAN

THESE CONCEPTUAL PLANS ARE CREATED UNDER THE GUIDANCE OF THE CLIENT FOR THE PURPOSE OF PLANNING LODGEMENT. DRAWINGS ARE SUBJECT TO CHANGE TO ACHIEVE PLANNING COMPLIANCE AND/OR TO SUIT FINAL CONSTRUCTION DOCUMENTATION.



GROUND FLOOR PLAN

SCALE 1:100



UPPER FLOOR PLAN

SCALE 1:100

AREAS	m²
Lower Living	70.05
Upper Living	105.91
Garage	38.59
Porch	1.27
Verandah	10.80
Balcony	10.80
TOTAL	237.42
Width	6.000 m
Depth	21.060 m

DRAWING STAGE

DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

NOTES

CJ - CONTROL JOINTS AS PER ENGINEERS REPORT

⊠ - SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC VOL 2 BCA 2019 PART 3.7.5 & AS 3786

- GLAZING TO BE INSTALLED IN ACCORDANCE WITH NCC VOL 2 BCA 2019 PART 3.6 & AS 1288-2006
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660
- WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH TABLE 3.8.1.1 & CLAUSE 3.8.1.2 OF THE NCC VOL 2 BCA 2019 & AS 3740
- WINDOW OPENING RESTRICTORS TO COMPLY WITH CLAUSE 3.9.2.6 OF THE NCC VOL 2 BCA 2019
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 1 OF 11 SCALE: 1:100

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

RENDITION HOMES
Pty Ltd

ABN 89 008 288 506
BLD 54020

503 Lower North East Rd.
Campbelltown, SA 5074

(08) 8415 7000
renditionhomes.com.au

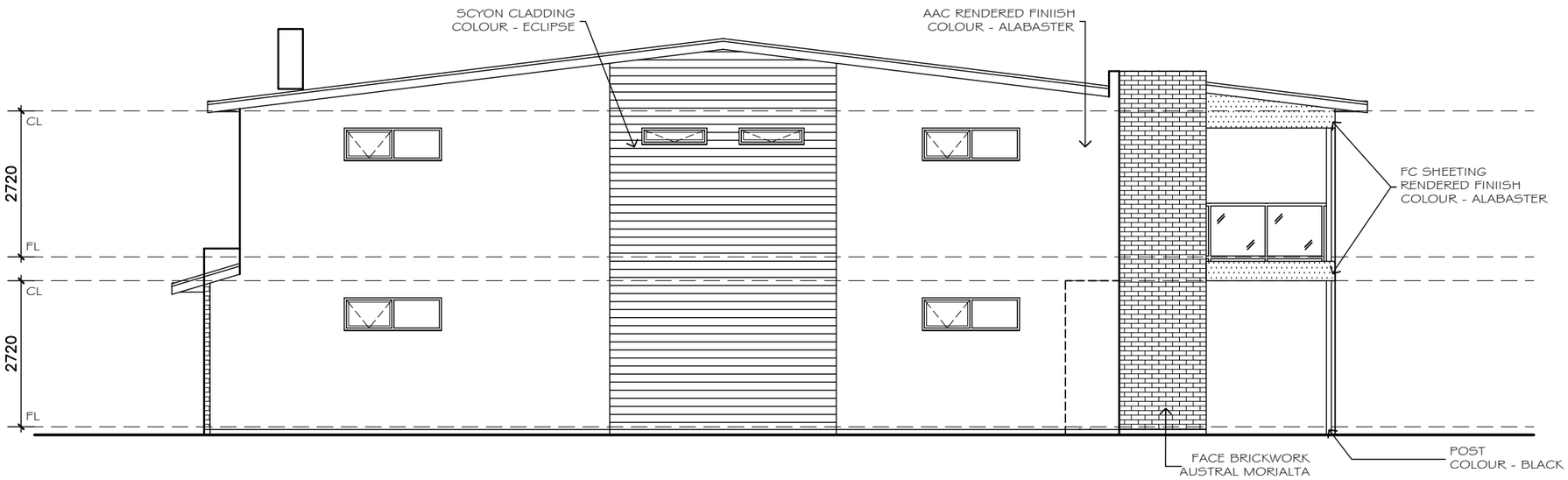
RENDITION HOMES

184

PRELIM PROPOSAL PLAN

ROOF COLOUR - COLORBOND SHALE GREY
WINDOWS / ASD'S - BLACK FRAME
BALUSTRADE - BLACK FRAME / CLEAR GLASS
GUTTERS / FASCIAS - COLORBOND MONUMENT

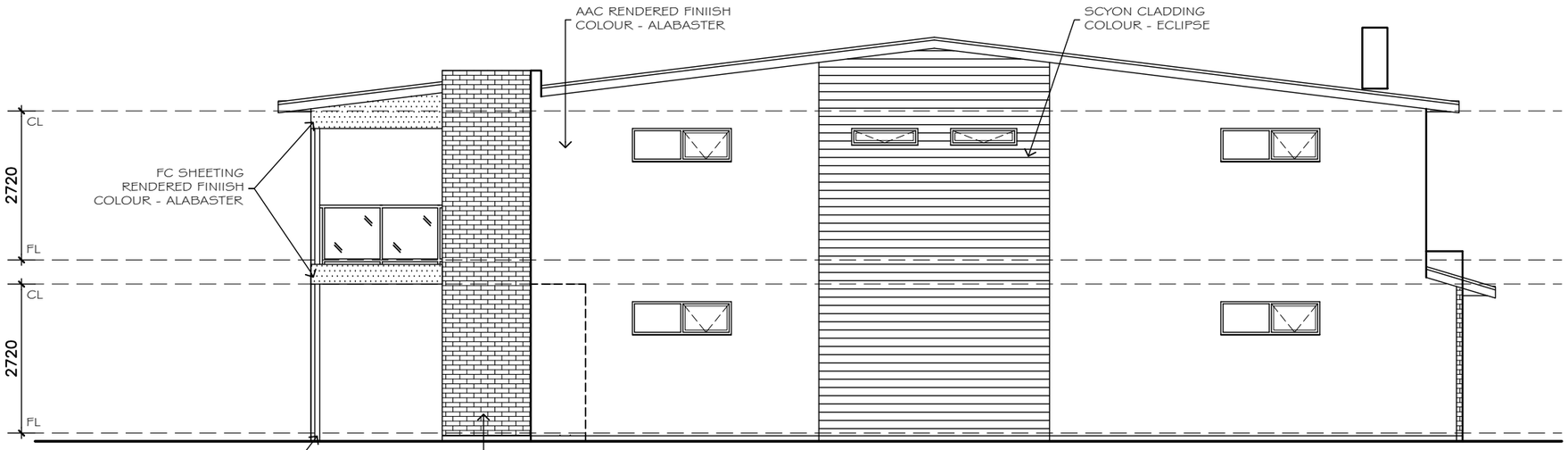
THESE CONCEPTUAL PLANS ARE CREATED UNDER THE GUIDANCE OF THE CLIENT FOR THE PURPOSE OF PLANNING LODGEMENT. DRAWINGS ARE SUBJECT TO CHANGE TO ACHIEVE PLANNING COMPLIANCE AND/OR TO SUIT FINAL CONSTRUCTION DOCUMENTATION.



SIDE ELEVATION - DWELLING 17

SCALE 1:100

(TYPE A)



SIDE ELEVATION - DWELLING 1

SCALE 1:100

(TYPE A)

DRAWING STAGE		
DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 2 OF 11 SCALE: 1:100

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

RENDITION HOMES
Pty Ltd

ABN 89 008 288 506
BLD 54020

503 Lower North East Rd.
Campbelltown, SA 5074

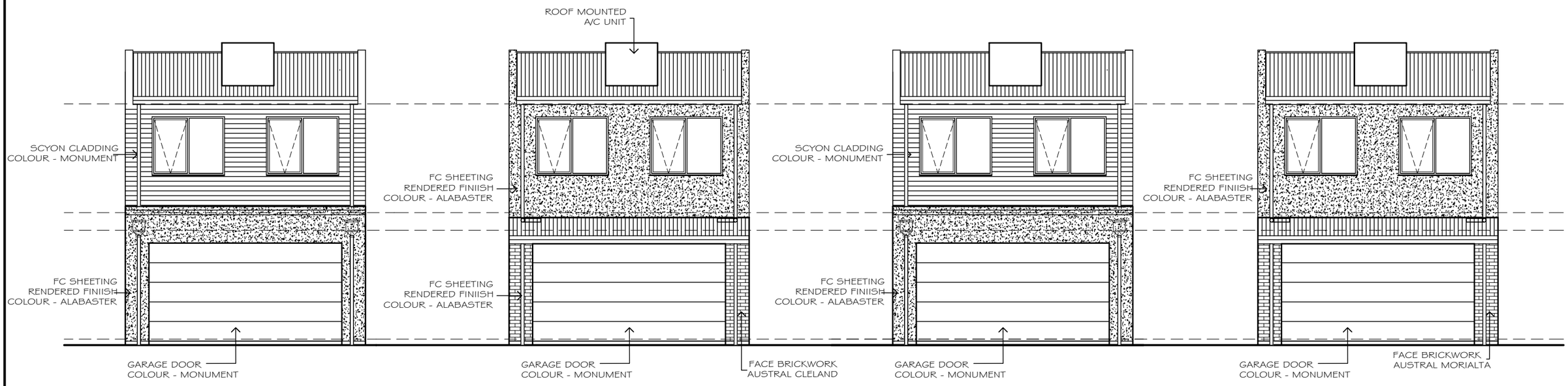
(08) 8415 7000
renditionhomes.com.au

RENDITION HOMES

PRELIM PROPOSAL PLAN

ROOF COLOUR - COLORBOND SHALE GREY
WINDOWS / ASD'S - BLACK FRAME
BALUSTRADE - BLACK FRAME / CLEAR GLASS
GUTTERS / FASCIAS - COLORBOND MONUMENT

THESE CONCEPTUAL PLANS ARE CREATED UNDER THE GUIDANCE OF THE CLIENT FOR THE PURPOSE OF PLANNING LODGEMENT. DRAWINGS ARE SUBJECT TO CHANGE TO ACHIEVE PLANNING COMPLIANCE AND/OR TO SUIT FINAL CONSTRUCTION DOCUMENTATION.



REAR ELEVATION - ALTERNATING

SCALE 1:100

DRAWING STAGE

DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 3 OF 11 SCALE: 1:100

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

RENDITION HOMES
Pty Ltd

ABN 89 008 288 506
BLD 54020

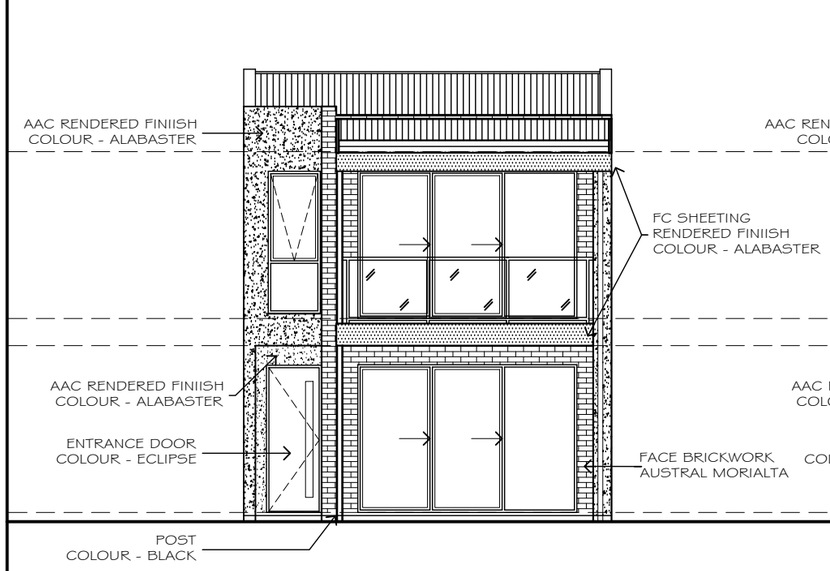
503 Lower North East Rd.
Campbelltown, SA 5074

(08) 8415 7000
renditionhomes.com.au

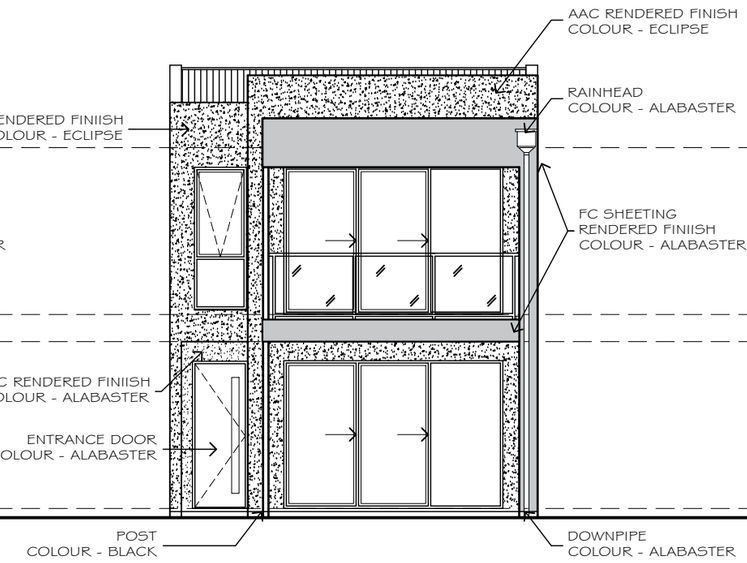
RENDITION HOMES

PRELIM PROPOSAL PLAN

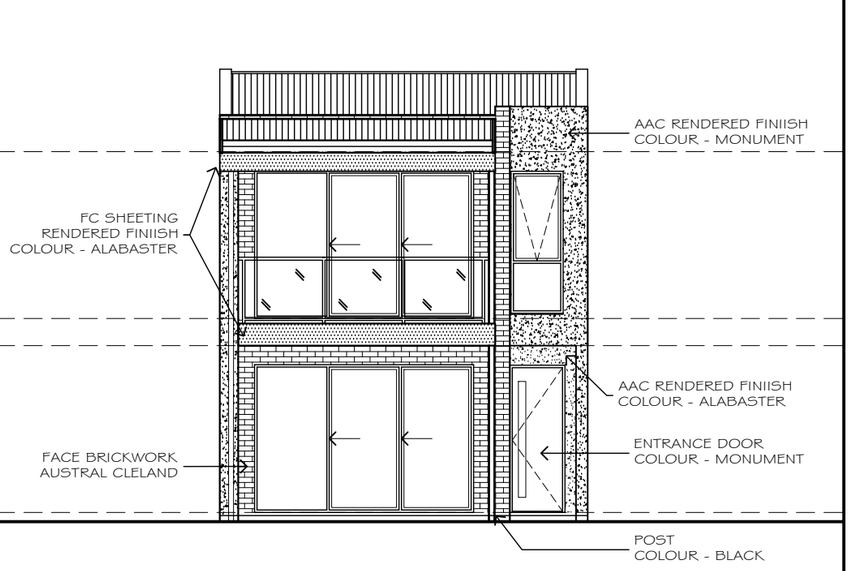
ROOF COLOUR - COLORBOND SHALE GREY
WINDOWS / ASD'S - BLACK FRAME
BALUSTRADE - BLACK FRAME / CLEAR GLASS
GUTTERS / FASCIAS - COLORBOND MONUMENT



DWELLING 17
(TYPE A)



DWELLING 16
(TYPE B)



DWELLING 15
(TYPE A-2)

FACADE DETAILS

DRAWING STAGE		
DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 4 OF 11 SCALE: 1:100

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

RENDITION HOMES
Pty Ltd

ABN 89 008 288 506
BLD 54020

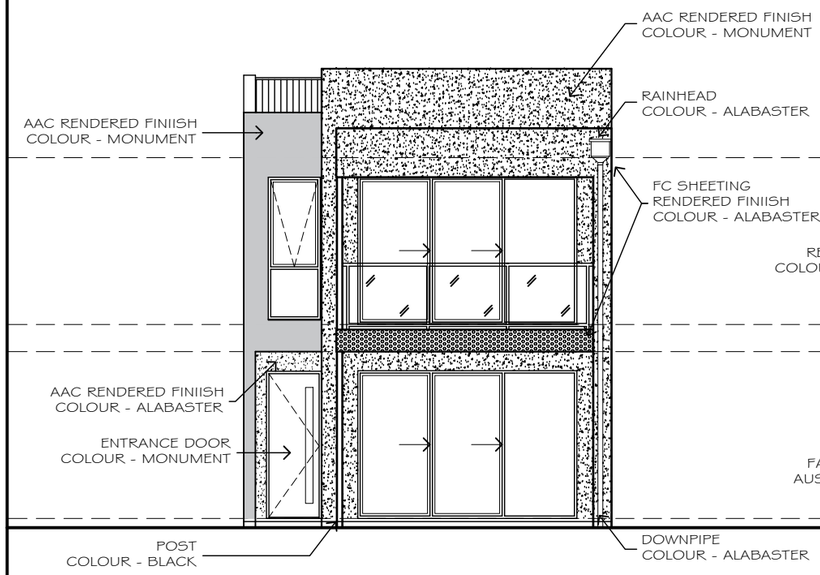
503 Lower North East Rd.
Campbelltown, SA 5074

(08) 8415 7000
renditionhomes.com.au

RENDITION HOMES

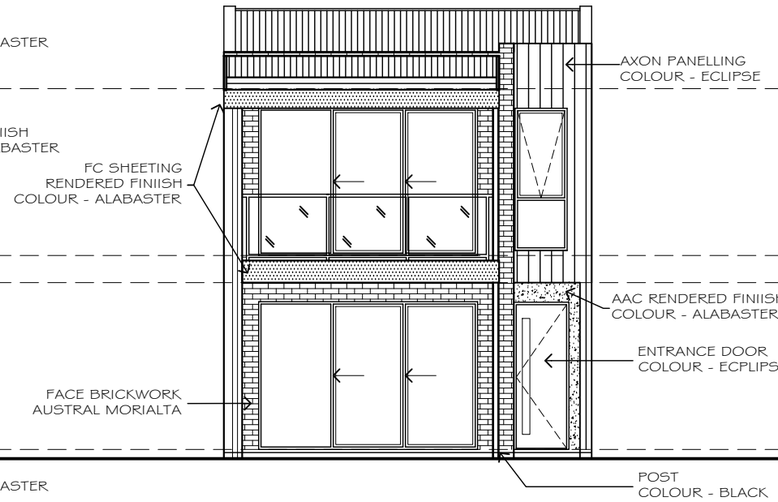
PRELIM PROPOSAL PLAN

ROOF COLOUR - COLORBOND SHALE GREY
WINDOWS / ASD'S - BLACK FRAME
BALUSTRADE - BLACK FRAME / CLEAR GLASS
GUTTERS / FASCIAS - COLORBOND MONUMENT



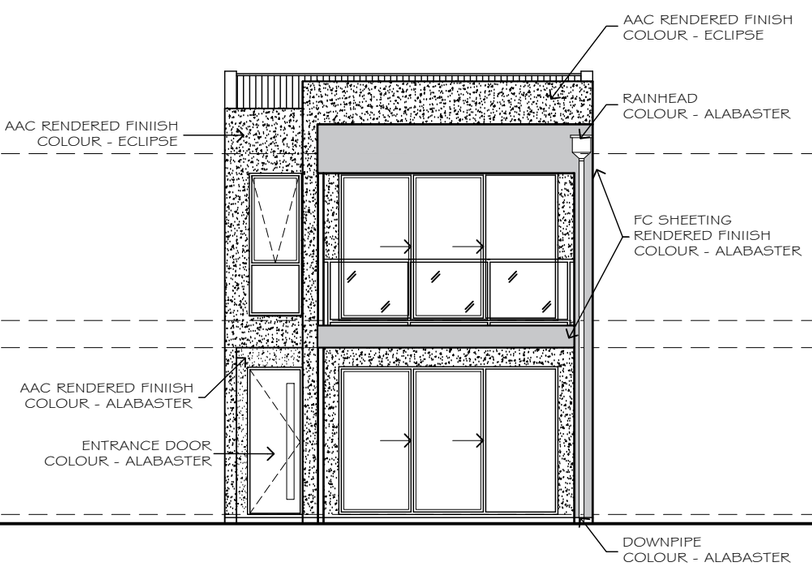
DWELLING 14

(TYPE D)



DWELLING 13

(TYPE C-2)



DWELLING 12

(TYPE B)

FACADE DETAILS

DRAWING STAGE		
DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 5 OF 11 SCALE: 1:100

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

RENDITION HOMES
Pty Ltd

ABN 89 008 288 506
BLD 54020

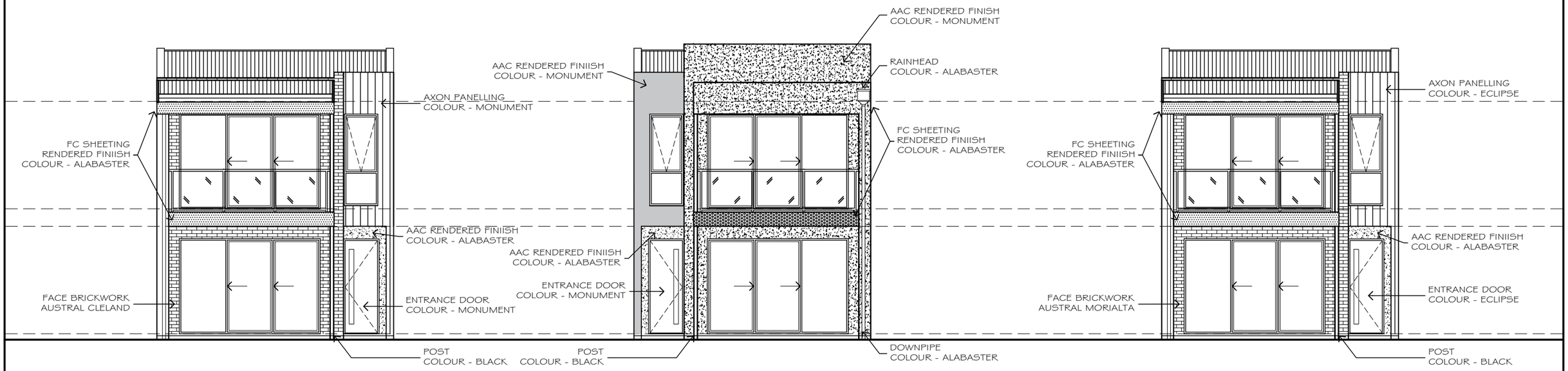
503 Lower North East Rd.
Campbelltown, SA 5074

(08) 8415 7000
renditionhomes.com.au

RENDITION HOMES

PRELIM PROPOSAL PLAN

ROOF COLOUR - COLORBOND SHALE GREY
WINDOWS / ASD'S - BLACK FRAME
BALUSTRADE - BLACK FRAME / CLEAR GLASS
GUTTERS / FASCIAS - COLORBOND MONUMENT



DWELLING 11
(TYPE C)

DWELLING 10
(TYPE D)

DWELLING 9
(TYPE C-2)

FACADE DETAILS

DRAWING STAGE		
DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 6 OF 11 SCALE: 1:100

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

RENDITION HOMES
Pty Ltd

ABN 89 008 288 506
BLD 54020

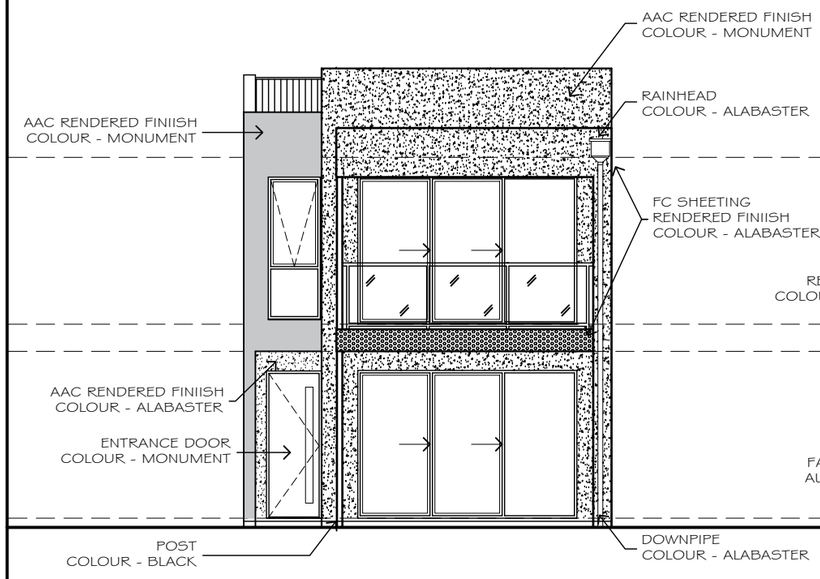
503 Lower North East Rd.
Campbelltown, SA 5074

(08) 8415 7000
renditionhomes.com.au

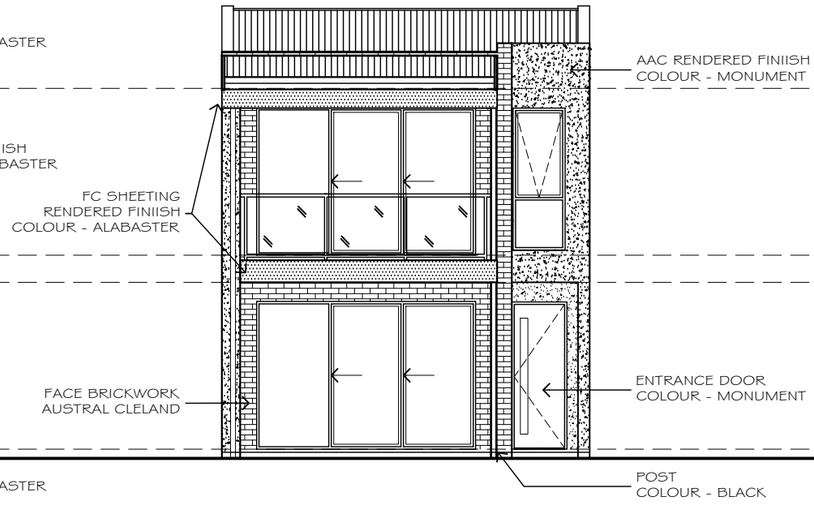
RENDITION HOMES

PRELIM PROPOSAL PLAN

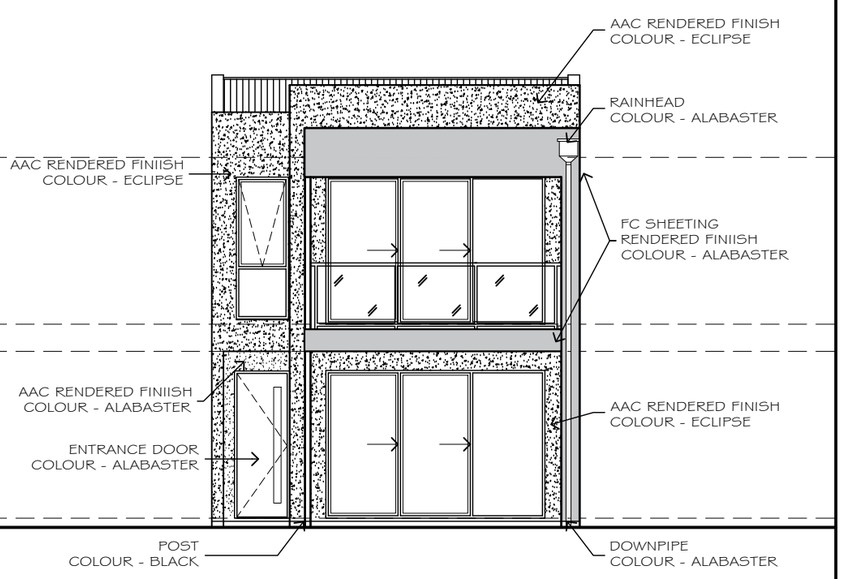
ROOF COLOUR - COLORBOND SHALE GREY
WINDOWS / ASD'S - BLACK FRAME
BALUSTRADE - BLACK FRAME / CLEAR GLASS
GUTTERS / FASCIAS - COLORBOND MONUMENT



DWELLING 8
(TYPE D)



DWELLING 7
(TYPE A-2)



DWELLING 6
(TYPE B)

FACADE DETAILS

DRAWING STAGE		
DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 7 OF 11 SCALE: 1:100

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

RENDITION HOMES
Pty Ltd

ABN 89 008 288 506
BLD 54020

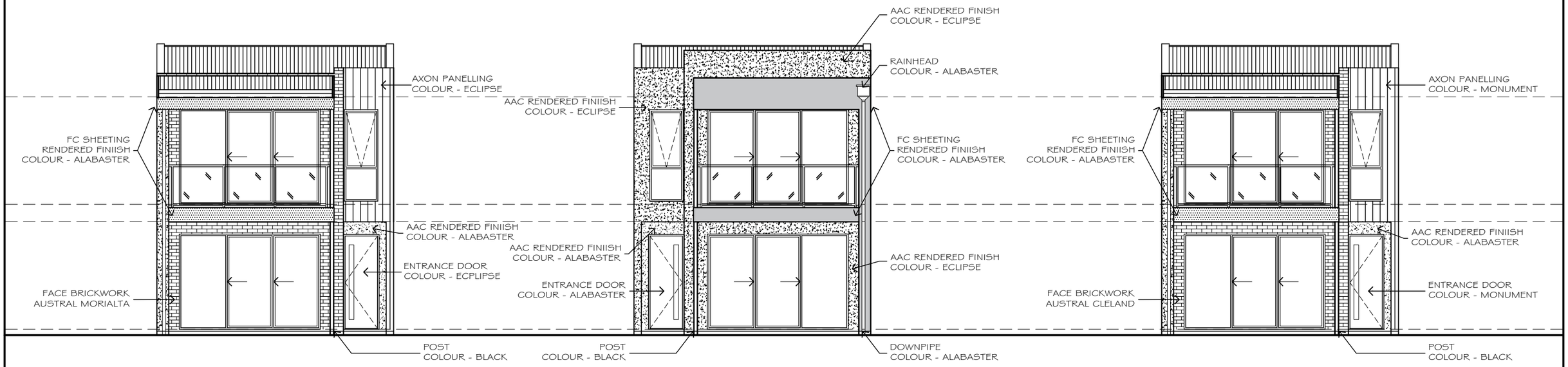
503 Lower North East Rd.
Campbelltown, SA 5074

(08) 8415 7000
renditionhomes.com.au

RENDITION HOMES

PRELIM PROPOSAL PLAN

ROOF COLOUR - COLORBOND SHALE GREY
WINDOWS / ASD'S - BLACK FRAME
BALUSTRADE - BLACK FRAME / CLEAR GLASS
GUTTERS / FASCIAS - COLORBOND MONUMENT



DWELLING 5
(TYPE C-2)

DWELLING 4
(TYPE B)

DWELLING 3
(TYPE C)

FACADE DETAILS

DRAWING STAGE		
DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 8 OF 11 SCALE: 1:100

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

RENDITION HOMES
Pty Ltd

ABN 89 008 288 506
BLD 54020

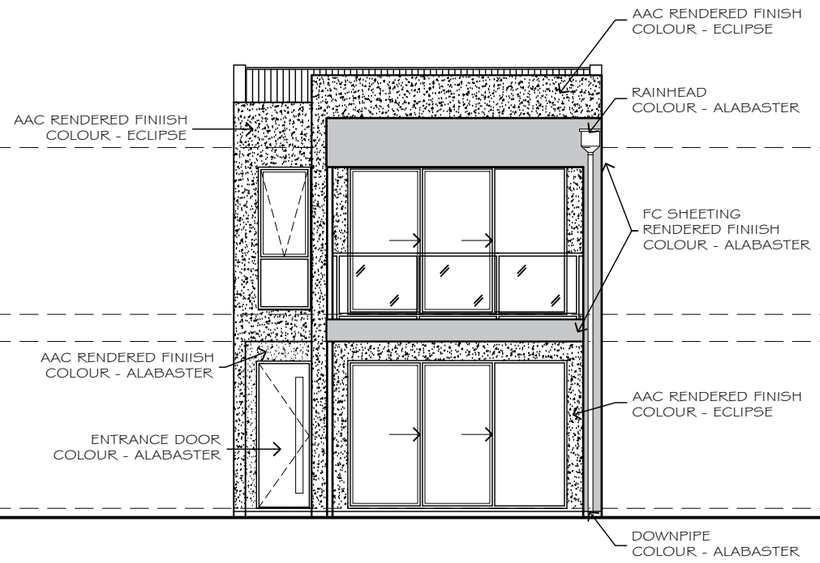
503 Lower North East Rd.
Campbelltown, SA 5074

(08) 8415 7000
renditionhomes.com.au

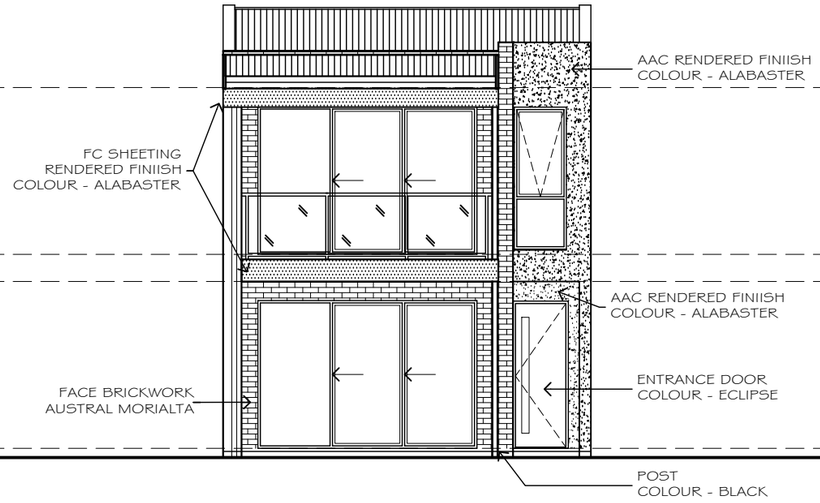
RENDITION HOMES

PRELIM PROPOSAL PLAN

ROOF COLOUR - COLORBOND SHALE GREY
WINDOWS / ASD'S - BLACK FRAME
BALUSTRADE - BLACK FRAME / CLEAR GLASS
GUTTERS / FASCIAS - COLORBOND MONUMENT



DWELLING 2
(TYPE B)



DWELLING 1
(TYPE A)

FACADE DETAILS

DRAWING STAGE		
DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 9 OF 11 SCALE: 1:100

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

RENDITION HOMES
Pty Ltd

ABN 89 008 288 506
BLD 54020

503 Lower North East Rd.
Campbelltown, SA 5074

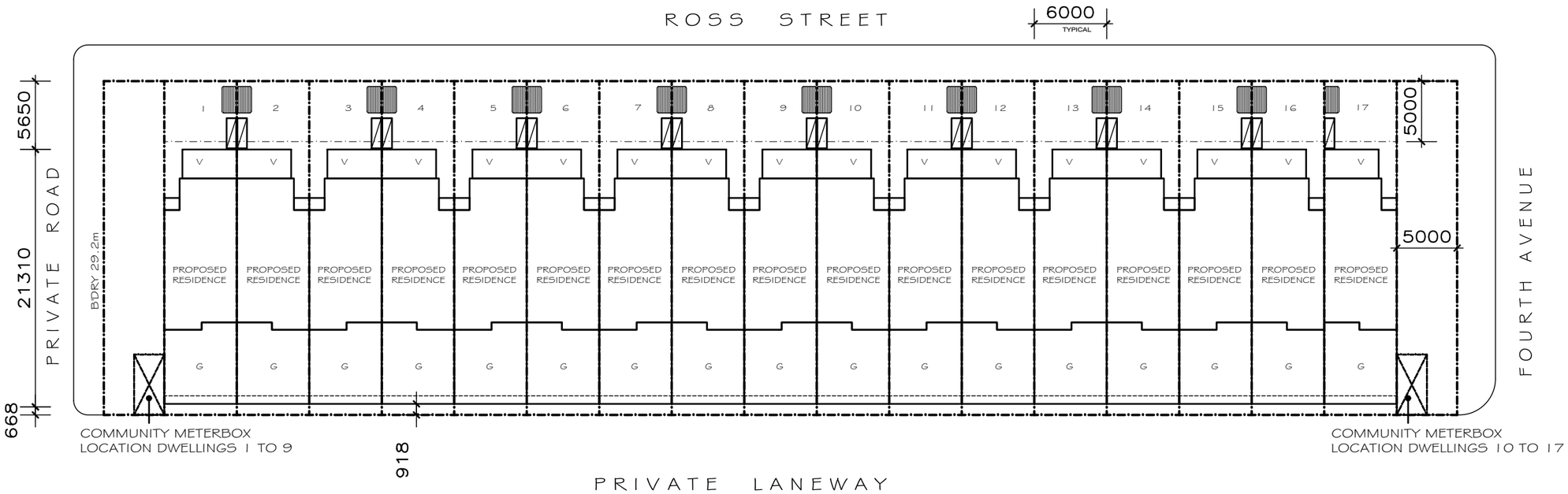
(08) 8415 7000
renditionhomes.com.au

RENDITION HOMES

PRELIM PROPOSAL PLAN

THESE CONCEPTUAL PLANS ARE CREATED UNDER THE GUIDANCE OF THE CLIENT FOR THE PURPOSE OF PLANNING LODGEMENT. DRAWINGS ARE SUBJECT TO CHANGE TO ACHIEVE PLANNING COMPLIANCE AND/OR TO SUIT FINAL CONSTRUCTION DOCUMENTATION.

STREETSCAPE ELEVATION
SCALED TO FIT



SITE PLAN

SCALE 1:400

DRAWING STAGE		
DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

COMPLIANCE DETAILS		
SITE AREA		000m²
BUILT COVERAGE	00.00%	XX
P.O.S	00.00m² : 00.00%	XX
FRONT SETBACK		XX
SIDE (LOWER) SETBACKS		XX
SIDE (UPPER) SETBACKS		XX
REAR SETBACKS		XX

(NC DENOTES NON COMPLYING)
** ABOVE DETAILS SUBJECT TO COUNCIL APPROVAL*

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 10 OF 11 SCALE: 1:400

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

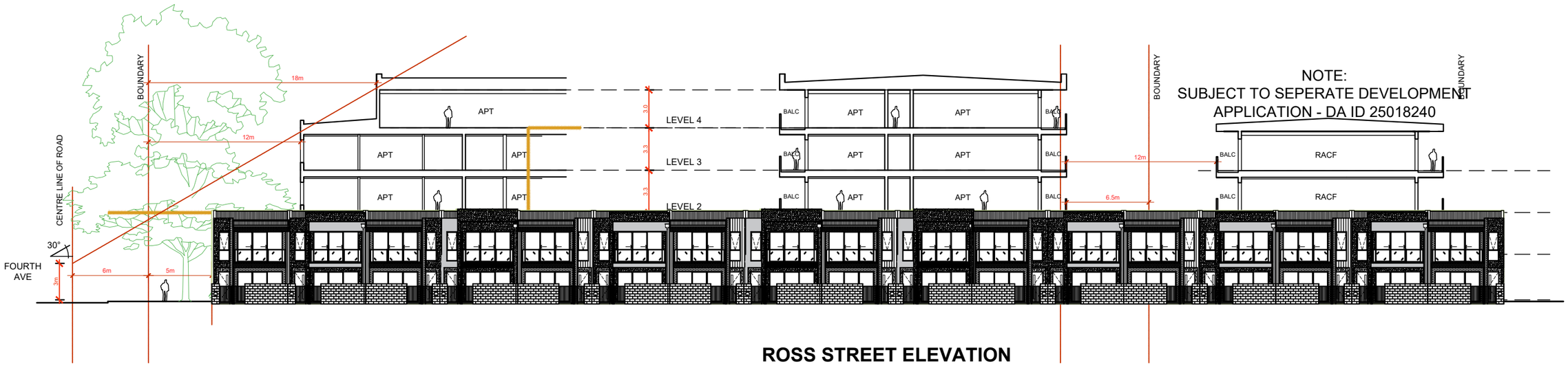
RENDITION HOMES
Pty Ltd

ABN 89 008 288 506
BLD 54020

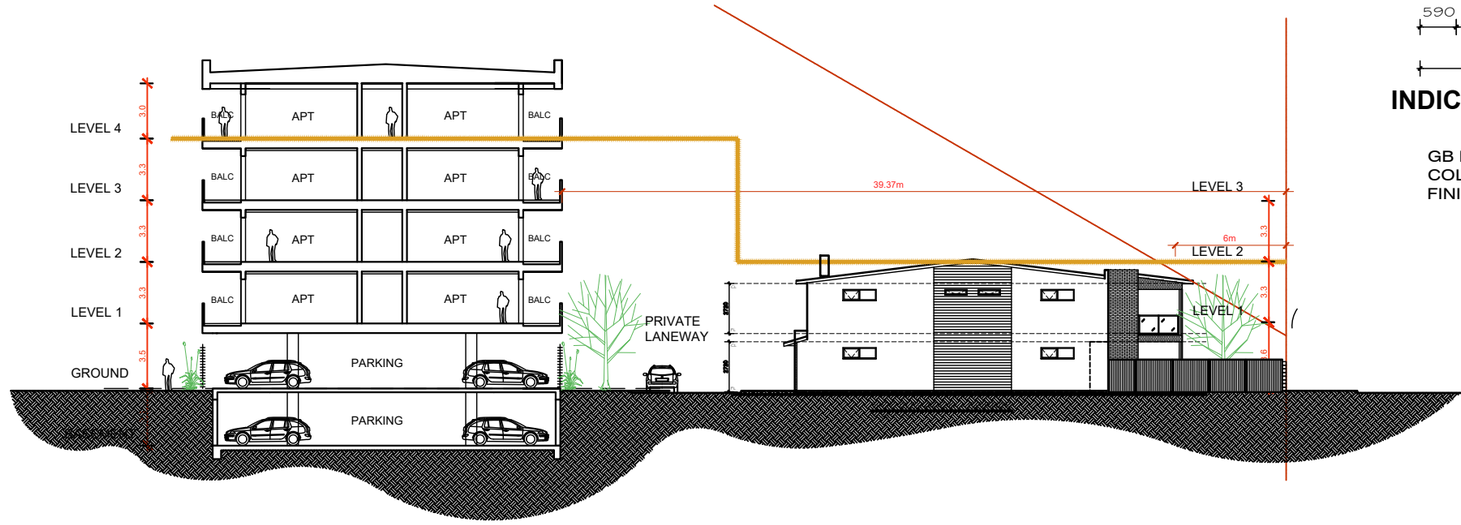
503 Lower North East Rd.
Campbelltown, SA 5074

(08) 8415 7000
renditionhomes.com.au

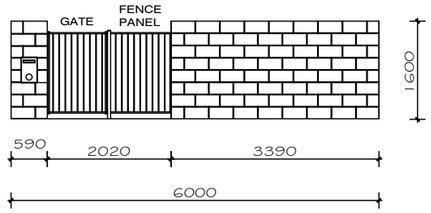
RENDITION HOMES



ROSS STREET ELEVATION



FOURTH AVENUE ELEVATION



INDICATIVE FRONT FENCE DETAIL

SUBJECT TO ENG. FOOTING DESIGN

GB MASONARY - 390 X 90 X 190
COLOUR - PEBBLE
FINISH SMOOTH

STREETSCAPE ELEVATIONS

SCALE 1:300

DRAWING STAGE		
DRAWN	DATE	DESCRIPTION
DSR	26/02/25	PRELIM LAYOUT
DSR	18/03/25	PRELIM LAYOUT MODIFED
DSR	25/06/25	AMEND L'DRY TO FINT BINS/HWS IN GRGE

JOB NO: XXXXX

PROPOSED RESIDENCE
FOR: RENDITION HOMES

AT: LOT (#)
ROSS STREET
EVERARD PARK

SHEET: 11 OF 11 SCALE: 1:200

DESIGN: CUSTOM

BUILDING CONSULTANT: NA

RENDITION HOMES
Pty Ltd

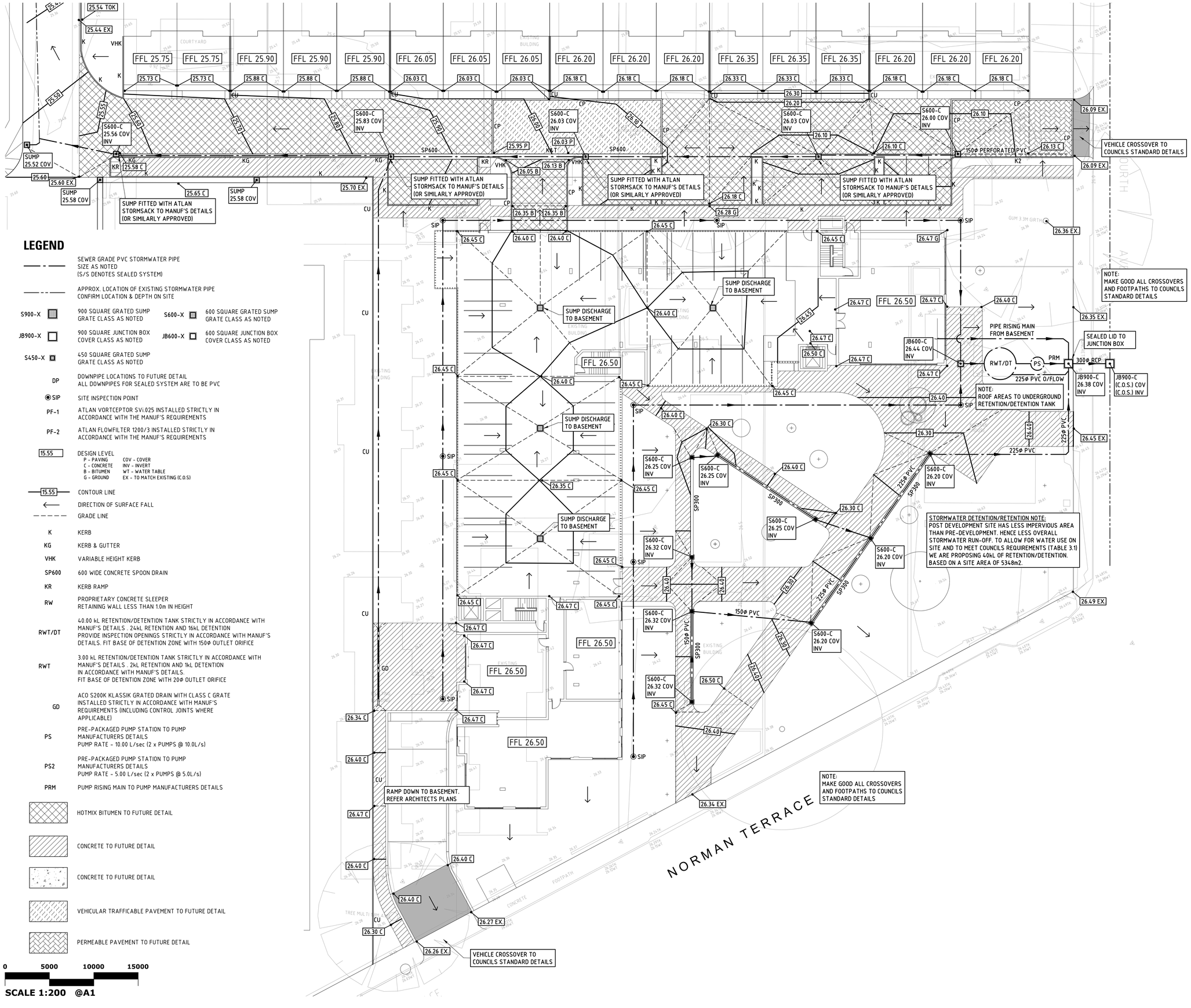
ABN 89 008 288 506
BLD 54020

503 Lower North East Rd.
Campbelltown, SA 5074

(08) 8415 7000
renditionhomes.com.au

RENDITION HOMES

ATTACHMENT 2



LEGEND

- SEWER GRADE PVC STORMWATER PIPE SIZE AS NOTED (S/S DENOTES SEALED SYSTEM)
- APPROX. LOCATION OF EXISTING STORMWATER PIPE CONFIRM LOCATION & DEPTH ON SITE
- S900-X — 900 SQUARE GRATED SUMP GRATE CLASS AS NOTED
- S600-X — 600 SQUARE GRATED SUMP GRATE CLASS AS NOTED
- JB900-X — 900 SQUARE JUNCTION BOX COVER CLASS AS NOTED
- JB600-X — 600 SQUARE JUNCTION BOX COVER CLASS AS NOTED
- S450-X — 450 SQUARE GRATED SUMP GRATE CLASS AS NOTED
- DP — DOWNPIPE LOCATIONS TO FUTURE DETAIL ALL DOWNPIPES FOR SEALED SYSTEM ARE TO BE PVC
- SIP — SITE INSPECTION POINT
- PF-1 — ATLAN VORTCEPTOR SV1.025 INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUF'S REQUIREMENTS
- PF-2 — ATLAN FLOWFILTER 1200/3 INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUF'S REQUIREMENTS
- 15.55 — DESIGN LEVEL
  - P - PAVING, C - CONCRETE, B - BITUMEN, G - GROUND
  - COV - COVER, INV - INVERT, WT - WATER TABLE, EX - TO MATCH EXISTING (C.O.S)
- 15.55 — CONTOUR LINE
- ← — DIRECTION OF SURFACE FALL
- GRADE LINE
- K — KERB
- KG — KERB & GUTTER
- VHK — VARIABLE HEIGHT KERB
- SP600 — 600 WIDE CONCRETE SPOON DRAIN
- KR — KERB RAMP
- RW — PROPRIETARY CONCRETE SLEEPER RETAINING WALL LESS THAN 1.0m IN HEIGHT
- RWT/DT — 40.00 kL RETENTION/DETENTION TANK STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS . 24kL RETENTION AND 16kL DETENTION. PROVIDE INSPECTION OPENINGS STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS. FIT BASE OF DETENTION ZONE WITH 150ø OUTLET ORIFICE
- RWT — 3.00 kL RETENTION/DETENTION TANK STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS . 2kL RETENTION AND 1kL DETENTION IN ACCORDANCE WITH MANUF'S DETAILS. FIT BASE OF DETENTION ZONE WITH 20ø OUTLET ORIFICE
- GD — ACO S200K KLASSIK GRATED DRAIN WITH CLASS C GRATE INSTALLED STRICTLY IN ACCORDANCE WITH MANUF'S REQUIREMENTS (INCLUDING CONTROL JOINTS WHERE APPLICABLE)
- PS — PRE-PACKAGED PUMP STATION TO PUMP MANUFACTURERS DETAILS. PUMP RATE - 10.00 L/sec (2 x PUMPS @ 10.0L/s)
- PS2 — PRE-PACKAGED PUMP STATION TO PUMP MANUFACTURERS DETAILS. PUMP RATE - 5.00 L/sec (2 x PUMPS @ 5.0L/s)
- PRM — PUMP RISING MAIN TO PUMP MANUFACTURERS DETAILS
- HOTMIX BITUMEN TO FUTURE DETAIL
- CONCRETE TO FUTURE DETAIL
- CONCRETE TO FUTURE DETAIL
- VEHICULAR TRAFFICABLE PAVEMENT TO FUTURE DETAIL
- PERMEABLE PAVEMENT TO FUTURE DETAIL

0 5000 10000 15000

SCALE 1:200 @A1

PT Design

structural • civil • engineers

RETAINING WALL NOTES:

RETAINING WALL HEIGHTS AND/OR LEVELS SHOWN ON THE DRAWING ARE INDICATIVE ONLY. ALL FINISHED RETAINING WALL LEVELS MUST BE CONFIRMED ON SITE BY THE CONTRACTOR.
IF RETAINING WALL HEIGHTS ENCOUNTERED ON SITE EXCEED THOSE HEIGHTS SPECIFIED IN THE DETAILS, PLEASE CONTACT THIS OFFICE IMMEDIATELY FOR FURTHER INSTRUCTION.

PUMP NOTES:

PUMP SHALL BE DUAL PUMP. THE PUMP CONTROLS SHALL BE SET UP TO ENABLE ALTERNATE PUMP OPERATION AT EACH START. IN THE EVENT THAT A PUMP FAILS TO OPERATE WHEN THE WATER LEVEL IN THE WELL REACHES THE PUMP START, THE OTHER PUMP SHALL BE ACTIVATED AND A VISIBLE ALARM INITIATED. IN THE EVENT THAT BOTH PUMPS FAIL TO OPERATE, AN AUDIBLE ALARM SHALL BE INITIATED. PROVIDE BACK-UP POWER SUPPLY IN CASE OF POWER FAILURE.

NOTE:

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS A PACKAGE. REFER TO ARCHITECTS DRAWINGS FOR ALL SETOUT DIMENSIONS.

ALL LEVELS SHALL BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. SHOULD ANY DISCREPANCY OCCUR THE CONTRACTOR SHALL CONTACT THIS OFFICE IMMEDIATELY FOR FURTHER INSTRUCTION.

CONTRACTORS NOTES:

COVER LEVELS GIVEN FOR PITS ARE NOMINAL ONLY. COVER LEVELS SHALL MATCH FINISHED PAVING LEVELS.

WHERE EXISTING SERVICE COVERS ARE FOUND WITHIN THE SCOPE OF THE NEW WORKS, THE CONTRACTOR MUST ALLOW TO ADJUST THE COVERS TO SUIT THE PROPOSED FINISHED SURFACE LEVEL.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EXCAVATION WORK. ANY DAMAGE CAUSED TO ANY SERVICES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT & SHALL BE REPAIRED BY THE APPROPRIATE AUTHORITIES. ALL COSTS ASSOCIATED WITH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE. PHONE 'BEFORE YOU DIG AUSTRALIA (BYDA)' (1100) FOR ASSISTANCE.

WHERE PROPRIETARY ITEMS ARE SPECIFIED, ALTERNATE EQUIVALENT PRODUCTS MAY BE ADOPTED WITH THE PRIOR WRITTEN APPROVAL OF THIS OFFICE.

Date	Revision	Issue
12.08.2025	PRELIMINARY ISSUE	A

PT Design

PT Design Pty Ltd 141-149 Ifould Street Adelaide SA 5000
T [08 8412 4300] E [ptdesign@ptdesign.net.au]

Designed	SR	Drawn	SR
Approved		Date	AUG '25
CIVIL		Sheet	2 of 3

Project

EVERARD PARK APARTMENTS
32-34 NORMAN TERRACE
EVERARD PARK SA 5035

Client: **CATCORP**

N

Drawing Title: **SITE LEVELS AND DRAINAGE LAYOUT**

Scale: **1:200**

Drawing Number: **24630-C02**

Issue: **A**

PRELIMINARY

LEGEND

———	SEWER GRADE PVC STORMWATER PIPE SIZE AS NOTED (S/S DENOTES SEALED SYSTEM)
———	APPROX. LOCATION OF EXISTING STORMWATER PIPE CONFIRM LOCATION & DEPTH ON SITE
S900-X	900 SQUARE GRATED SUMP GRATE CLASS AS NOTED
S600-X	600 SQUARE GRATED SUMP GRATE CLASS AS NOTED
JB900-X	900 SQUARE JUNCTION BOX COVER CLASS AS NOTED
JB600-X	600 SQUARE JUNCTION BOX COVER CLASS AS NOTED
S450-X	450 SQUARE GRATED SUMP GRATE CLASS AS NOTED
DP	DOWNPIPE LOCATIONS TO FUTURE DETAIL ALL DOWNPIPES FOR SEALED SYSTEM ARE TO BE PVC
SIP	SITE INSPECTION POINT
PF-1	ATLAN VORTCEPTOR SVi:025 INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUF'S REQUIREMENTS
PF-2	ATLAN FLOWFILTER 1200/3 INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUF'S REQUIREMENTS
15.55	DESIGN LEVEL P - PAVING COV - COVER C - CONCRETE INV - INVERT B - BITUMEN WT - WATER TABLE G - GROUND EX - TO MATCH EXISTING (C.O.S)
15.55	CONTOUR LINE
←	DIRECTION OF SURFACE FALL
– – – –	GRADE LINE
K	KERB
KG	KERB & GUTTER
VHK	VARIABLE HEIGHT KERB
SP600	600 WIDE CONCRETE SPOON DRAIN
KR	KERB RAMP
RW	PROPRIETARY CONCRETE SLEEPER RETAINING WALL LESS THAN 1.0m IN HEIGHT
RWT/DT	40.00 kL RETENTION/DETENTION TANK STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS . 24kL RETENTION AND 16kL DETENTION PROVIDE INSPECTION OPENINGS STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS. FIT BASE OF DETENTION ZONE WITH 150Φ OUTLET ORIFICE
RWT	3.00 kL RETENTION/DETENTION TANK STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS . 2kL RETENTION AND 1kL DETENTION IN ACCORDANCE WITH MANUF'S DETAILS. FIT BASE OF DETENTION ZONE WITH 20Φ OUTLET ORIFICE
GD	ACO S200K KLASSIK GRATED DRAIN WITH CLASS C GRATE INSTALLED STRICTLY IN ACCORDANCE WITH MANUF'S REQUIREMENTS (INCLUDING CONTROL JOINTS WHERE APPLICABLE)
PS	PRE-PACKAGED PUMP STATION TO PUMP MANUFACTURERS DETAILS PUMP RATE - 10.00 L/sec (2 x PUMPS @ 10.0L/s)
PS2	PRE-PACKAGED PUMP STATION TO PUMP MANUFACTURERS DETAILS PUMP RATE - 5.00 L/sec (2 x PUMPS @ 5.0L/s)
PRM	PUMP RISING MAIN TO PUMP MANUFACTURERS DETAILS

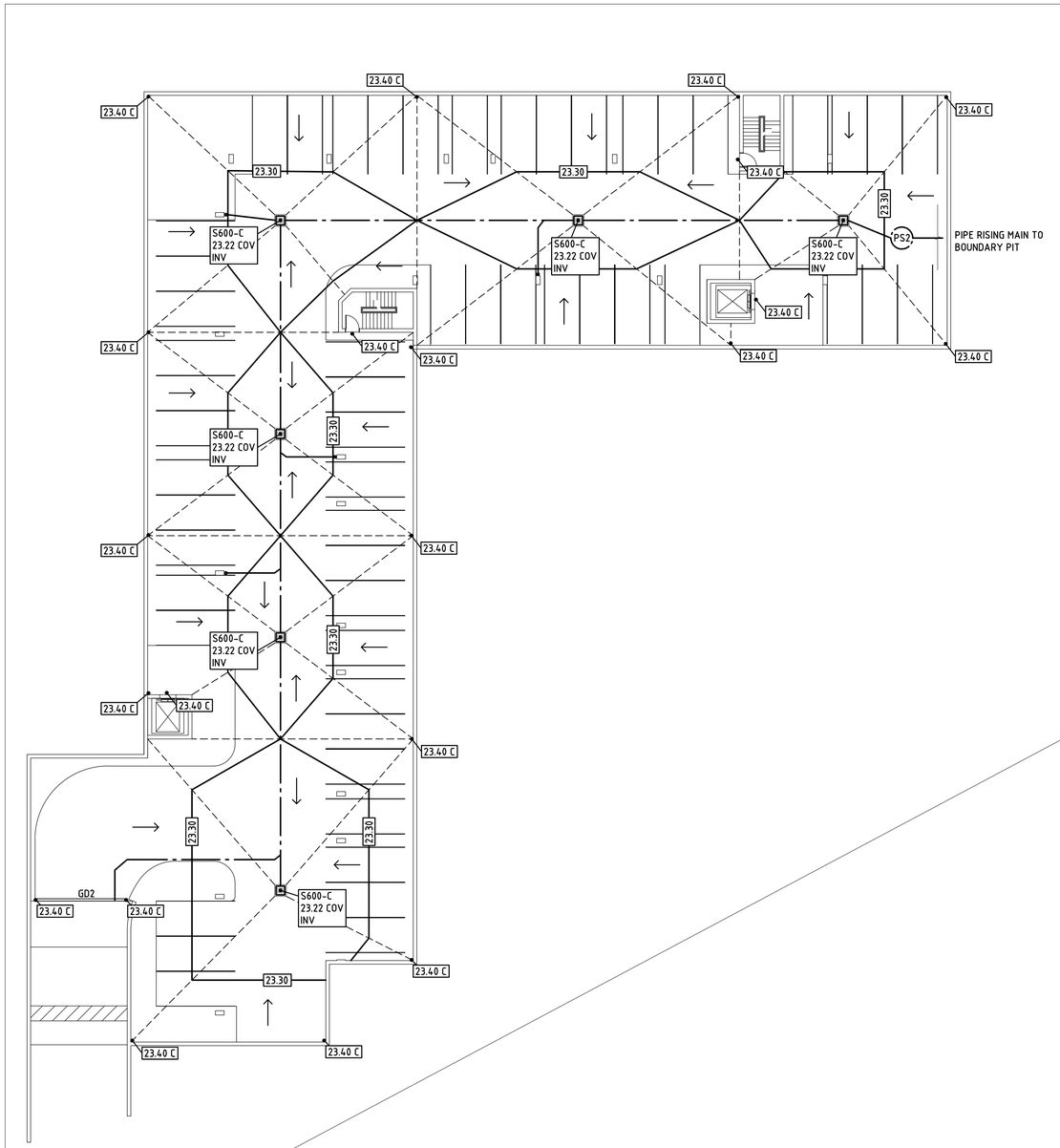
HOTMIX BITUMEN TO FUTURE DETAIL

CONCRETE TO FUTURE DETAIL

CONCRETE TO FUTURE DETAIL

VEHICULAR TRAFFICABLE PAVEMENT TO FUTURE DETAIL

PERMEABLE PAVEMENT TO FUTURE DETAIL



0 5000 10000 15000

SCALE 1:200 @A1

PT Design

structural • civil • engineers

RETAINING WALL NOTES:

RETAINING WALL HEIGHTS AND/OR LEVELS SHOWN ON THE DRAWING ARE INDICATIVE ONLY. ALL FINISHED RETAINING WALL LEVELS MUST BE CONFIRMED ON SITE BY THE CONTRACTOR.
IF RETAINING WALL HEIGHTS ENCOUNTERED ON SITE EXCEED THOSE HEIGHTS SPECIFIED IN THE DETAILS, PLEASE CONTACT THIS OFFICE IMMEDIATELY FOR FURTHER INSTRUCTION.

PUMP NOTES:

PUMP SHALL BE DUAL PUMP. THE PUMP CONTROLS SHALL BE SET UP TO ENABLE ALTERNATE PUMP OPERATION AT EACH START. IN THE EVENT THAT A PUMP FAILS TO OPERATE WHEN THE WATER LEVEL IN THE WELL REACHES THE PUMP START, THE OTHER PUMP SHALL BE ACTIVATED AND A VISIBLE ALARM INITIATED. IN THE EVENT THAT BOTH PUMPS FAIL TO OPERATE, AN AUDIBLE ALARM SHALL BE INITIATED. PROVIDE BACK-UP POWER SUPPLY IN CASE OF POWER FAILURE.

NOTE:

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS A PACKAGE. REFER TO ARCHITECTS DRAWINGS FOR ALL SETOUT DIMENSIONS.

ALL LEVELS SHALL BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. SHOULD ANY DISCREPANCY OCCUR THE CONTRACTOR SHALL CONTACT THIS OFFICE IMMEDIATELY FOR FURTHER INSTRUCTION.

CONTRACTORS NOTES:

COVER LEVELS GIVEN FOR PITS ARE NOMINAL ONLY. COVER LEVELS SHALL MATCH FINISHED PAVING LEVELS.

WHERE EXISTING SERVICE COVERS ARE FOUND WITHIN THE SCOPE OF THE NEW WORKS, THE CONTRACTOR MUST ALLOW TO ADJUST THE COVERS TO SUIT THE PROPOSED FINISHED SURFACE LEVEL.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EXCAVATION WORK. ANY DAMAGE CAUSED TO ANY SERVICES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT & SHALL BE REPAIRED BY THE APPROPRIATE AUTHORITIES. ALL COSTS ASSOCIATED WITH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE. PHONE 'BEFORE YOU DIG AUSTRALIA (BYDA)' (1100) FOR ASSISTANCE.

WHERE PROPRIETARY ITEMS ARE SPECIFIED, ALTERNATE EQUIVALENT PRODUCTS MAY BE ADOPTED WITH THE PRIOR WRITTEN APPROVAL OF THIS OFFICE.

Date	Revision	Issue
12.08.2025	PRELIMINARY ISSUE	A

PRELIMINARY

PT Design

PT Design Pty Ltd 141-149 Ifould Street Adelaide SA 5000
T [08 8412 4300] **E** [ptdesign@ptdesign.net.au]

Designed	SR	Drawn	SR
Approved		Date	AUG '25
CIVIL		Sheet	1 of 3

Project

EVERARD PARK APARTMENTS
32-34 NORMAN TERRACE
EVERARD PARK SA 5035

Client
CATCORP

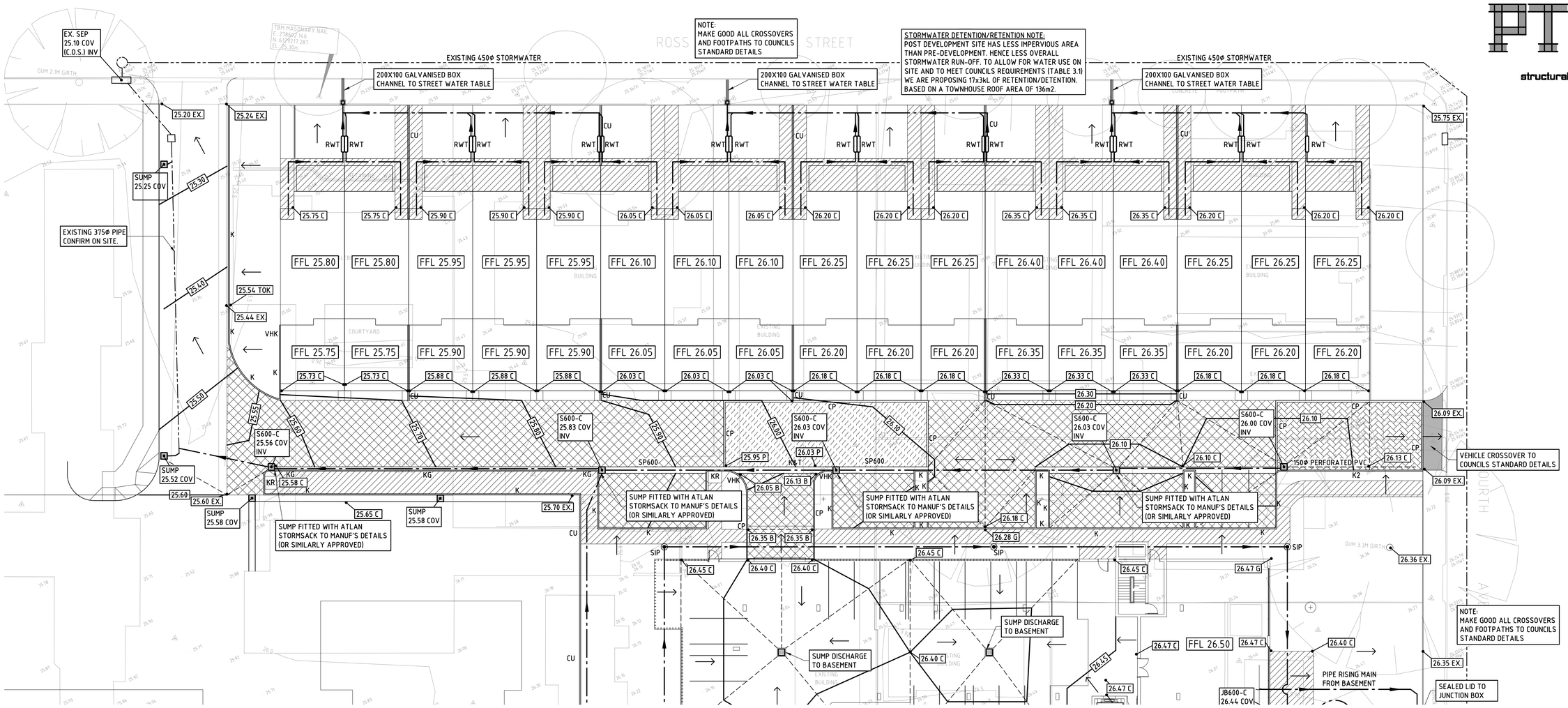
N

Drawing Title
BASEMENT LEVELS & DRAINAGE LAYOUT

Scale
1:200

Drawing Number
24630-C01

Issue
A



LEGEND

——— · ———	SEWER GRADE PVC STORMWATER PIPE SIZE AS NOTED (S/S DENOTES SEALED SYSTEM)
——— -- ———	APPROX. LOCATION OF EXISTING STORMWATER PIPE CONFIRM LOCATION & DEPTH ON SITE
S900-X	900 SQUARE GRATED SUMP GRATE CLASS AS NOTED
S600-X	600 SQUARE GRATED SUMP GRATE CLASS AS NOTED
JB900-X	900 SQUARE JUNCTION BOX COVER CLASS AS NOTED
JB600-X	600 SQUARE JUNCTION BOX COVER CLASS AS NOTED
S450-X	450 SQUARE GRATED SUMP GRATE CLASS AS NOTED
DP	DOWNPIPE LOCATIONS TO FUTURE DETAIL ALL DOWNPIPES FOR SEALED SYSTEM ARE TO BE PVC
SIP	SITE INSPECTION POINT
PF-1	ATLAN VORTCEPTOR SVi:025 INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUF'S REQUIREMENTS
PF-2	ATLAN FLOWFILTER 1200/3 INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUF'S REQUIREMENTS
15.55	DESIGN LEVEL P - PAVING COV - COVER C - CONCRETE INV - INVERT B - BITUMEN WT - WATER TABLE G - GROUND EX - TO MATCH EXISTING (C.O.S)
15.55	CONTOUR LINE
←	DIRECTION OF SURFACE FALL
– – – – –	GRADE LINE
K	KERB
KG	KERB & GUTTER
VHK	VARIABLE HEIGHT KERB
SP600	600 WIDE CONCRETE SPOON DRAIN
KR	KERB RAMP
RW	PROPRIETARY CONCRETE SLEEPER RETAINING WALL LESS THAN 1.0m IN HEIGHT

RWT/DT	40.00 kL RETENTION/DETENTION TANK STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS . 24kL RETENTION AND 16kL DETENTION PROVIDE INSPECTION OPENINGS STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS. FIT BASE OF DETENTION ZONE WITH 150ø OUTLET ORIFICE
RWT	3.00 kL RETENTION/DETENTION TANK STRICTLY IN ACCORDANCE WITH MANUF'S DETAILS . 2kL RETENTION AND 1kL DETENTION IN ACCORDANCE WITH MANUF'S DETAILS. FIT BASE OF DETENTION ZONE WITH 20ø OUTLET ORIFICE
GD	ACO S200K KLASSIK GRATED DRAIN WITH CLASS C GRATE INSTALLED STRICTLY IN ACCORDANCE WITH MANUF'S REQUIREMENTS (INCLUDING CONTROL JOINTS WHERE APPLICABLE)
PS	PRE-PACKAGED PUMP STATION TO PUMP MANUFACTURERS DETAILS PUMP RATE - 10.00 L/sec (2 x PUMPS @ 10.0L/s)
PS2	PRE-PACKAGED PUMP STATION TO PUMP MANUFACTURERS DETAILS PUMP RATE - 5.00 L/sec (2 x PUMPS @ 5.0L/s)
PRM	PUMP RISING MAIN TO PUMP MANUFACTURERS DETAILS
	HOTMIX BITUMEN TO FUTURE DETAIL
	CONCRETE TO FUTURE DETAIL
	CONCRETE TO FUTURE DETAIL
	VEHICULAR TRAFFICABLE PAVEMENT TO FUTURE DETAIL
	PERMEABLE PAVEMENT TO FUTURE DETAIL

0 5000 10000 15000

SCALE 1:200 @A1

RETAINING WALL NOTES:

RETAINING WALL HEIGHTS AND/OR LEVELS SHOWN ON THE DRAWING ARE INDICATIVE ONLY. ALL FINISHED RETAINING WALL LEVELS MUST BE CONFIRMED ON SITE BY THE CONTRACTOR.
IF RETAINING WALL HEIGHTS ENCOUNTERED ON SITE EXCEED THOSE HEIGHTS SPECIFIED IN THE DETAILS, PLEASE CONTACT THIS OFFICE IMMEDIATELY FOR FURTHER INSTRUCTION.

PUMP NOTES:

PUMP SHALL BE DUAL PUMP. THE PUMP CONTROLS SHALL BE SET UP TO ENABLE ALTERNATE PUMP OPERATION AT EACH START. IN THE EVENT THAT A PUMP FAILS TO OPERATE WHEN THE WATER LEVEL IN THE WELL REACHES THE PUMP START, THE OTHER PUMP SHALL BE ACTIVATED AND A VISIBLE ALARM INITIATED. IN THE EVENT THAT BOTH PUMPS FAIL TO OPERATE, AN AUDIBLE ALARM SHALL BE INITIATED. PROVIDE BACK-UP POWER SUPPLY IN CASE OF POWER FAILURE.

NOTE:

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS A PACKAGE. REFER TO ARCHITECTS DRAWINGS FOR ALL SETOUT DIMENSIONS.

ALL LEVELS SHALL BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. SHOULD ANY DISCREPANCY OCCUR THE CONTRACTOR SHALL CONTACT THIS OFFICE IMMEDIATELY FOR FURTHER INSTRUCTION.

CONTRACTORS NOTES:

COVER LEVELS GIVEN FOR PITS ARE NOMINAL ONLY. COVER LEVELS SHALL MATCH FINISHED PAVING LEVELS.

WHERE EXISTING SERVICE COVERS ARE FOUND WITHIN THE SCOPE OF THE NEW WORKS, THE CONTRACTOR MUST ALLOW TO ADJUST THE COVERS TO SUIT THE PROPOSED FINISHED SURFACE LEVEL.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EXCAVATION WORK. ANY DAMAGE CAUSED TO ANY SERVICES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT & SHALL BE REPAIRED BY THE APPROPRIATE AUTHORITIES. ALL COSTS ASSOCIATED WITH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE. PHONE 'BEFORE YOU DIG AUSTRALIA (BYDA)' (1100) FOR ASSISTANCE.

WHERE PROPRIETARY ITEMS ARE SPECIFIED, ALTERNATE EQUIVALENT PRODUCTS MAY BE ADOPTED WITH THE PRIOR WRITTEN APPROVAL OF THIS OFFICE.

PRELIMINARY

PT Design
structural • civil • engineers

Date	Revision	Issue
12.08.2025	PRELIMINARY ISSUE	A

PT Design
PT Design Pty Ltd 141-149 Ifould Street Adelaide SA 5000
T (08 8412 4300) E (ptdesign@ptdesign.net.au)

Designed	SR	Drawn	SR
Approved		Date	AUG '25
CIVIL		Sheet	3 of 3

Project
EVERARD PARK APARTMENTS
32-34 NORMAN TERRACE
EVERARD PARK SA 5035

Client
CATCORP

N

Drawing Title
SITE LEVELS AND DRAINAGE LAYOUT

Scale
1:200

Drawing Number
24630-C03

Issue
A

PT DESIGN Pty Ltd 141-149 Ifould Street Adelaide SA 5000 T [08 8412 4300] W [ptdesign.com.au] ABN [35 008 116 916] structural • civil • engineers

STORMWATER CALCULATIONS

EVERARD PARK - 34 - 36 Norman Tce, Everard Park

Prepared by: SR

PT Design ABN 35 008 116 916
141-149 Ifould Street, ADELAIDE SA 5000
Tel: (08) 8412 4300

Project No:	24630
Revision:	-00-
Date of Issue:	12/08/2025

Project:	Everard Park	Project #	24630
		Date	12.08.2025
Design By:	SR	Page	1

CRITICAL 1 IN 100 YEAR DETENTION VOLUME

PRE DEVELOPMENT FLOW (MINOR STORM)

Time of Concentration	5	mins
Rainfall Intensity	185	mm/hr

Catchment Area	C	Area (m^2)		
Roof	1.0	2656	136.5	
Impervious	0.9	712	32.9	
Pervious	0.2	1980	20.4	
		Total	**189.8**	L/sec

POST DEVELOPMENT FLOW (MAJOR STORM)

Time of Concentration	t	mins (critical TBC)
Rainfall Intensity	$^{100}I_t$	mm/hr

Catchment Area	C	Area (m^2)		
Roof	1.0	1885	0.52	
Impervious	0.9	1219	0.30	
Pervious	0.2	2244	0.12	
		Total	**0.95**	$^{100}I_t$

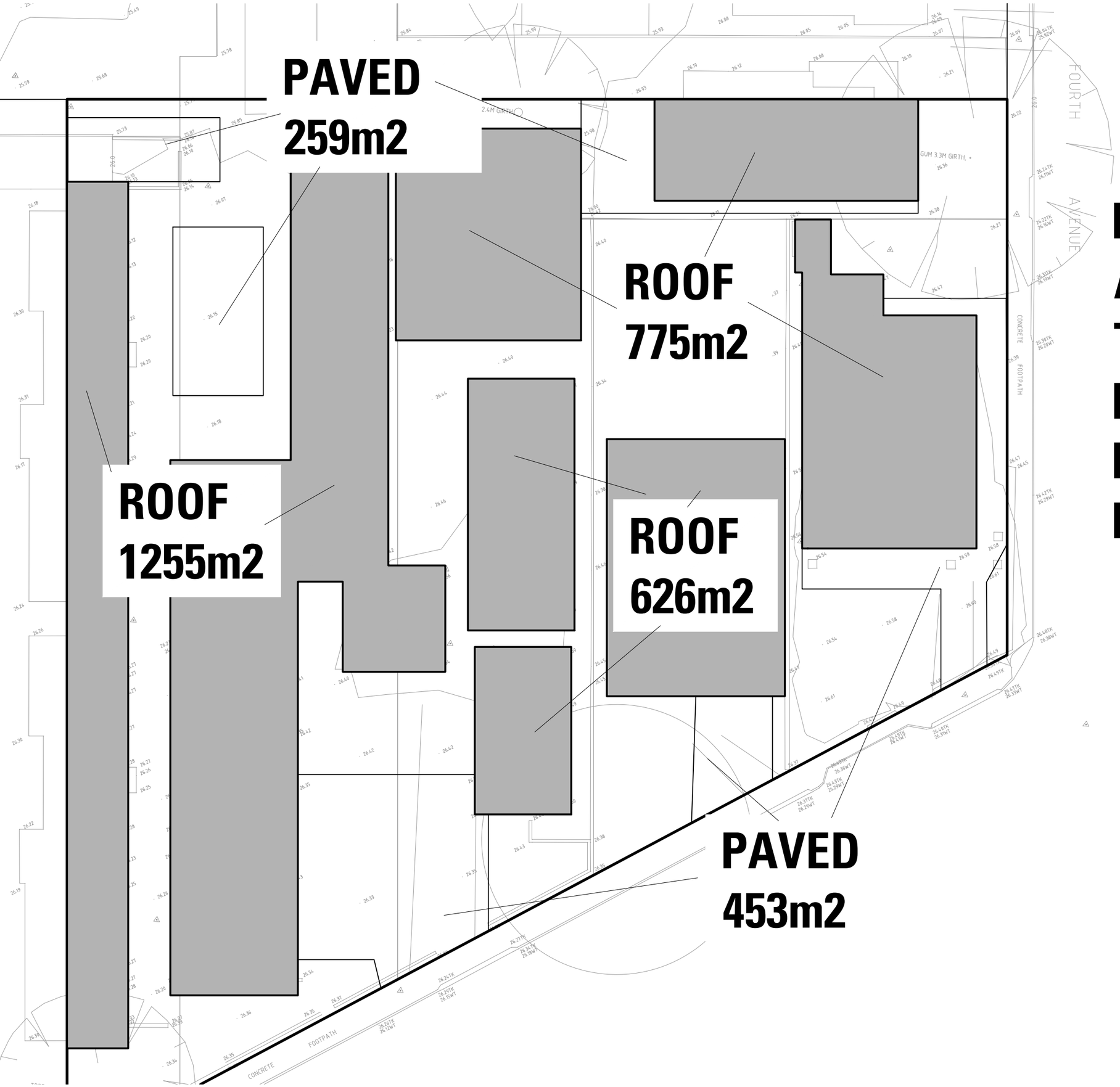
Project:	Everard Park	Project #	24630
		Date	12.08.2025
Design By:	SR	Page	2

CRITICAL STORAGE VOLUME

Q in		**Q out**	
0.95	$^{100}I_t$	189.8	L/sec

Tc (mins)	Intensity, I (mm/hr)	Q in (L/sec)	Q out (L/sec)	V in (L^3)	V out (L^3)	V total (L^3)
5	185	176.3	189.8	52893	56931	-4037.625
6	171	163.0	189.8	58668	62624	-3955
10	135	128.7	189.8	77195	85396	-8201
20	92.8	88.4	189.8	106129	142327	-36197
30	72.7	69.3	189.8	124713	199257	-74544
60	46.4	44.2	189.8	159194	370049	-210856
120	29.0	27.6	189.8	198992	711633	-512641.1
180	21.9	20.9	189.8	225410	1053217	-827807
360	13.6	13.0	189.8	279961	2077969	-1798008
720	8.42	8.0	189.8	346658	4127473	-3780815
1440	5.11	4.9	189.8	420766	8226481	-7805716

PEAK STORAGE REQUIRED -3955 L^3



PRE DEVELOPMENT

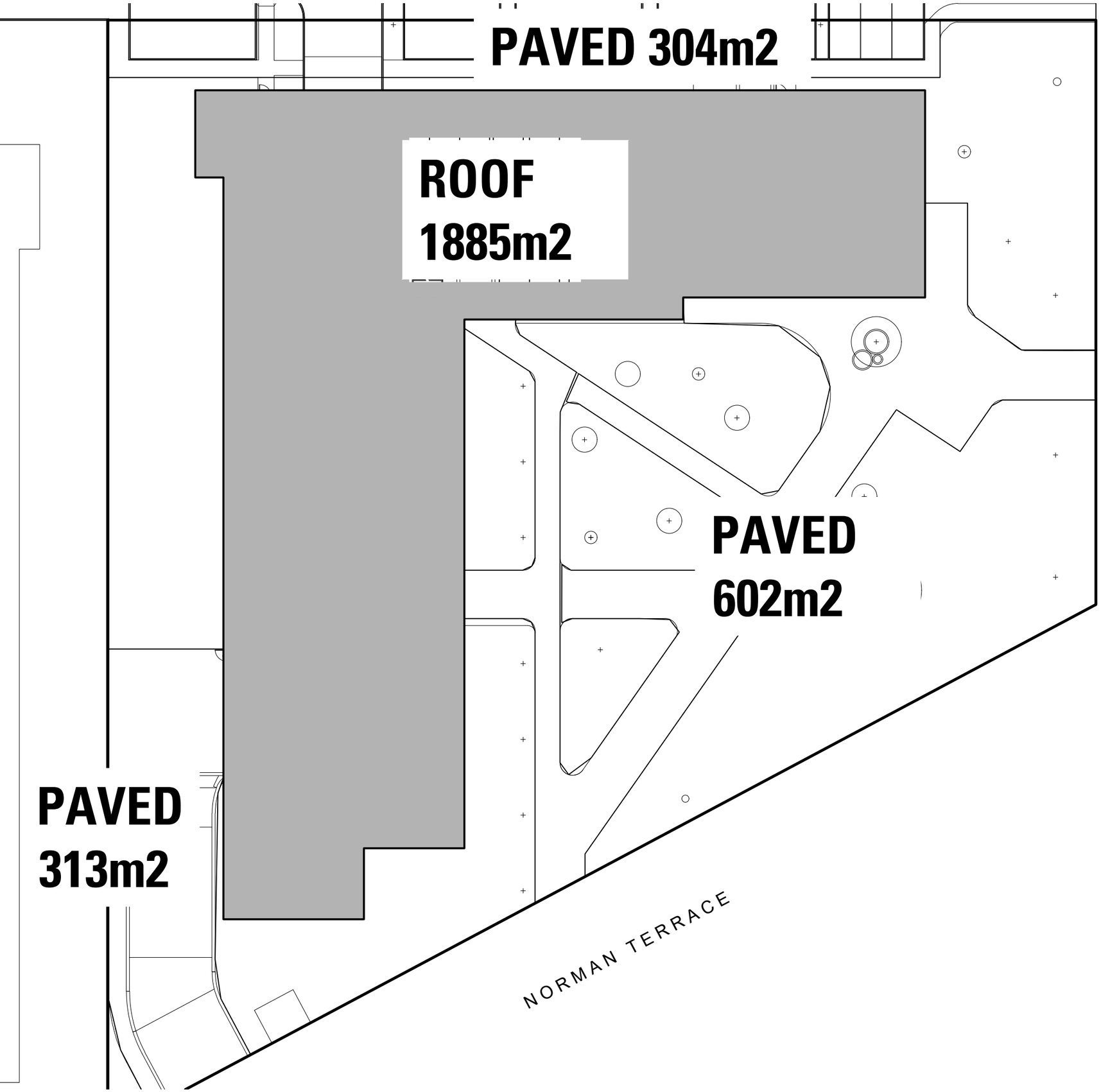
APARTMENTS

TOTAL - 5348m2

ROOF - 2656m2

PAVED - 712m2

LANDSCAPE - 1980m2



POST DEVELOPMENT
APARTMENTS
TOTAL - 5348m2
ROOF - 1885m2
PAVED - 1219m2
LANDSCAPE - 2244m2

APPENDIX 2

Stormwater Management Information

PT DESIGN Pty Ltd 141-149 Ifould Street Adelaide SA 5000 T [08 8412 4300] W [ptdesign.com.au] ABN [35 008 116 916]
structural • civil • engineers

29/10/2025

Catcorp Group
102 -104 Halifax Street
ADELAIDE SA 5000

Attention: Tom Du Rieu

24630-8-LET-SC-SC

Dear Tom

28 NORMAN TCE, EVERARD PARK

I write in relation to queries raised by Council in relation to the planning application for the development at the above address, specifically items relating to the Stormwater Management Plan. Please refer to the responses below.

1. *What is the proposed discharge rate to the existing Side Entry Pit. What portion of the site discharges to this location in the pre-development condition.*

   The discharge rate to the junction pit in Fourth Avenue is determined by the capacity of the proposed pump, in addition to a minor run-off from the pavement to the southeastern side of the development (approx. 10L/s). The pump is specified at 10L/s, with flow above this being detained within the tank specified, resulting in a total flow to the junction pit of approximately 20L/s during a critical rainfall event. All site stormwater for the apartment building and surround pavement is being directed to this junction pit, meaning that there is no discharge proposed through the kerb and water table. The pipe within Fourth Avenue is a 450mm diameter concrete pipe.

   Currently most the existing site flows through this 450mm diameter pipe, as there is no other infrastructure for the discharge of stormwater adjacent the site. Whilst the stormwater from the existing site may not connect directly to the pipe, it does flow to this system.

   It should also be noted that the roof area of the proposed development is 30% less than the existing roof area and the total impervious area is proposed to be reduced by approximately 10%. The resultant impact of stormwater runoff from the proposed development is significantly reduced compared to the existing condition.

2. *Given the number of uncovered car parks, has consideration been given to oil/ hydrocarbon separation and whether the Atlan product will achieve this.*

   Consideration has been given to providing alternate treatment approaches to the carparks and further analysis of this will be undertaken as the design progresses, including undertaking a MUSIC analysis of this area.

3. *While the planning report states groundwater impact is unlikely, geotechnical testing is requested to demonstrate there will be no impact.*

   At this time, geotechnical testing has not been undertaken on this site. This office has undertaken bore logs to 4m depth on the site directly adjacent to the west in June 2025. These bores didn't reveal ground water was present in any of the bores.

structural • civil • engineers
PT DESIGN Pty Ltd 141-149 Ifould Street Adelaide SA 5000 T[08 8412 4300] W[ptdesign.com.au] ABN[35 008 116 916]

A review of Groundwater data rom the WaterConnect website doesn't indicate any adjacent local wells with groundwater levels which would impact the base level of the proposed basement.

It is considered that the likelihood of ground water having an impact on the proposed development for the site to be minimal.

18. *The proposal seeks to construct an underground basement / car park. To ensure that the underground works will not impact on the direction flow of surface water and ground water, we will require bore logs, in multiple locations across the underground development, to the depth in which excavation will be required for its construction. The associated report must provide details regarding the water table levels.*

    Refer point 3 above.

Please contact the undersigned should you have any questions in relation to the responses provided.

Yours faithfully
PT DESIGN

[redacted]

SAMUEL CASE
DIRECTOR

ATTACHMENT 3

SV/25-0131

21 August 2025

Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063

T: +61 8 8338 8888
F: +61 8 8338 8880
E: mfya@mfy.com.au
W: mfy.com.au

MFY Pty Ltd
ABN 79 102 630 759

Ms. Zoe Garnaut
Ekistics
Level 3, 431 King William Street
ADELAIDE, SA 5000

Dear Zoe,

PROPOSED RESIDENTIAL DEVELOPMENT, EVERARD PARK

We refer to the proposed residential development on Norman Terrace, Everard Park. As requested, we have assessed the traffic and parking implications of the proposal. The assessment is based on Colegate & Co Planning Set (Drawing 24103 DA1.12) dated 15 August 2025.

1 SUBJECT SITE

The subject site has frontages to Norman Terrace, Fourth Avenue and Ross Street. It is occupied by seven residential dwellings and a supported accommodation facility which provides residential aged care and independent living units. Figure 1 identifies the subject site.

Figure 1: Subject site

1.1 ROAD NETWORK

Norman Terrace, Ross Street and Fourth Avenue are residential streets within the care and control of the City of Unley and are within a 40 km/h speed zoned area.

Norman Terrace and Ross Street generally permit parking on both sides of the road while parking on Fourth Avenue is restricted to the eastern side. No parking areas are either signed or designated with linemarking.

Stop 5 of the Tram line is located on Norman Terrace adjacent to the subject site.

1.2 OTHER DEVELOPMENTS

The supported accommodation facility located to the west of the subject site is also being redeveloped and is the subject of a separate application. A future land division application will include a right-of-way over the subject site to facilitate access to the adjacent site. Figure 2 identifies the proposed right-of-way.

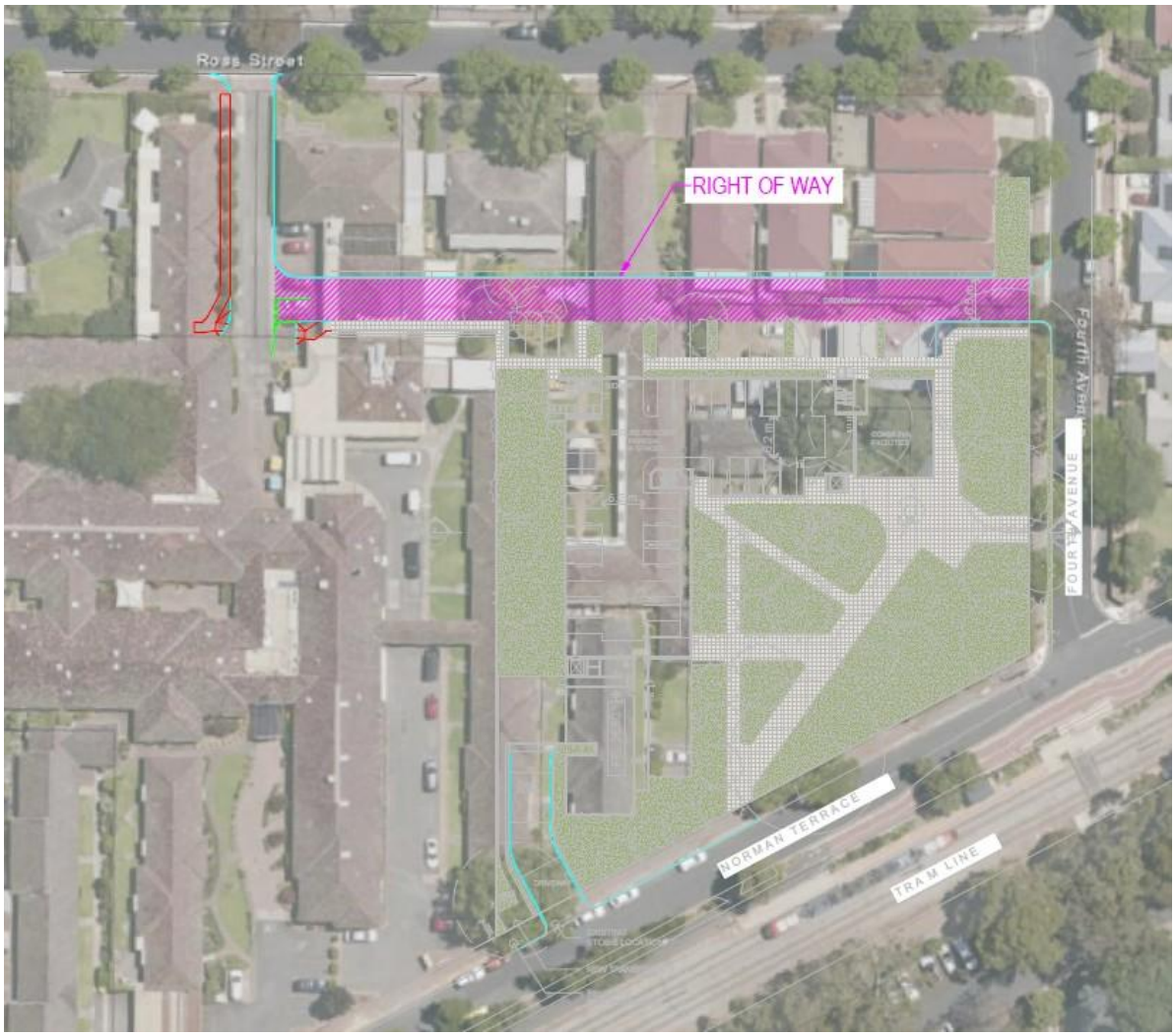


Figure 2: Proposed right-of-way to provide access to adjacent proposed residential care facility

2 PROPOSAL

The proposal includes 17 townhouses and an apartment building. The apartment building will include 75 units of which 12 units will be offered as affordable housing. The following dwelling types are proposed:

- 12 one-bedroom units;
- 58 two-bedroom units; and
- five three-bedroom units.

A communal facility will be located at the eastern end of the apartment building with frontage to Fourth Avenue. This facility will be exclusive to the use of residents in the apartment block and will therefore be ancillary to the dwellings.

The development will also include the construction of a driveway within the right-of-way. The townhouses will be located to the north of the driveway and the apartment building will be located to the south of the driveway.

2.1 SHARED DRIVEWAY

The proposed driveway will be 6.5 m wide and will be designed in accordance with Australian/New Zealand Standard *Parking facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004).*

The driveway will be accessed via Fourth Avenue and Ross Street. These access points will be designed in accordance with AS/NZS 2890.1:2004 and will permit all movements to and from the site. Figure 3 identifies that simultaneous movements would be accommodated at the access points.

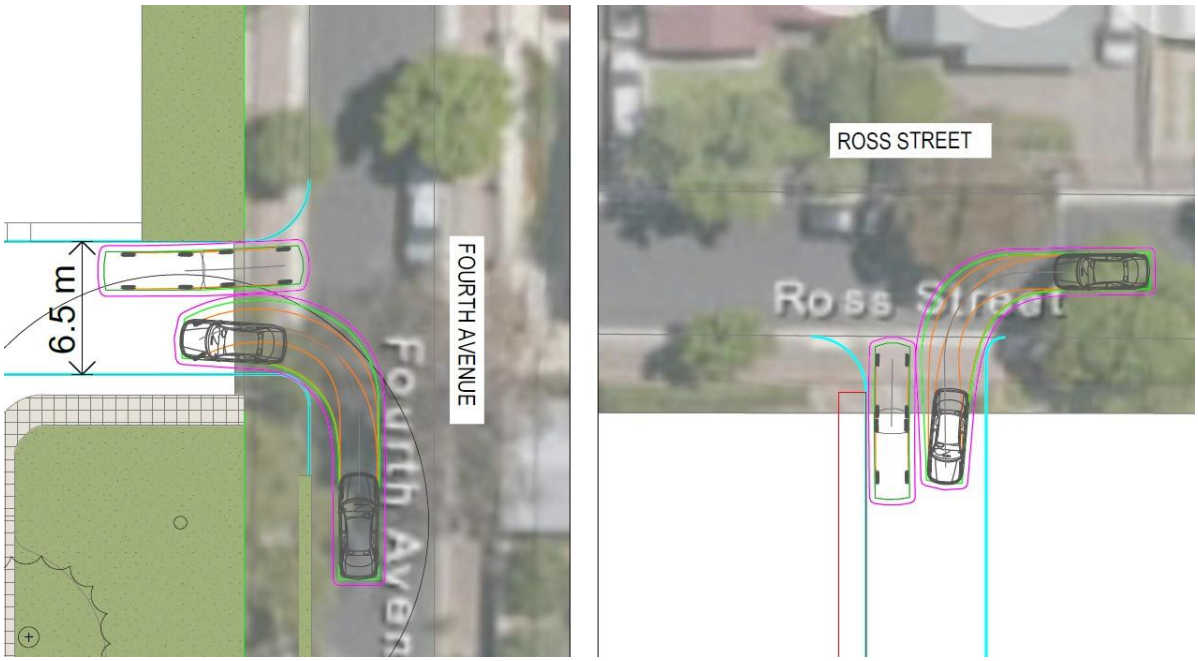


Figure 3: Simultaneous movements at the access points to the proposed driveway

The driveway will include 18 parking spaces which will be located on the southern side of the driveway. These spaces will be 2.5 m wide and 5.4 m long and will comply with AS/NZS 2890.1:2004.

One parking space will be dedicated for people with disabilities which will be designed to comply with Australian Standard, *Parking Facilities Part 6: Off-street parking for people with disabilities (AS 2890.6:2022)* in that it will be 2.4 m wide with an adjacent 2.4 m wide shared space.

A footpath will be constructed on the southern side of the driveway providing for pedestrian connectivity to and from Fourth Avenue and Ross Street. The footpath will be approximately 1.5 m wide.

2.2 APARTMENT BUILDING

The proposed apartment building will provide parking for residents on-site within an at-grade car park and a basement car park. These facilities will have separate access points and will not be connected.

2.2.1 Access

The apartment building will include an access point on both the northern and southern frontages of the building. The northern access will be located on the proposed driveway and will provide access to the at-grade car park while the southern access, which will be located on Norman Terrace will provide access to the basement car park.

These access points will comply with AS/NZS 2890.1:2004 and will permit all movements. The design of the access points will cater for simultaneous traffic movements as shown in Figure 4.

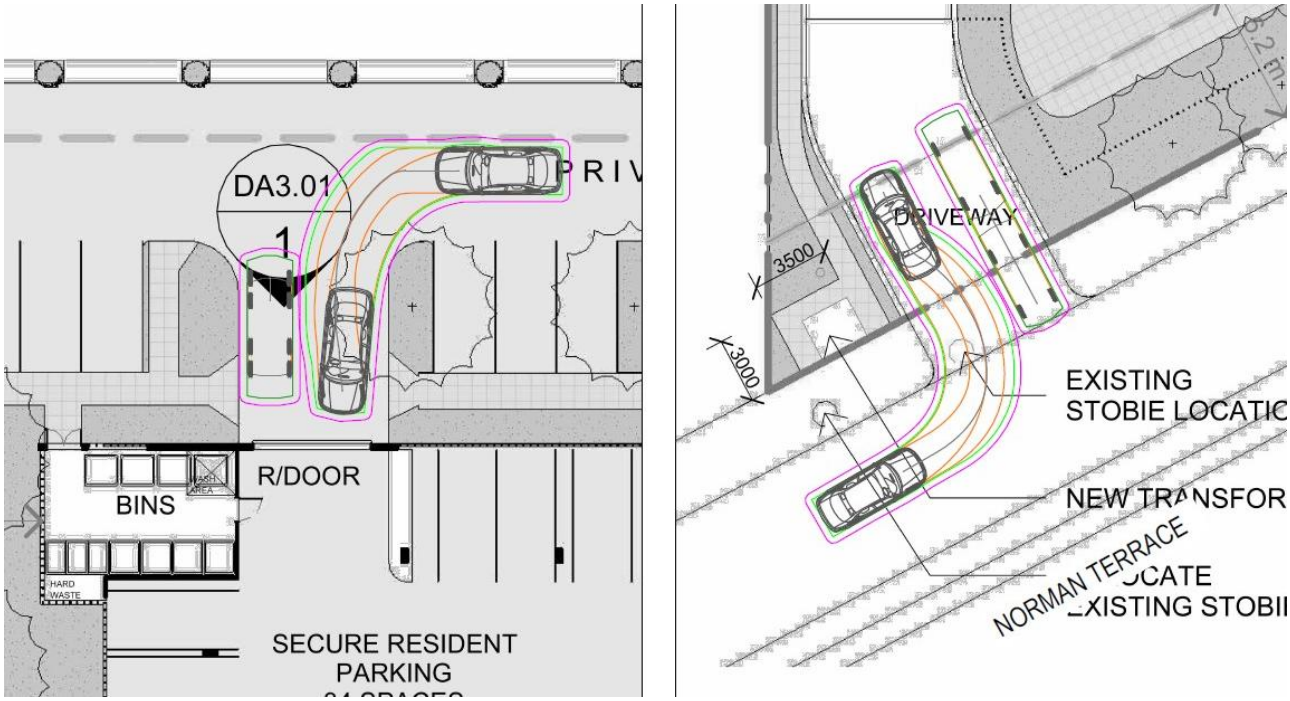


Figure 4: Simultaneous movements at the proposed access points

The southern access will include a ramp which will be designed to meet the requirements in AS/NZS 2890.1:2004. The ramp will include the following properties:

- the grade for the first 6 m from the boundary will be 1 in 20;
- the maximum grade will be 1 in 5 which is applicable for a residential car park; and
- the maximum grade change will not exceed 1 in 6.7 for a sag grade change and 1.8 for a summit grade change.

The design of the ramp will support simultaneous traffic movements as shown in Figure 5.

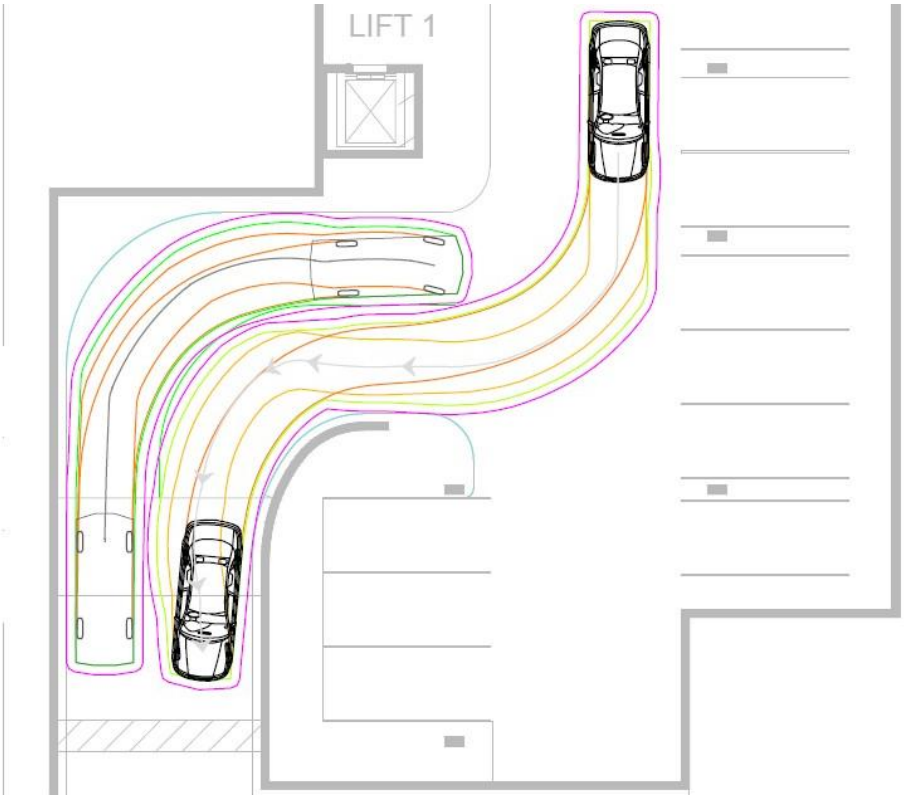


Figure 5: Simultaneous traffic movements on the proposed ramp

2.2.2 Car Parking

The proposal will include a total of 89 parking spaces with 34 spaces in the at-grade car park and 55 spaces in the basement car park. The proposed car parks will comply with AS/NZS 2890.1:2004 and will include the following properties:

- spaces will be 2.4 m wide;
- spaces will be 5.4 m long;
- parking aisles will be 6.2 m wide;
- dead-end parking aisles will include a 1 m extension at the end of the spaces; and
- columns could be located as per the requirement in Figure 5.2 of AS/NZS 2890.1:2004.

The car parking areas have been designed to ensure that there are sufficient sight distances for drivers at intersections and on bends. Figure 6 is an example of the sight distance requirement being met for drivers in the at-grade and basement car parks.

Figure 6: Sight distance requirement will be met for drivers in the car parks

2.3 TOWNHOUSES

The proposed townhouses will be rear loaded and will each include a double garage. Access to the garages will be provided via the proposed driveway. There will be an apron width of approximately 7.5 m for the garages which will meet the requirements in Figure 5.4 of AS/NZS 2890.1:2004.

The garages will be approximately 6.0 m wide and 6.1 m long. These dimensions will satisfy the requirements in AS/NZS 2890.1:2004. There will be a separation of approximately 1 m between the driveway and the garages to ensure approaching drivers are aware when vehicles are exiting a driveway.

2.4 REFUSE COLLECTION

Refuse collection for the proposed apartment and townhouse will occur in the proposed driveway. Bins for the townhouses will be presented fronting the garages while the bins for the apartment building will be located within a bin enclosure. Figure 7 identifies that a 10.2 m refuse vehicle will be able to enter the driveway from both directions and exit in a forward direction.

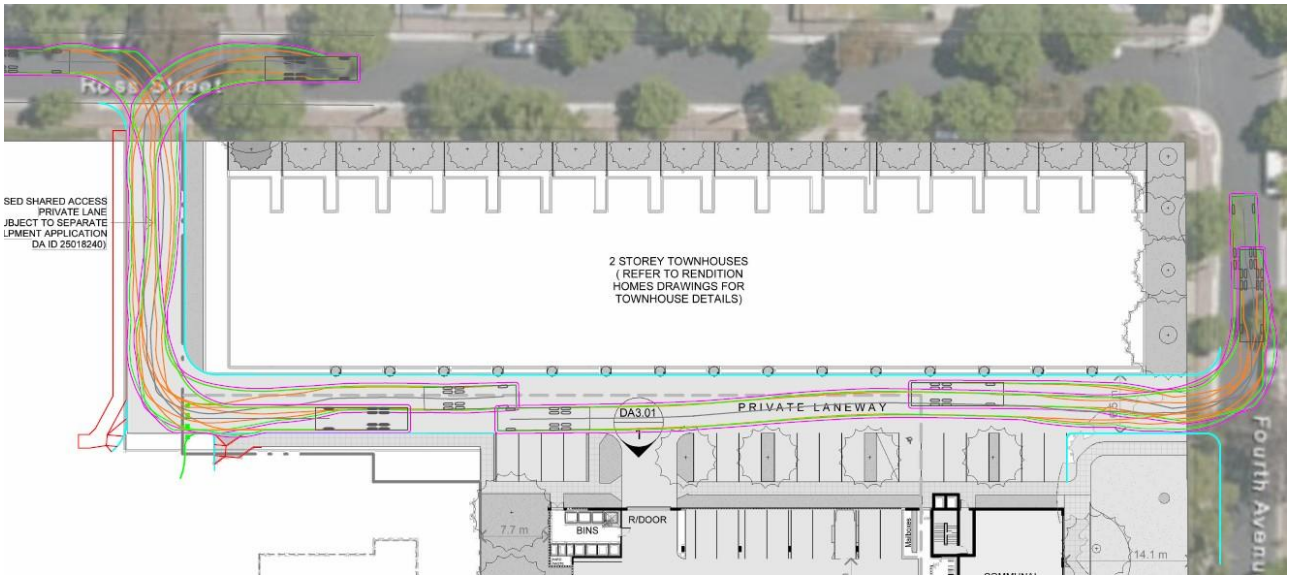


Figure 7: Refuse vehicle entering and exiting the driveway

3 PARKING ASSESSMENT

3.1 APARTMENT BUILDING

The Planning and Design Code (PDC) identifies the following car parking provision rates for an apartment building:

- One space per dwelling with one or two bedrooms;
- Two spaces per dwellings with three or more bedrooms; and
- 0.33 spaces per dwelling for visitor parking

The PDC, however, identifies a reduced parking provision rate of 0.3 spaces per affordable housing unit located above the ground floor. It does not specify any additional requirement for visitors.

Based on the above rates, the proposal will require a total of 72 resident spaces and 21 visitor spaces. The proposal will include 91 secured car parking spaces which will satisfy the PDC requirement for residents. The proposal includes 18 spaces in the driveway which could be used by the visitors. An additional three visitor spaces could be easily accommodated within the basement car park without compromising parking for the residents as shown in Figure 8 and therefore comply with the PDC requirement.

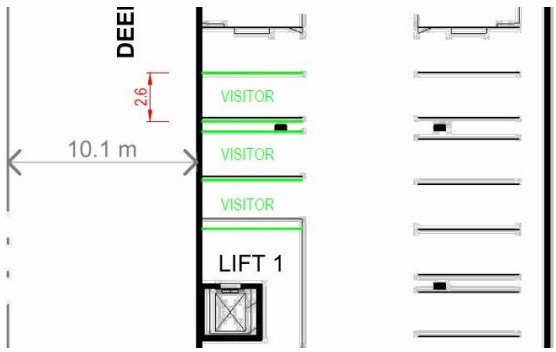


Figure 8: An additional two visitor spaces in the basement car park

By way of comparison, the Transport for New South Wales Guide to Transport Impact Assessment (GTIA) identifies a visitor parking provision rate of one space per five units for a medium density residential development based on traffic and parking surveys. If this rate were to be adopted, there would be a requirement for 13 visitor spaces which will be readily accommodated within the spaces in the driveway.

3.2 TOWNHOUSES

The PDC identifies a requirement for one or two parking spaces per dwelling depending on the number of bedrooms. All townhouses in the proposal will include two garaged spaces which will satisfy the requirement.

Visitors to the townhouses will park on-street. The PDC provides the following commentary with respect to the provision of on-street visitor parking:

> *Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:*
> *(a) minimum 0.33 on-street car parks per proposed dwellings (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.*

Based on the above, there will be a requirement to retain at least six on-street spaces to cater for the townhouses. Such a provision will be achieved and will be further facilitated by the closure of multiple access points on Ross Street and Fourth Avenue.

4 TRAFFIC ASSESSMENT

The GTIA identifies the following traffic generation rates for a medium density residential development, which will be applicable for the apartment building:

- 0.39 trips per dwelling in the am peak hour;
- 0.37 trips per dwelling in the pm peak hour; and
- 2.72 trips per dwelling per day

Detached dwellings are typically assessed at a traffic generation rate of 0.8 trips per dwelling per hour in the peak hours and eight trips per dwelling per day. The GTIA, however, considers townhouses as medium density dwellings and the presence of high frequency public transport facility in close proximity is likely to result in a lower traffic generation rate. Nonetheless, the higher traffic generation rates have been adopted for the townhouses in this instance.

Based on these rates, the development will generate in the order of 40 trips in the am and pm peak hours, and 335 trips per day. The forecast traffic volume which equates to less than one trip per minute on average during the peak hours is extremely low and will be readily accommodated on the adjacent residential streets.

Importantly, the forecast increase of 335 trips per day will not change the nature and function of the road network. Further, there are multiple routes to access the arterial road network including Third Avenue and Eurilpa Avenue which will result in distribution of traffic volumes and therefore limit the impact on any one road.

Accordingly, the proposal will have minimal impact on the adjacent road network.

5 SUMMARY

The proposed residential development will be designed to provide a safe and convenient traffic environment for residents and visitors. The proposed access will ensure that all vehicles will be able to enter and exit the site in a forward direction which ensures the safe operation of the development.

The proposal will include secured parking for residents which will be provided in at-grade and basement parking areas. Separate parking will be provided for visitors within the driveway. The parking areas will be designed in accordance with AS/NZS 2890.1:2004.

The proposal will provide sufficient parking to cater for the anticipated parking demand. Additionally, the closure of existing residential driveways will increase the on-street parking capacity on the road network and support on-street visitor parking.

The proposed development will generate low volumes of traffic on the road network and will, therefore, not impact on the existing status or functionality of the road network. Further, there will be minimal traffic impacts associated with the proposed development.

Yours sincerely,
MFY PTY LTD

Suresh Vijayakumar
Associate

MLM/25-0131

24 November 2025

Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063

T: +61 8 8338 8888
F: +61 8 8338 8880
E: mfya@mfy.com.au
W: mfy.com.au

MFY Pty Ltd
ABN 79 102 630 759

Ms. Zoe Garnaut
Ekistics
Level 3, 431 King William Street
ADELAIDE, SA 5000

Dear Zoe,

APPLICATION ID: 25027176 - 28 NORMAN TERRACE, EVERARD PARK
RESPONSE TO REQUEST FOR INFORMATION

We are in receipt of correspondence from the City of Unley requesting information regarding the proposed residential development. As requested, we have reviewed the comments provided by Council as it relates to traffic and parking matters and provide the following additional information to assist Council with its assessment of the application. For clarity, we have repeated the Council's comment followed by our response.

> *10. To ensure that sufficient on-site car parks have been provided to meet the needs of the development, and satisfy the Planning and Design Code, each dwelling within the Residential Flat Building should be allocated a car park(s).*

The apartment building will include 75 units of which 12 units will be offered as affordable housing. The Planning and Design Code (PDC) identifies a parking provision rate of 0.3 spaces per affordable housing unit located above the ground floor. Accordingly, the PDC does not require that one space per dwelling be provided at this site.

Based on the PDC rates, the proposal will require a total of 72 resident spaces and 21 visitor spaces which equates to 93 parking spaces.

The proposal will include 91 secured car parking spaces and 18 spaces in the driveway which equates to a total of 109 parking spaces. Accordingly, the proposal will provide excess parking spaces when considering the requirements of the PDC, which does not specify that such spaces are required to be allocated.

> *11. Please ensure pedestrian sight triangles are provided adjacent each exit lane crossover in accordance with Australian Standards.*

The proposal will include access points on Norman Terrace and Fourth Avenue (albeit the development will have a free and unrestricted right-of-way over the adjacent land for access to Ross Street). Figure 1 confirms that the minimum sight lines for pedestrian safety will be met at the access points on the public road.

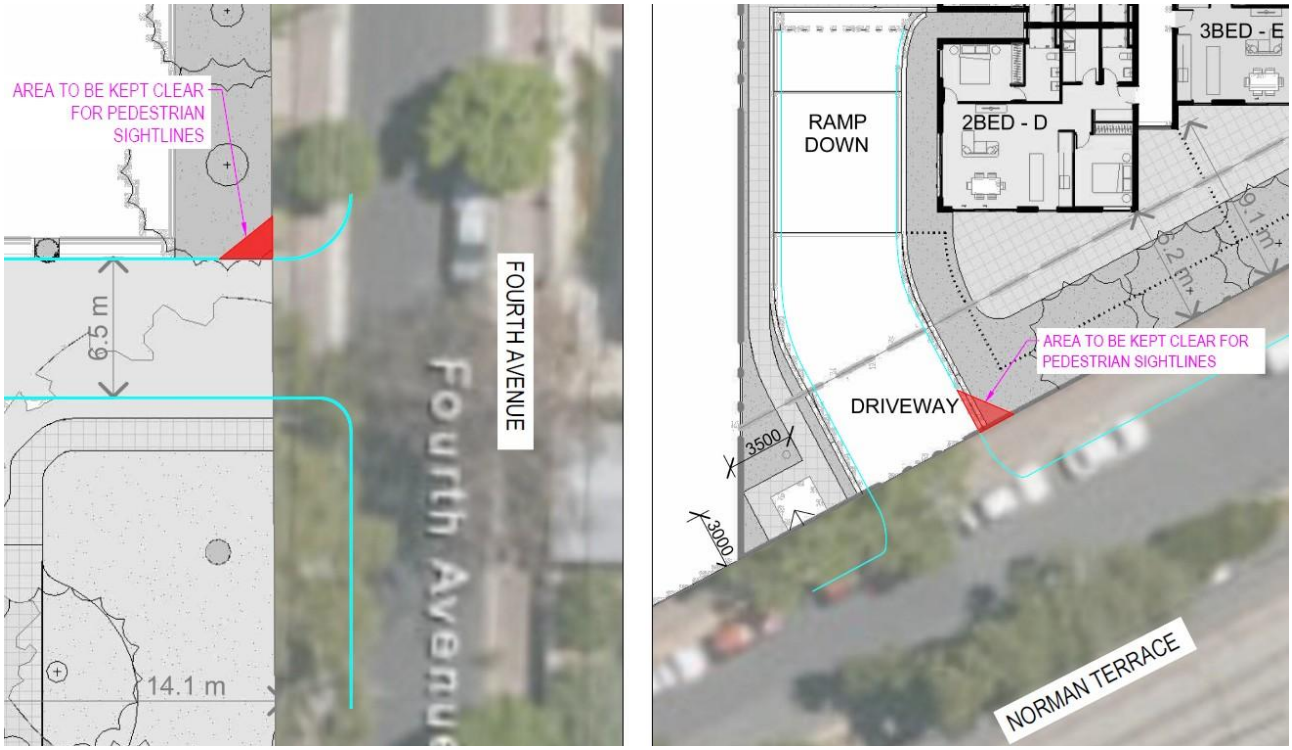


Figure 1: Minimum sight lines for pedestrian safety will be met at the proposed access points

> *12. The Australian Standards (AS2890.1-2004 – Section 5.3) state to permit access for both cars and light vans, the height between the floor and an overhead obstruction shall be a minimum of 2.2m.*
> ***Please ensure all height clearances within car parks and along access ramps are provided in accordance with Australian Standards.***

The proposal identifies the following floor to floor heights relating to the car parking areas:

- basement level: 3.1 m; and
- ground level: 3.5 m.

It is proposed that the floor-to-floor heights for the basement and ground levels would satisfy the height clearances in AS/NZS 2890.1:2004. A Condition to that effect could be included if Council is concerned about the head height requirements being met.

> *13. The plans provided indicate that 42 resident bicycle parking spaces will be provided within a secure compound in the basement and ground level car park, exceeding The Code requirements. However, the plans do not indicate any easily accessible and visible ground level visitor bicycle parking spaces - resulting in a shortfall of 8 visitor bicycle spaces.*

Please ensure at least 8 visitor bicycle parking spaces are provided on-site within clearly visible locations for ease of use and safety.

Table 3 of the Transport Access and Parking Assessment Provision of the General Policies with the Planning and Design Code only relates to Designated Areas. Accordingly, there is no requirement for bicycle parking identified in the PDC for the subject development. Nonetheless, the provision of eight bicycle parking spaces could be simply provided through the installation of four bicycle rails. Figure 2 identifies potential locations for these rails at ground level to satisfy the PDC.

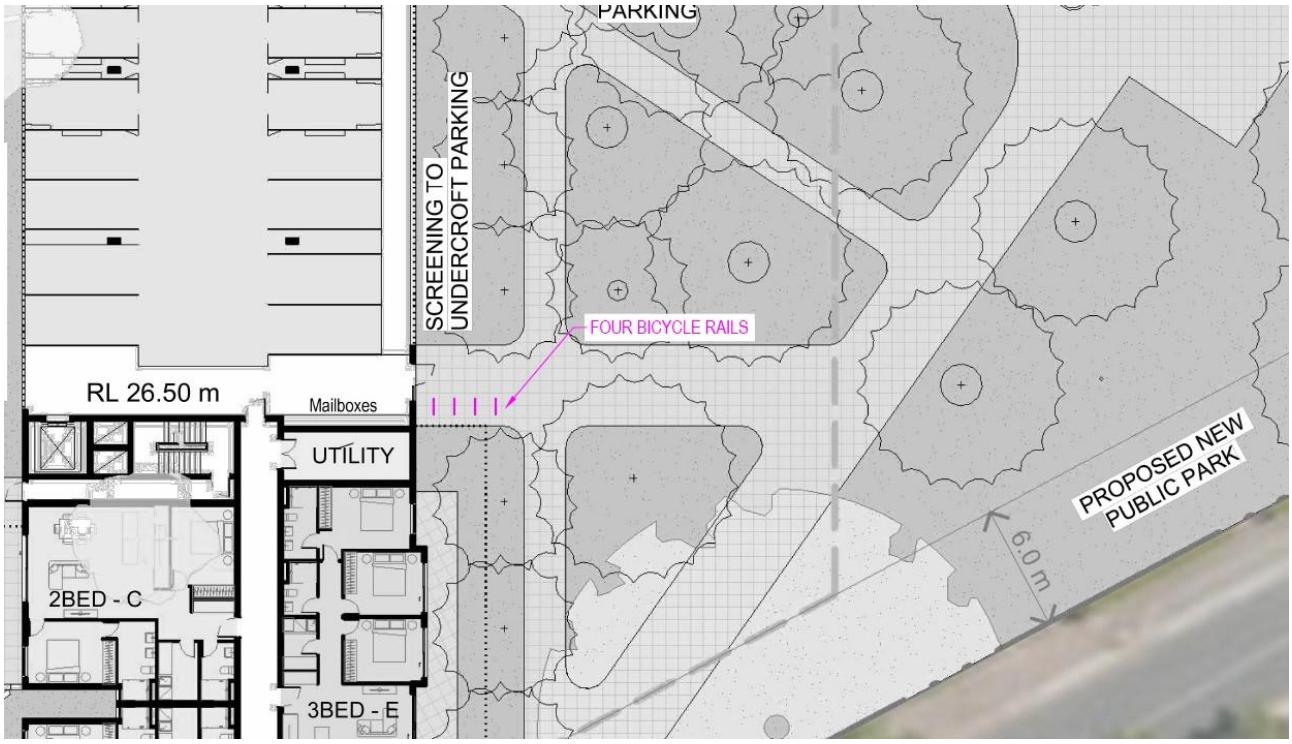


Figure 2: Potential location for four bicycle rails at ground level

14. Plans and MFY report provided indicate that waste collection will occur from within the site, along the shared internal ROW laneway, for both the townhouses and apartment building. The transport report has provided a turn path assessment which shows a 10.2m refuse vehicle accessing and egressing the internal ROW laneway, with the following options shown:

- *Refuse vehicle entering the site via Ross St and exiting via Fourth Ave.*
- *Refuse vehicle entering the site via Fourth Ave and exiting via Ross St.*

The turn path assessments provided indicate significant impacts to on-street parking when refuse vehicles enter and exit the site, please update turn path assessments to include on-street parking spaces on Fourth Ave and Ross St and ensure refuse access/egress does not impact existing on-street parking spaces.

Figure 3 identifies a refuse vehicle entering from Ross Street and exiting to Fourth Avenue with parked vehicles on the public roads.

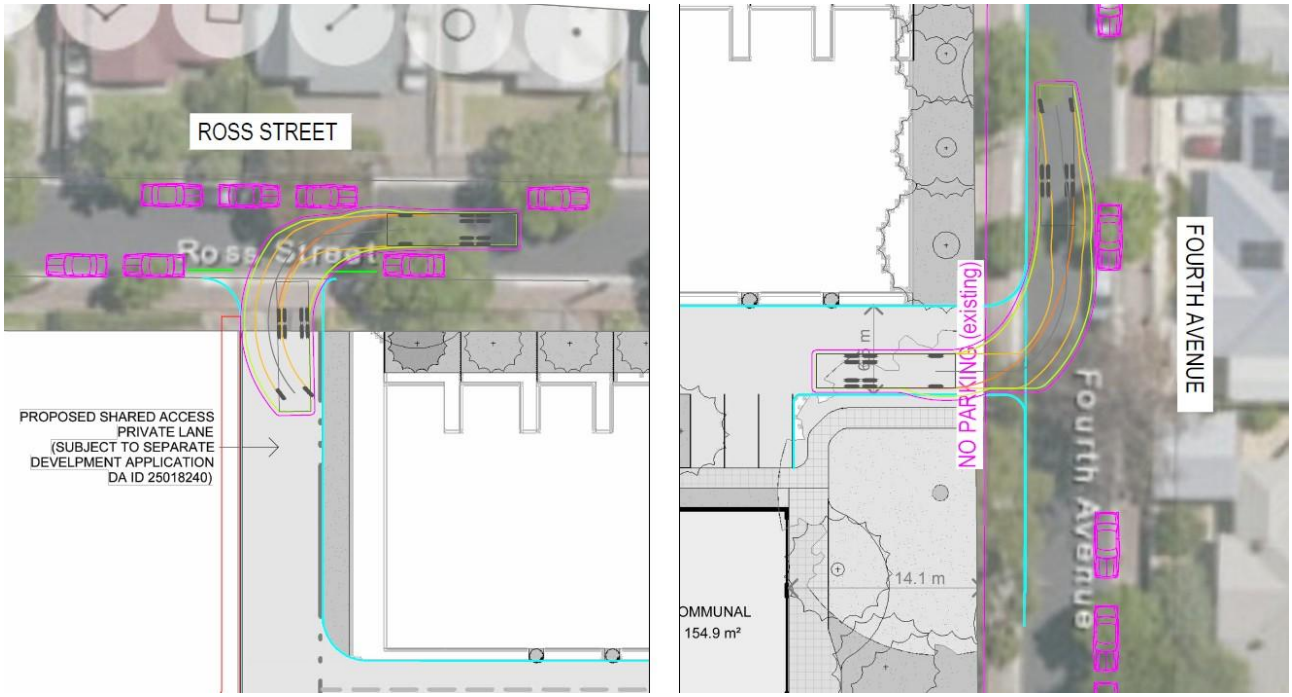


Figure 3: Refuse vehicle entering the site via Ross Street and exiting via Fourth Avenue

Figure 4 identifies a refuse vehicle entering from Fourth Avenue and exiting to Ross Street with parked vehicles on the public roads.

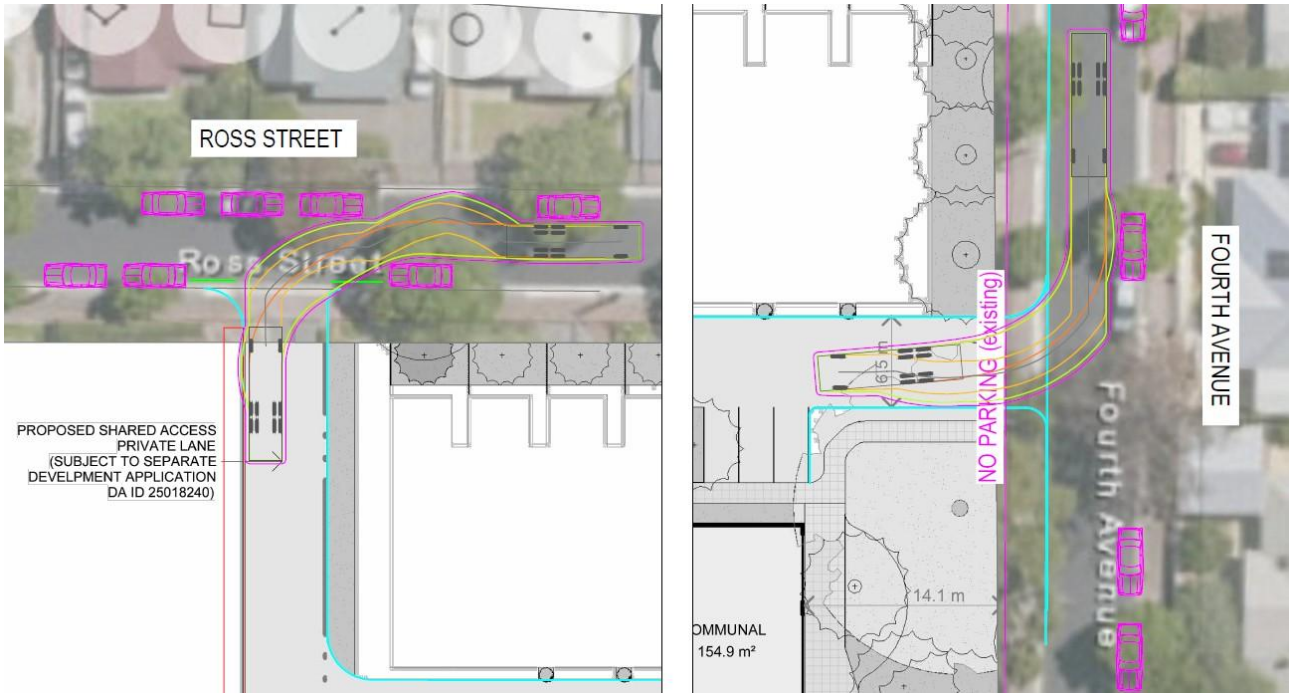


Figure 4: Refuse vehicle entering the site via Fourth Avenue and exiting via Ross Street

The above figures confirm that the intersections to the laneway will accommodate the movements of a refuse vehicle without impacting parked vehicles on Ross Street and Fourth Avenue.

Further to the above, it is evident from the recent matter considered by Council's Assessment Panel for the adjacent site and the representations that there is some concern relating to the use of Ross Street by refuse vehicles. In order to provide a detailed review of any changes to the current use of this road by commercial vehicles, data of vehicles accessing the existing loading facility which is accessed via Ross Street was collected using video data collection. The video footage was recorded on Tuesday, 28 October 2025 and Wednesday, 5 November 2025 for the period 7 am to 7 pm.

The video footage confirmed that there is not a significant existing demand for on-street parking in Ross Street. This is consistent with historical Google Streetview imagery which also identifies spare kerbside parking capacity in Ross Street.

Analysis of the data identified that up to four commercial vehicles accessed the existing loading area during a day. The design of the access required existing trucks to reverse to or from the site. Figure 5 is an extract from the video footage which identifies two of the access movements, namely one reversing in and one reversing out of the access.

Figure 5: Existing commercial vehicle entry and exit movements

There were therefore eight traffic movements per day using the loading facility associated with the existing site on Ross Street (four entry and four exit movements).

In addition, there were up to six additional truck movements using Ross Street that were not related to the subject site. Accordingly, there are currently in the order of 15 commercial vehicle trips per day using Ross Street.

The proposal is seeking to develop a one-way loop for refuse collection vehicles, with entry via Fourth Avenue and exit to Ross Street (or vice-versa). The site would only have one refuse collection weekly, with different types of waste being collected on different days. This would result in one truck movement entering from Ross Street and one exiting to Ross Street.

These truck movements could also coincide with refuse and delivery collection from the approved Opal development site. The proposed development will have comparable delivery movements with the existing facility (while there will be more residents, the demand for individual deliveries will not increase. Rather there will be an increase in volume of goods within the order which would still be accommodated in a single delivery in the same sized vehicle).

The volumes of existing commercial vehicles delivering to the site was four vehicles. However, while the existing facility requires entry and exit on Ross Street, the recently approved proposal for the adjacent site has developed a superior outcome with all vehicles entering and exiting the site in a forward direction. Accordingly, the four commercial vehicles will only exit to Ross Street, thus reducing the commercial vehicle traffic movements on Ross Street by four movements.

The current proposal, which would result in two additional commercial vehicle movements on Ross Street, will therefore contribute two additional commercial vehicle trips on Ross Street which would result in a reduction in two commercial vehicles on this road compared to the existing situation.

Further, the existing safety issue on Ross Street where trucks were observed reversing out of the site with limited sight distance will be resolved as all vehicles will enter and exit the site in a forward direction.

> *15. The MFY report has not included an assessment of the site existing traffic generation, which would help reduce the overall expected increase in traffic generation.*
> ***Can the MFY report please be updated to include the sites current traffic generation to determine what the actual increase in traffic generation for the site will be post development.***

The subject site includes eight residential dwellings and 15 units in the supported accommodation facility. The following daily traffic generation rates are applicable to these uses:

- 8 trips per residential dwelling; and
- 1.80 trips per unit in the supported accommodation unit.

Based on the above rates, the existing facilities on the subject site are forecast to generate approximately 90 trips.

The proposed development is forecast to generate approximately 335 trips per day and will, therefore, result in an increase of 245 trips per day on the road network. Such an increase will equate to approximately 25 trips per hour during the peak traffic periods or, on average, less than one trip every two minutes.

Of these trips, the majority of drivers will enter and exit the site via Fourth Avenue and will use Norman Terrace to travel to and from the site. A low proportion (potentially up to 10%) of trips could access the site via Ross Street. Should this occur, there would potentially three additional trips on Ross Street during the peak hour (or one trip every twenty minutes). Such volumes will have minimal impact on the road network and, more importantly, will not change the nature and function of any road.

I believe the above information responds to Council's queries as they relate to traffic and parking requirements. Importantly, the response provides a greater level of detail to respond to the spurious information relating to the potential impact associated with trucks on Ross Street. Not only will the commercial vehicle volumes be consistent with the volumes which would be anticipated on

any street and therefore not impact the existing traffic environment, the proposal will result in improved design which caters for all entry and exit movements in a forward direction, thus removing the existing risk where drivers reverse to Ross Street.

Yours sincerely,
MFY PTY LTD

[redacted]

MELISSA MELLEN
Director

ATTACHMENT 4

APPENDIX 5

Amendment Waste Management Plan

CatCorp Everard Park

Waste Management Plan

Document verification

Date	Version	Title	Prepared by	Approved by
14 Aug 25	V1 Draft	CatCorp Everard Park	M. Ellis	J. Webb
18 Aug 25	V1 Final	CatCorp Everard Park	M. Ellis	J. Webb
22 Oct 25	V2 Update	CatCorp Everard Park	J. Webb	J. Webb

Important notes

Document summary

Rawtec prepared this waste management plan (WMP) to support the planning application of the development. We consulted the client, project manager, project architect and traffic consultant and considered all relevant policy requirements (see Appendix 1).

This WMP includes a high-level proposal for a waste management system, with a preliminary design to show how waste can be managed at the site. If land uses and waste management arrangements for the development change during detailed design, this WMP will need to be updated.

The WMP is aligned with the *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments (Green Industries SA, 2014).*

1. Development summary

Project	Everard Park
Client	Ev Park Developments Pty Ltd
Architect	COLEGATE & CO.
Project manager	CatCorp Group
Traffic consultant	MFY

1.1. Land use and occupancy

Table 1 lists the tenancy/land uses that will generate waste and recycling at the development, based on the latest architectural plans.

Table 1: Tenancy/land use and occupancy overview

Component	Level	Tenancy/land use	Waste resource generation category	Estimated size
Apartment complex	Level 1 - 4	Residential Apartments	*Residential (High Density)*	140 bedrooms (74 apartments)
Townhouses	Ground	Residential	*Residential (Medium Density with Garden)*	51 bedrooms (17 townhouses)

1.2. Waste management considerations

The client and project architect identified design choices and other elements that could affect waste management at the site (Table 2). We have included these in the design of the waste management system.

Table 2: Development waste management considerations

Consideration	Description
Waste storage area	**Apartments:** A common waste storage area will be provided for all apartments on the Ground Floor adjacent to the vehicle entrance. This area will be screened from public view and at least 3m away from any windows, as aligned with council requirements. **Townhouses:** Residents within the townhouses will store their bins in a convenient location away from public view. In line with the client's design preferences, bins will likely be stored within residential garages.
Collection	**Apartments:** • A private collection contractor is required to service the apartment complex. • It is assumed that the waste collection vehicle will collect the bins from the internal driveway adjacent to the waste storage area. All truck movements are subject to traffic consultation. • General waste, FOGO, and comingled recycling streams will be collected once weekly. This is consistent with any likely future council collection service. **Townhouses:** • A council kerbside collection will be used for the townhouses. • The City of Unley provides: – weekly collection for general waste bins – fortnightly collections for food and garden organics (FOGO) and comingled recycling bins. • The collection point is assumed to be on Ross St, or the new public road, subject to approval/arrangement with council.
Transfer pathways	**Apartments:** A sealed pathway to the waste storage area has been included within the development's plans for the use of residents and the service provider. **Townhouses:** Residents will safely place their bins on the kerbside for collection.
Bin area signage	Signage to be placed within the bin enclosure of the apartment building.

1.3. Recommended services

To manage waste and recycling effectively, the development needs to include the services listed in Table 3.

Table 3: Recommended waste management services

Required/recommended waste and recycling collection services			
	Development land uses	**Apartments**	**Townhouses**
Routine collection (rear lift)	General waste	**X**	**X**
	Comingled recycling	**X**	**X**
	Organics recycling	**X**	**X**
On-call or external drop-off	Hard waste	**X**	**X**
	E-waste	**X**	**X**
	CFL/Lighting	**X**	**X**
	Printer Cartridges	**X**	**X**
	Batteries	**X**	**X**

2. Waste management analysis

2.1. Waste and recycling volumes

The developments will generate about 14,900 litres of waste and recycling per week (Table 4).[1] 10,300 litres are generated from the apartment complex, and 4,800 litres are generated from the townhouses.

Table 4: Estimated volume of waste and recycling generated at the development

Estimated waste generation volumes (litres per week)				
Development land use		**Apartments**	**Townhouses**	**Total All Residential**
WRGR classification		*Residential (High Density)*	*Residential (Medium Density - w/Garden)*	
Waste stream	General waste	4,200	1,800	**6,000**
	Comingled recycling	3,500	1,500	**5,000**
	Organics recycling	1,400	1,000	**2,400**
	Hard waste	1,000	400	**1,300**
	E-waste	200	60	**200**
Total site volume		**10,300**	**4,800**	**14,900**

*Totals have been rounded and may not equate

NE = Not Estimated as Not Required

[1] Estimates are based on the proposed land-use data provided by the client/architect and metrics from the *South Australian Better Practice Guide – Waste Management for Residential and Mixed Use Developments*. Some metrics have been further developed by Rawtec based on industry knowledge and experience.

2.2. Bin size and collection details

Based on the estimated volumes of waste and recycling in Table 4, the apartment complex needs 11 bins and 3 collections per week (Table 5). If using multiple collection providers to service separate tenancies, the number of collections may increase.

Table 5: Estimated bin requirements and collections per week for the apartment complex

	Apartment waste storage area				
	Total volumes (L per week)*	Bin size (L)	Number of bins required	Collections per week	Collection Vehicle
General waste	4,200	1,100	4	1	Rear-lift
Comingled recycling	3,500	1,100	4	1	Rear-lift
Organics recycling	1,400	660	3	1	Rear-lift
Total	**10,300**		**11**	**3**	

Each townhouse will have:

- 1 × 140L general waste bin (collected weekly)
- 1 × 240L FOGO bin (collected fortnightly)
- 1 × 240L commingled recycling bin (collected fortnightly)

This provides a total two collections per week. On a fortnightly cycle this includes:

- Week 1: General waste and FOGO
- Week 2: General waste and recycling.

Residents will present bins on Ross Street each Monday for collection and return them afterward, in line with the City of Unley's kerbside service.

The following irregular waste streams will be managed as they occur onsite:

- **Containers under SA's 10 cent Container Deposit Scheme** will be managed by resident and commercial tenants separately. A building manager may manage a 240L bin collection service on behalf of the development.
- **Electronic waste and separate waste streams** (such as appliances and batteries, printer cartridges, lighting) will be stored at the development until sufficient quantities are available. All items must be source separated and collected by a certified collection contractor or taken to a licensed facility (e.g. recycling depot or participating retailer).
- **Hard waste** (during tenancy fit-out or in residential developments) will be stored at the development and managed via a pull-in/pull-out collection service. This must be arranged by tenants and the building manager, so hard waste can be collected from the loading area at a suitable time.

Other advice

- **Bins and signage** must meet the Australian Standard for Mobile Waste Containers (AS 4123.7–2006 Mobile Waste Containers).
- **E-waste/hard waste collection:** Provide a central and accessible storage point for E-waste and hard waste. If hard waste is collected from individual locations, the building manager and tenant may need to be present for collection and costs may increase.

2.3. Waste storage area – Apartment complex

The waste storage area houses the bulk bins for the apartment complex. Figure 1 shows how this area could be designed. When planning the waste storage area, consider the additional waste management design advice listed in Section 5.

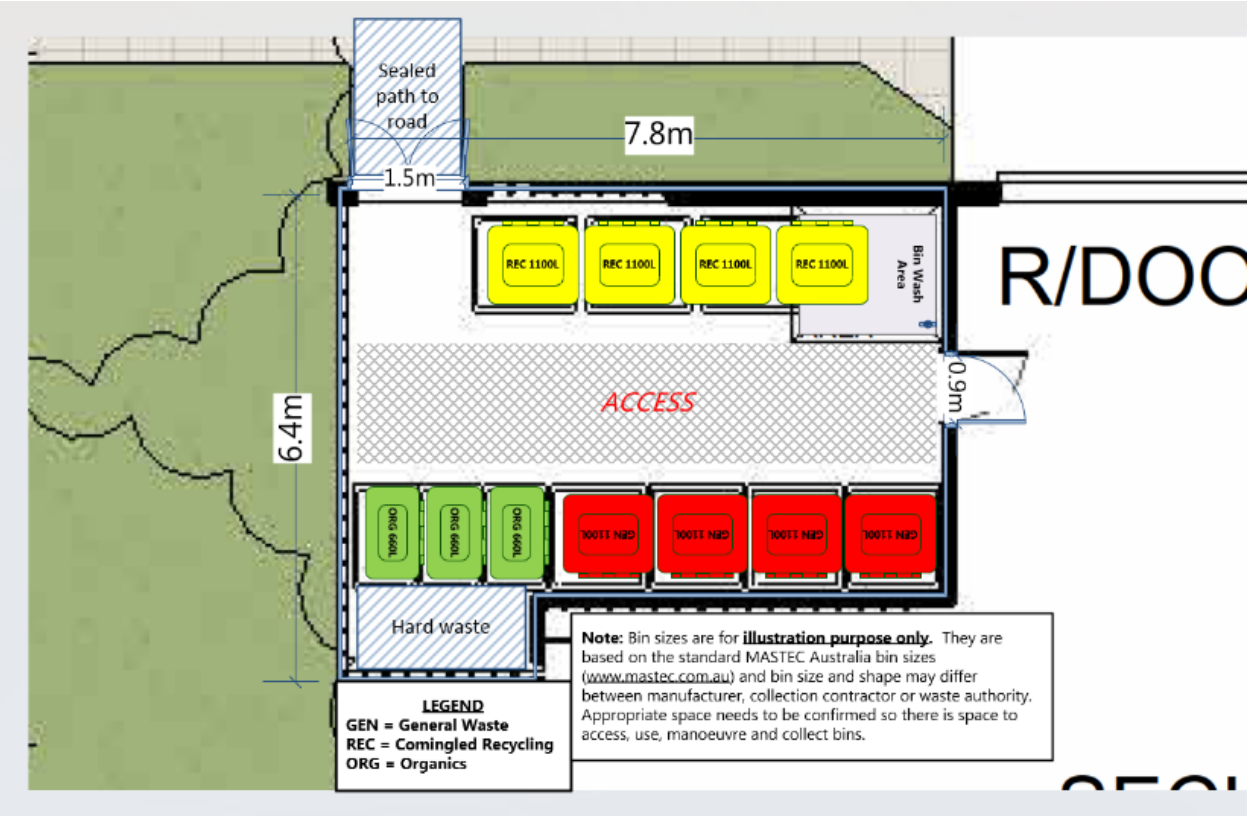


Figure 1: Apartment complex waste storage area design

Detailed design

- Detailed design and construction advice may be needed in later stages. Equipment specifications (such as chutes and compactors) must be confirmed by the provider before construction.

2.4. Waste storage area – Townhouses

The townhouses will each have their own set of three bins. They will be stored in convenient locations and screened from public view. In line with the client's design preferences, bins will likely be stored within residential garages. Figure 2 demonstrates what this could look like.

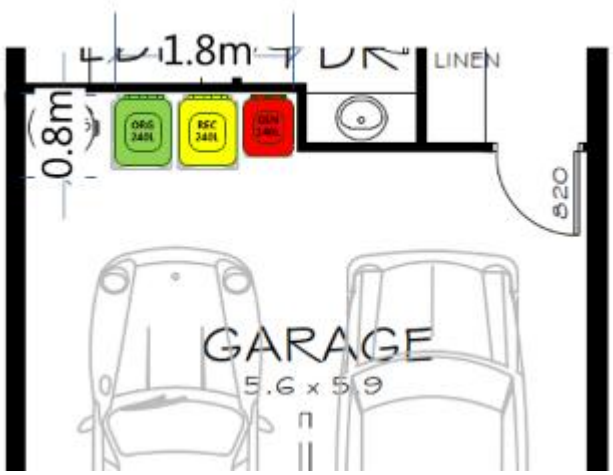


Figure 2: Townhouse waste storage area

3. Waste management system

The waste management system (WMS) explains how to manage the waste and recycling generated at the development (Table 6). It covers each land use and considers the relevant waste management policies (see Appendix 1). When planning the WMS, consider the waste management design advice in Section 5. If land uses and waste management arrangements for the development change during detailed design, this WMP will need to be updated.

Table 6: Proposed waste management system for the development

Proposed waste management system	
Waste/recycling services	• General waste • Comingled recycling • Organics recycling
WMS step	**WMS notes**
1. User storage	• general waste will be collected using black bin liners • organics will be collected using compostable bin liners • comingled recycling will be collected loose
2. Transfer pathways	• A sealed pathway to the waste storage area has been included in the apartment complex plans for use by residents when disposing of waste and by the service provider when collecting the bins. • Transfer routes must be at least 1.25 metres wide, free of obstructions and steps and with a slope of no more than 1:10.
3. Aggregation and storage	**Apartments:** Waste from the apartment complex will be stored in bulk bins within the waste storage area. This will be screened from public view and at least 3m away from any windows. **Townhouses:** Residents will store their three bins away from public view in an easily accessible area. This will likely be within the private garages of each townhouse.
4. Bin collection	**Apartments:** A commercial waste collection service is required for the apartment complex. • The service provider will park the waste vehicle in a designated area on the private road. • Using the sealed pathway, they will wheel the bins to the truck, empty them, and return them to their original location. **Townhouses:** The City of Unley's standard kerbside collection service is available and recommended for the townhouses. • Residents are responsible for placing their bins safely on the kerb along Ross Street for council collection and returning bins after collection.

4. Collection requirements

4.1. Vehicle movements per week

The apartment complex will need about 3 regular collections per week from the apartments waste storage area. The townhouses will require a total of 2 kerbside collections per week (weekly collection of general waste bins, and fortnightly collection of FOGO and comingled recycling bins). This is based on the waste and recycling volumes and collection service frequency in Table 5. If multiple collection providers are used for separate tenancies, the number of collections may increase.

Other advice

- **Collection times:** Schedule waste collection timing and frequency to reduce the impact of noise and traffic on residents, neighbours and the public.
- **Peak periods:** More waste is usually generated during holiday periods like Easter, Christmas and public holidays. Extra collections may be needed at these times.

4.2. Collection vehicle

Table 7 lists approximate truck dimensions to help the traffic consultant's analysis. Please note:

- Vehicle dimensions and operating conditions can differ between waste collection contractors.
- Rawtec does not provide traffic engineering services. The traffic consultant's report details how collection vehicles will service the development safely.
- The client must confirm with the preferred waste collection contractor that it can service the development before collection can begin.

Table 7: Approximate collection vehicle dimensions

Collection vehicle dimensions			
Vehicle type	**Rear lift**	**Side lift**	**Pan-tech/Flat bed**
Collection type	Collection of bins up to 1,100 L	Collection of kerbside mobile garbage bins	At call waste streams
Vehicle dimensions	3.4m minimum to 4m (h) × 2.5m (w) × 8.8m minimum to 11m (l)	3.8m minimum (h) × 2.5m (w) × 9.5m minimum (l)	Up to 4.5m (h) × 2.5m (w) × 8.8m (l)
Rear loading space required	2 m	-	-
Clearance height required	3.8m minimum (recommend 4m)	4.5m minimum	Up to 4.8 m
Vehicle turning circle	18-25 m	8-25 m	18-25 m

Note: Vehicle width dimensions are based on Australian MRV standard specifications - AS 2890.2-2002. Vehicle length and heights are based on common collection vehicles operating in the South Australian market. Waste and recycling collection vehicles are custom designed and may differ from these specifications.

5. Other waste management and design advice

Table 8 lists advice on designing developments to encourage good waste management practices, based on the *South Australian Better Practice Guide – Waste Management for Residential and Mixed Use Developments*.

Table 8: Other waste management and design advice

Area	To consider
Bin/chute rooms	• Make bin/chute rooms accessible to mobility impaired persons. • Locating chutes in closed waste rooms on each floor may prevent odours or spillage issues compared to providing access directly from a hallway.
Bin transfer routes	• Transfer routes should be at least 1.4 m wide, free of obstructions and steps, and with a slope of no more than 1:10. • Transfer routes should not pass through living areas or dwellings.
Bin washing	• A bin washing station must: – slope to a drain connected to the sewer – have a tap and a hose with mains supply – be at least 2 m × 2 m – be slip resistant. • Note: – Line marking and bunding are not required. – Bins can be stored on top of the bin wash area. During washing, other bins can be placed outside the room. – The bin wash area can be installed outside the waste room. – The waste contractor may provide this service (either onsite or offsite).
Container deposit scheme (10-cent) containers	• Businesses with large volumes of 10-cent refund drink containers (e.g. restaurants, cafes, hotels) could organise a collection service with a business that shares the revenue from the containers (e.g. Scouts SA).
Education and training	• The building manager should educate and train residents/tenants to use the waste management system correctly. • Consider including better practice waste management requirements in strata or commercial lease agreements.
Health and amenity	• Effective WMS design should: – reduce and stop odour and noise – consider and preserve visual amenity for residents/tenants, neighbours and the public – prevent waste spreading beyond the defined location – specify washable services enabling periodic cleaning – provide adequate ventilation.

Area	To consider
Lid within a lid bin	• A 'lid within a lid' system can make it easier to dispose of waste and recycling into bulk bins (e.g. 1,100 litre bins): – The smaller, lighter lid reduces the weight and risk for people disposing of materials. – The large lid can be locked, stopping oversize items being put into the bin.
Waste storage area	• For residential buildings, waste storage areas should be: – external to all living areas but within the dwelling or on common property – no more than 30 m from living areas for convenience and to reduce spills/mess. • Consider installing a security camera to allow the building manager to remotely view when bins under chutes need to be rotated and to discourage misuse of bins and dumping.
Waste streams	• All SA residents should have access to an organics (food and/or garden) collection service. • Locate the disposal point for all three streams together (general waste, comingled recycling and food organics).

6. Appendix 1: Waste policies

This WMP is based on the following policies, design and operational requirements:

- City of Unley Sustainable Kerbside Waste Management Policy (22 September 2025).
- The South Australian Environment Protection (Waste to Resources) Policy 2010, Government of South Australia, version 1.6.2019:
  - Waste is subject to resource recovery processes, which can include source separation, before disposal to landfill.
- *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments*, Green Industries SA, 2014.
- South Australian Planning and Design Code
  - Table 9 summarises the Performance Outcomes in the code related to waste and recycling.

Table 9: Waste and recycling performance outcomes in the Planning and Design Code

Design	
PO 1.5	The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.
PO 19.3	Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.
PO 20.1	Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.
PO 26.3	Provision is made for suitable household waste and recyclable material storage facilities which are: a) located away, or screened, from public view, and b) conveniently located in proximity to dwellings and the waste collection point.
PO 26.4	Waste and recyclable material storage areas are located away from dwellings. **DTS/DPF 26.4 -** Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5	Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.
PO 30.4	Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.
PO 30.5	Waste and recyclable material storage areas are located away from dwellings. **DTS/DPF 30.5 -** Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6	Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

PO 32.1	Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off b) paved with an impervious material to facilitate wastewater collection c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area d) designed to drain wastewater to either: i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or ii) a holding tank and its subsequent removal off-site on a regular basis.
Design in Urban Areas	
PO 1.5	The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.
PO 11.1	Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.
PO 11.2	Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.
PO 11.3	Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.
PO 11.4	Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.
PO 11.5	For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
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.
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 2m2 with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and

	b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 35.3	Provision is made for suitable household waste and recyclable material storage facilities which are: a) located away, or screened, from public view, and b) conveniently located in proximity to dwellings and the waste collection point.
PO 35.4	Waste and recyclable material storage areas are located away from dwellings. **DTS/DPF 35.4 -** Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5	Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.
PO 40.4	Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.
PO 40.5	Waste and recyclable material storage areas are located away from dwellings. **DTS/DPF 40.5** - Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6	Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.
PO 43.1	Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off b) paved with an impervious material to facilitate wastewater collection c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area d) designed to drain wastewater to either: iii) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or iv) a holding tank and its subsequent removal off-site on a regular basis.
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.

Housing Renewal	
PO 16.1	Provision is made for the convenient storage of waste bins in a location screened from public view.
PO 16.2	Residential flat buildings provide a dedicated area for the on-site storage of waste which is: a) easily and safely accessible for residents and for collection vehicles b) screened from adjoining land and public roads c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.

(08) 8376 7752
11 Paringa Ave, Somerton Park,
South Australia 5044

ATTACHMENT 5

APPENDIX 6
Preliminary Tree Assessment

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Arboricultural Impact Assessment and Development Impact Report

Site: 34 Norman Terrace, Everard Park (Parkrose Village)

Date: Wednesday, 6 August 2025

ATS6935-034NorTceDIR

Contents

Report Reference Number: ATS6935-034NorTceDIR

Report prepared for:
Tom Du Rieu, Catcorp Group

Author:
James Ross, Consulting Arborist, Arborman Tree Solutions Pty Ltd

Executive Summary

Arborman Tree Solutions has assessed the Regulated and Significant trees in the identified survey area at 34 Norman Terrace, Everard Park (Parkrose Village). The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommend mitigation strategies where appropriate. The proposal involves demolition of the existing dwellings and the construction of a new apartment complex. This assessment provides recommendations in accordance with Australian Standard AS4970-2025 *Protection of trees on development sites* (AS4970-2025).

The assessment considered twelve trees which are identified as a mix of various native and exotic species. These trees are not naturally occurring vegetation, and all appear to have been planted as part of the landscaping of the area. The majority of trees are considered to be in Good (8) or Fair (4) overall condition and have extended useful life expectancies.

The growing environment of the trees includes the adjacent compacted road reserve, kerbing, open but compacted nature-strip, landscaped garden and lawn area. There are existing encroachments of the dwelling foundations, driveway and compacted unsealed surfaces in the root zone of Tree 6.

Trees 1, 3, 6-8, 13 and 16 are Significant trees and Trees 12, 14 and 15 are Regulated trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining trees identified in this report are Exempt from regulation. Unregulated trees have not been included in this report. 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 'Performance Outcomes', Tree 6 is considered to provide 'important' aesthetic and/or environmental benefit which would warrant its protection; the remaining trees whilst providing benefit in this regard do not do so to a level that would be considered to be 'important'. However, none of the trees display factors that indicate their removal is currently warranted if not to allow for reasonable and expected development.

The Arboricultural Impact Assessment has identified that three Regulated trees, six Significant trees and two Exempt trees in the area of the proposed development are likely to be negatively impacted by the proposed works and require removal. As Trees 1-3 and 7-16 have a Moderate or Low Retention Rating and do not display attributes that indicate they should be protected their removal to accommodate expected development is reasonable.

Additionally, one Significant tree, Tree 6 in the area of the proposed development is unlikely to be negatively impacted by the planned works. The encroachment is greater than 20% of the NRZ area however there are mitigating factors that indicate the proposed development will have a low impact on the long term viability of this tree.

Whilst the viability of the tree to be retained 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 Catcorp Group to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the identified trees at 34 Norman Terrace, Everard Park (Parkrose Village). 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 dwellings and the construction of a new apartment complex. This assessment will determine the potential impacts the proposal may have on the trees within the site and recommends impact mitigation strategies in accordance with Australian Standard AS4970-2025 *Protection of trees on development sites* (AS4970-2025) for trees to be retained.

In accordance with section 2.2 of the AS4970-2025 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 Notional Root Zone (NRZ) and Structural Root Zone (SRZ) for each tree.
- Identify potential impacts the development may have on tree health and/or stability.
- Recommend impact mitigation strategies in accordance with AS4970-2025 for trees to be retained and identify the resultant Tree Protection Zone (TPZ) for each tree.
- 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.
- Preliminary Tree Assessment and Arboricultural Report ATS6935-034NorTcPTA.

Site Location

The trees are located on several allotments west of Fourth Avenue and east of Everard Park Care Community.

Figure 1: Site Location - 34 Norman Terrace, Everard Park (Parkrose Village)

Methodology

The proposed design was reviewed in association with the information supplied in the Preliminary Tree Assessment and Arboricultural Report ATS6935-034NorTcPTA and in the Design Drawings and CAD files as provided by Catcorp Group.

The potential impact of the proposed works on tree condition is considered in accordance with the guidelines in AS4970-2025 *Protection of trees on development sites* (AS4970-2025). When determining potential impacts of an encroachment into a Notional Root Zone (NRZ), the following should be considered as outlined in AS4970-2025 section 3.3.4 *NRZ 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 NRZ has been identified.

Low <10% - the identified encroachment is less than 10% of the NRZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the NRZ 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 NRZ 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 NRZ area and in most cases will also impact the Structural Root Zone (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 AS4970-2025 3.3.4 *NRZ 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 AS4970-2025 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, Notional Root Zones and Development Impacts are shown in Appendix B - Tree Assessment Findings.

Assessment

Arborman Tree Solutions has assessed the Regulated and Significant trees in the identified survey area at 34 Norman Terrace, Everard Park (Parkrose Village). The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommend mitigation strategies where appropriate. The proposal involves demolition of the existing dwellings and the construction of a new apartment complex. This assessment provides recommendations in accordance with Australian Standard AS4970-2025 *Protection of trees on development sites* (AS4970-2025).

Tree Assessment

The assessment considered twelve trees which are identified as a mix of various native and exotic species. These trees are not naturally occurring vegetation, and all appear to have been planted as part of the landscaping of the area. The majority of trees are considered to be in Good (8) or Fair (4) overall condition and have extended useful life expectancies.

The growing environment of the trees includes the adjacent compacted road reserve, kerbing, open but compacted nature-strip, landscaped garden and lawn area. There are existing encroachments of the dwelling foundations, driveway and compacted unsealed surfaces in the root zone of Tree 6.

Table 1 - Tree Condition

Condition	Number of Trees	Tree Numbers
Good	8	1-3, 6, 7, 12, 13 and 16
Fair	4	8, 9, 14 and 15

Findings on individual tree health and condition are presented in Appendix B - Tree Assessment Findings.

Legislative Assessment

Trees 1, 3, 6-8, 13 and 16 are Significant trees and Trees 12, 14 and 15 are Regulated trees as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining trees identified in this report are Exempt from regulation. Unregulated trees have not been included in this report. 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 'Performance Outcomes', Tree 6 is considered to provide 'important' aesthetic and/or environmental benefit which would warrant its protection; the remaining trees whilst providing benefit in this regard do not do so to a level that would be considered to be 'important'. However, none of the trees display factors that indicate their removal is currently warranted if not to allow for reasonable and expected development.

Table 2 - Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Significant	7	1, 3, 6-8, 13 and 16
Regulated	3	12, 14 and 15
Exempt	2	2 and 9

Retention Assessment

Trees that provide important environmental and/or aesthetic contribution to the area, are in good condition scored a High Retention Rating and conservation of these trees is encouraged. Trees that score a Moderate Retention Rating provide a level of environmental and/or aesthetic benefit, however not to an important level; these trees should be retained if they can be adequately protected. Trees identified as not suitable for retention or attained a Low Tree Retention Rating, displayed one or a number 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, and

f) young and easily replaced.

Tree 6 is considered to be suitable for retention as it achieved a High Retention Rating, indicating it meets one or more criteria within the *PDI Act 2016* that warrant its retention as an important tree.

The remaining trees achieve a Moderate or Low Retention Rating. Trees that achieve a Moderate Retention Rating are worthy of consideration for retention if they can be adequately protected in an otherwise reasonable and expected development. The trees that achieve a Low Retention Rating should not form a constraint to an otherwise reasonable and expected development.

Table 3 - Retention Rating

Retention Rating	Number of Trees	Tree Numbers
High	1	6
Moderate	9	1-3, 7-9, 12, 13 and 16
Low	2	14 and 15

***Note**: There are no trees on site that are identified as 'Special Value' trees due to their cultural or environmental value that would override their retention rating.*

Encroachment and Impact Assessment

Within AS4970-2025, relevant information is provided to assist with determining the impact on trees when developing in close proximity to them. Any tree identified for retention requires protection that will ensure it remains viable during and post development. Further guidance on how to suitably manage any proposed or encountered encroachments is identified in AS4970-2025.

Australian Standard AS4970-2025 provides a method to calculate a Notional Root Zone (NRZ) and a Structural Root Zone (SRZ) and uses these to determine the impact on any tree in the development zone and the area required to be retained as a Tree Protection Zone (TPZ). The assessment of potential impacts has been undertaken in accordance with AS4970-2025 sections 2.1.2 *Tree Protection Process* and 3.3 *Determining a Tree Protection Zone (TPZ)*; this assessment has determined the tree can be retained and the area that is to be treated as a TPZ to allow for tree retention. This standard has been applied to ensure trees identified for retention remain viable and the redevelopment is achievable.

The encroachment for Tree 6 is greater than 20% of the total NRZ area and is therefore classified as a 'Major Encroachment' as defined in AS4970-2025.

Australian Standard AS4970-2025 also identifies relevant factors that should be considered when determining the 'impact' of Major encroachments such as this and the actual area to be set aside as a Tree Protection Zone (TPZ); these considerations are listed under section 3.3.2 *Considerations for determining the TPZ*.

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 trees and is therefore considered to be a Low Impact.

The following discusses the relevant factors of AS4970-2025 section 3.3.2 *Considerations for determining the TPZ* for this tree:-

- 3.3.2 (b) '*Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots).''*
  This encroachment is likely to impact the tree's lateral rooting system, however substantial impacts to the tree's long-term stability or health are not expected.

- 3.3.2 (c) '*Tree species and tolerance to root disturbance.'*
  The species (*Corymbia maculata*) is considered to have a good tolerance to root disturbance. The root growth of this species has similar characteristics of many well tested and tried species including London Plane and Elms and appears to be able to withstand substantial changes in its root zone. There are multiple examples in the Adelaide environment of this species managing similar levels of encroachment and remaining viable for 15-20 years and still in good health today.

- 3.3.2 (e) '*Age, health, current size and projected size of the tree'*
  The tree is and displays good health and vitality, indicating it can tolerate the proposed level of encroachment without noticeable impacts. Healthy and vigorous trees can manage various levels of pruning, demolition of existing structures, changes in soil grade and moisture, soil compaction and other root zone encroachments and are better able to adapt to the new site conditions once the development phase has been completed.

- 3.3.2 (h) '*Proposed tree maintenance and tree care activities*.'
  The following tree maintenance and tree care activities are to be undertaken as part of the management of this tree through the development of this site: -

  b. Irrigation – the area of the root zone that is to be retained will be irrigated from the commencement of site works to the completion of all development activities. A permanent irrigation system is recommended as part of the landscape management around this tree. The use of irrigation is designed to promote additional root growth that will compensate for the minor level of root loss due to the required works.

  c. Mulch – the area of the root zone that is to be retained will be mulched with a natural tree mulch, Forest Mulch, Arborist Mulch or similar. The mulch should be 75-100 mm thick and cover the irrigation system. The use of mulch is designed to retain soil moisture and promote additional root growth that will compensate for the minor level of root loss due to the required works.

  d. Soil Amelioration – additional treatments will be applied to soil as required to maintain/improve the growing environment. This may include the application of a sucrose solution, fertiliser and/or other soil improvers.

- 3.3.4 (k) '*Presence of existing or past structures, obstacles affecting root growth or recent encroachments.*'
  The existing encroachment has been in place or used for more than 30 years and was in place before the subject tree achieved maturity or potentially was planted. This would therefore restrict root development in this area due to the poor growing environment created by the encroachment. The replacement of the existing encroachment with the proposed encroachment, is therefore unlikely to impact the long-term viability of the subject tree. Additionally, a large portion of the existing dwelling will be reinstated as a garden bed or lawn area, effectively improving the root zone of this tree.

- 3.3.2 (l) '*Proposed construction measures that reduce the impact on trees.*'
  Although it is unlikely that any roots will be encountered during the redevelopment phase, low impact methodologies and materials such as permeable pavement have been recommended to ensure the subject tree is not impacted in any way by the proposal.

The encroachment for the remaining trees is greater than 20% and will cause tree damaging activity that will result in the decline, death or failure of these trees. The encroachment for Trees 1-3 and 7-16 impacts the SRZ and/or the trunk and as such, they will be destabilised by the required work, and they are therefore considered to be Conflicted by the proposed development.

Table 4 - Development Impact

Impact	Number of Trees	Tree Numbers
Conflicted	11	1-3, 7-9 and 12-16
Low	1	6

Conclusion

The Arboricultural Impact Assessment has identified that three Regulated trees, six Significant trees and two Exempt trees in the area of the proposed development are likely to be negatively impacted by the proposed works and require removal. As Trees 1-3 and 7-16 have a Moderate or Low Retention Rating and do not display attributes that indicate they should be protected their removal to accommodate expected development is reasonable.

Additionally, one Significant tree, Tree 6 in the area of the proposed development is unlikely to be negatively impacted by the planned works. The encroachment is greater than 20% of the NRZ area however there are mitigating factors that indicate the proposed development will have a low impact on the long term viability of this tree.

Recommendation

Tree Protection

Whilst the viability of the subject tree 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 and is detailed in Appendix E - Tree Protection Root Zone Guidelines:-

1. Ensure all work requirements/activities in the vicinity of this tree are discussed and designed in consultation with the Project Arborist, i.e. no machinery operation in the vicinity of the tree without a Tree Protection Plan.
2. A Tree Protection Zone (TPZ) 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. The fence shall remain in place until development is complete but may be altered where required to allow for the proposed development within the NRZ.
3. If machinery access is required within the TPZ, ground protection and trunk protection is to be installed in consultation with the Project Arborist to ensure tree roots and stems 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 tree 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,

JAMES ROSS
Consulting Arborist
Diploma of Arboriculture – AHC50520
Diploma of Applied Horticultural Science
VALID Tree Risk Assessment (VALID)
ISA – Tree Risk Assessment Qualification

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 Standard Height: trunk diameter measured at 1.4 metres above ground level used to determine the Notional Root Zone as described in Australian Standard AS4970-2025 *Protection of trees on development sites*.

Diameter at Root Buttress: trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2025 *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 NRZ. Can also include forms of pruning above and below the ground.

Notional Root Zone (NRZ): area of root zone that should be protected to prevent substantial damage to the tree's health.

Structural Root Zone (SRZ): 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 Notional Root 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 NRZ or the vicinity of the tree(s).

References

Australian Standard AS4970–2025 ***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	Good	Fair	Poor	Very Poor
Fair	Fair	Fair	Poor	Very Poor
Poor	Poor	Poor	Poor	Very Poor
Failed	Very Poor	Very Poor	Very Poor	Very Poor

Size Matrix					
Spread	**Height**				
	>20	**15-20**	**10-15**	**5-10**	**<5**
>20	Very Large	Large	Medium	Medium	Medium
15-20	Large	Large	Medium	Medium	Medium
10-15	Medium	Medium	Medium	Medium	Medium
5-10	Medium	Medium	Medium	Small	Small
<5	Medium	Medium	Medium	Small	Very Small

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	**Condition**			
	Good	**Fair**	**Poor**	**Very Poor**
Very Large	High	Moderate	Low	Low
Large	High	Moderate	Low	Low
Medium	Moderate	Moderate	Low	Low
Small	Moderate	Low	Low	Low
Very Small	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**			
	High Habitat	**Medium**	**Low**	**No Habitat**
Indigenous	High	Moderate	Moderate	Low
Native	Moderate	Moderate	Low	Low
Exotic	Moderate	Low	Low	Low
Weed	Moderate	Low	Low	Low

Amenity Matrix				
Character	**Aesthetics**			
	High	**Moderate**	**Low**	**None**
High	High	High	Moderate	Moderate
Moderate	High	Moderate	Moderate	Low
Low	Moderate	Moderate	Low	Low
None	Moderate	Low	Low	Low

Tree Retention Rating Modifier			
Amenity	**Environment**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	High	Moderate	Moderate
Low	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	High	High	Moderate
Moderate	Moderate	Moderate	Low
Low	Moderate	Low	Low

Special Value Trees

Trees can 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

Special Value These trees will in 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. Trees will have either important cultural or environmental value, that warrant their protection regardless of other Arboricultural considerations.

High These trees 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. Trees in this category will provide a high level of amenity and/or environmental benefit and are still good overall condition.

Moderate Trees with a moderate retention rating provide limited environmental benefit and amenity to the area. These trees may be semi mature or exotic species with limited environmental value. Moderate trees may also be large trees that display fair overall condition.

Low These trees may not be considered suitable for retention in a future development or redevelopment. These trees will either be young trees that are easily replaced or in poor overall condition. 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 AS4970-2025 *Protection of trees on development sites*.

Development Impact Assessment

Potential development impacts were determined in accordance with Australian Standard AS4970-2025 *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 AS4970-2025 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 AS4970-2025 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

Cedrus atlantica

Tree No: 1

Atlas Cedar

Inspected:	30 June 2025
Height:	10-15 metres
Spread:	15-20 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	9.24 metres
Structural Root Zone:	3.12 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Fraxinus angustifolia

Tree No: 2

Narrow-leaved Ash

Inspected:	30 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Poor
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.63 metres
Structural Root Zone:	2.54 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree has three trunks from below a metre creating a poor form and reduced amenity benefit.

Legislative Status	Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Jacaranda mimosifolia

Tree No: 3

Jacaranda

Inspected:	30 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.87 metres
Structural Root Zone:	2.58 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree has 2 trunks from ground level reducing its aesthetic benefit.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Corymbia maculata

Tree No: 6

Spotted Gum

Inspected:	30 June 2025
Height:	15-20 metres
Spread:	15-20 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	11.40 metres
Structural Root Zone:	3.40 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	High

This tree has a High Retention Rating and should be retained if reasonably possible. Approval for tree damaging activity, including removal, is unlikely

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	Specialised Construction

Low impact construction methods have been recommended and incorporated into the design to minimise any impact on the tree.

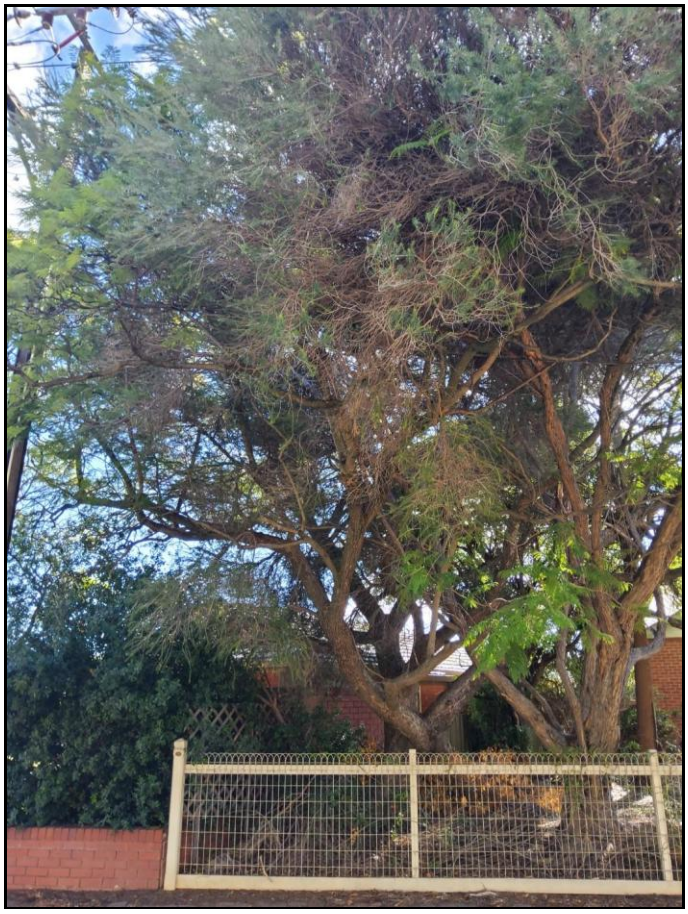
arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Jacaranda mimosifolia

Tree No: 7

Jacaranda

Inspected:	30 June 2025
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	7.55 metres
Structural Root Zone:	2.87 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Melaleuca armillaris

Tree No: 8

Bracelet Honey Myrtle

Inspected:	30 June 2025
Height:	5-10 metres
Spread:	10-15 metres
Health:	Fair
Structure:	Fair
Form:	Poor
Trunk Circumference:	>2 metres
Useful Life Expectancy:	<10 years
Notional Root Zone:	5.64 metres
Structural Root Zone:	2.54 metres

Observations

This tree is considered to be in fair overall condition due to the moderately increased volume of deadwood and dieback throughout the crown. The moderate history of branch failure and the presence of decay in the primary structure. There is an active fungal fruiting body on the secondary stem and a tertiary stem has failed.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Cinnamomum camphora

Tree No: 9

Camphor Laurel

Inspected:	30 June 2025
Height:	10-15 metres
Spread:	15-20 metres
Health:	Fair
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	9.99 metres
Structural Root Zone:	3.22 metres

Observations

This tree is considered to be in fair overall condition due to the reduced foliage density and moderate level of dieback within the crown.

Legislative Status	Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Grevillea robusta

Tree No: 12

Silky Oak

Inspected:	30 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.32 metres
Structural Root Zone:	2.28 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

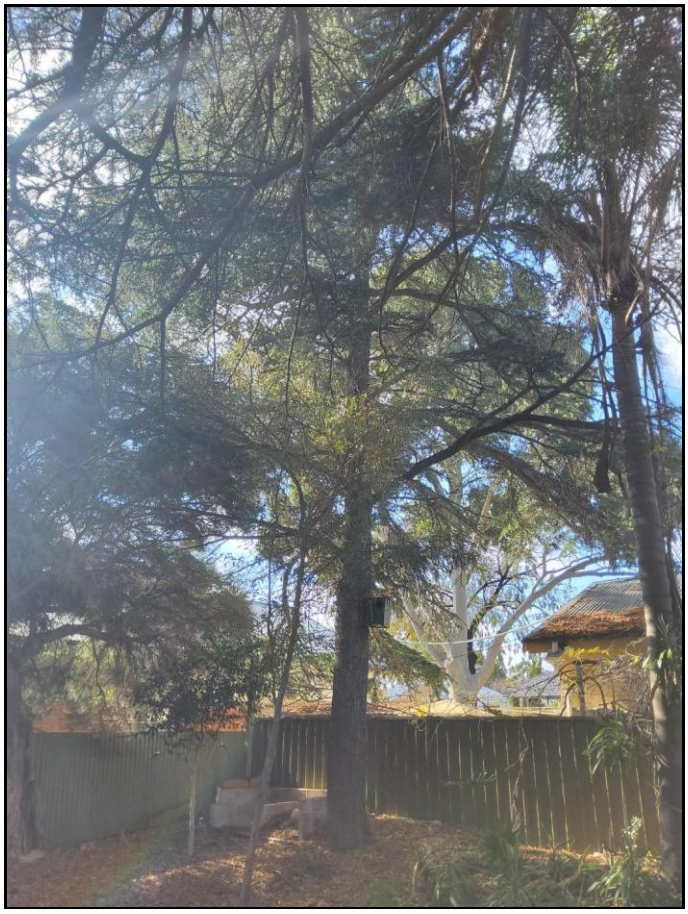
arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Cedrus atlantica

Tree No: 13

Atlas Cedar

Inspected:	30 June 2025
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.88 metres
Structural Root Zone:	2.57 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

Melaleuca armillaris

Tree No: 14

Bracelet Honey Myrtle

Inspected:	30 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	5.16 metres
Structural Root Zone:	2.45 metres

Observations

This tree is considered to be in good health but has a fair overall condition, due to the presence of poor quality branch unions at the main trunk division. Which is likely as a result from historical lopping of main structure.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore 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 constrain redevelopment. Tree damaging activity, including removal, is likely to be approved as part of a reasonable development.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Melaleuca armillaris

Tree No: 15

Bracelet Honey Myrtle

Inspected:	30 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	4.20 metres
Structural Root Zone:	2.25 metres

Observations

This tree is considered to be in good health but has a fair overall condition, due to the presence of poor quality branch unions at the main trunk division. Which is likely as a result from historical lopping of main structure.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore 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 constrain redevelopment. Tree damaging activity, including removal, is likely to be approved as part of a reasonable development.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Liquidambar styraciflua

Tree No: 16

Sweet Gum

Inspected:	30 June 2025
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	8.04 metres
Structural Root Zone:	2.95 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Development Impact	Conflicted

The identified encroachment is greater than 10% of the TPZ area and 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.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

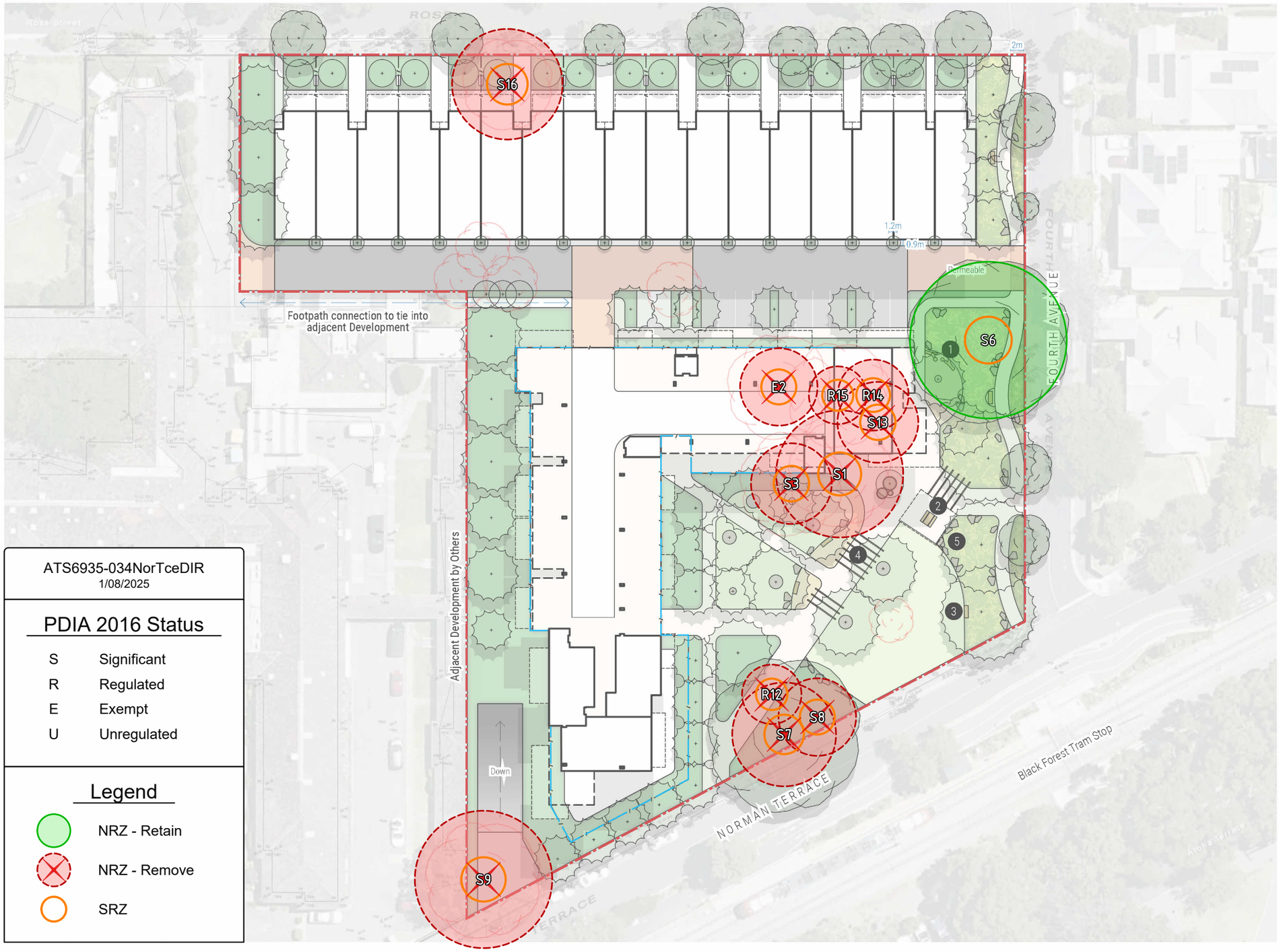
Appendix C - Mapping

DRAFT CONCEPT PLAN

Site Area = ~9,350m²
Existing tree canopy coverage = ~1600m² (17%)
Proposed retained existing canopy coverage = ~800m² (8%)
Proposed new canopy coverage = ~2150m² (23%)
Total proposed site canopy coverage = ~2600m² (28%)
Proposed softscape surface coverage = ~3200m² (34%)
Proposed deep soil area (min. 6m wide) = ~1000m² (11%)
Proposed new large trees (>8m canopy diameter) = 18

LEGEND

- Scope of works
- Proposed assorted fencing and gates
  Refer Architectural package
- NEW TREE
- EXISTING TREE FOR RETENTION
  Refer to Arborist report
- EXISTING TREE TO BE REMOVED
  Refer to Arborist report
- TURF
  Irrigated natural turf.
- UNDERSTOREY PLANTING
  Mix of native and non-native shrub & groundcover planting.
- BIODIVERSITY & HABITAT PLANTING
  Mix of native, drought-tolerant shrub, grass & groundcover planting with logs and rocks.
- CONCRETE PAVING
  All-weather sealed coloured concrete surfacing to access-ways, walkways and footpaths.
- CONCRETE PAVING (THRESHOLD)
  Feature driveway pavement treatment. Permeable selection for Fourth Avenue entrance.
- FINES HARDSTAND
- 1 NATURE PLAY
  Open compacted fines area featuring locally sourced boulders and logs for climbing, balancing and jumping.
- 2 SHELTER & SEATING
  Group seating amenity located under a hard-roofed shelter, overlooking the adjacent natural turf area.
- 3 SEATING
  Bench seating opportunities located around the central natural turf area.
- 4 ARBOUR OR PERGOLA
  A series of structures framing the central walkway and an informal edge to public reserve.
- 5 NATURAL BOULDERS
  Locally sourced natural boulders frame the central turf area while also providing informal seating opportunities.



ATS6935-034NorTceDIR
1/08/2025

PDIA 2016 Status

S	Significant
R	Regulated
E	Exempt
U	Unregulated

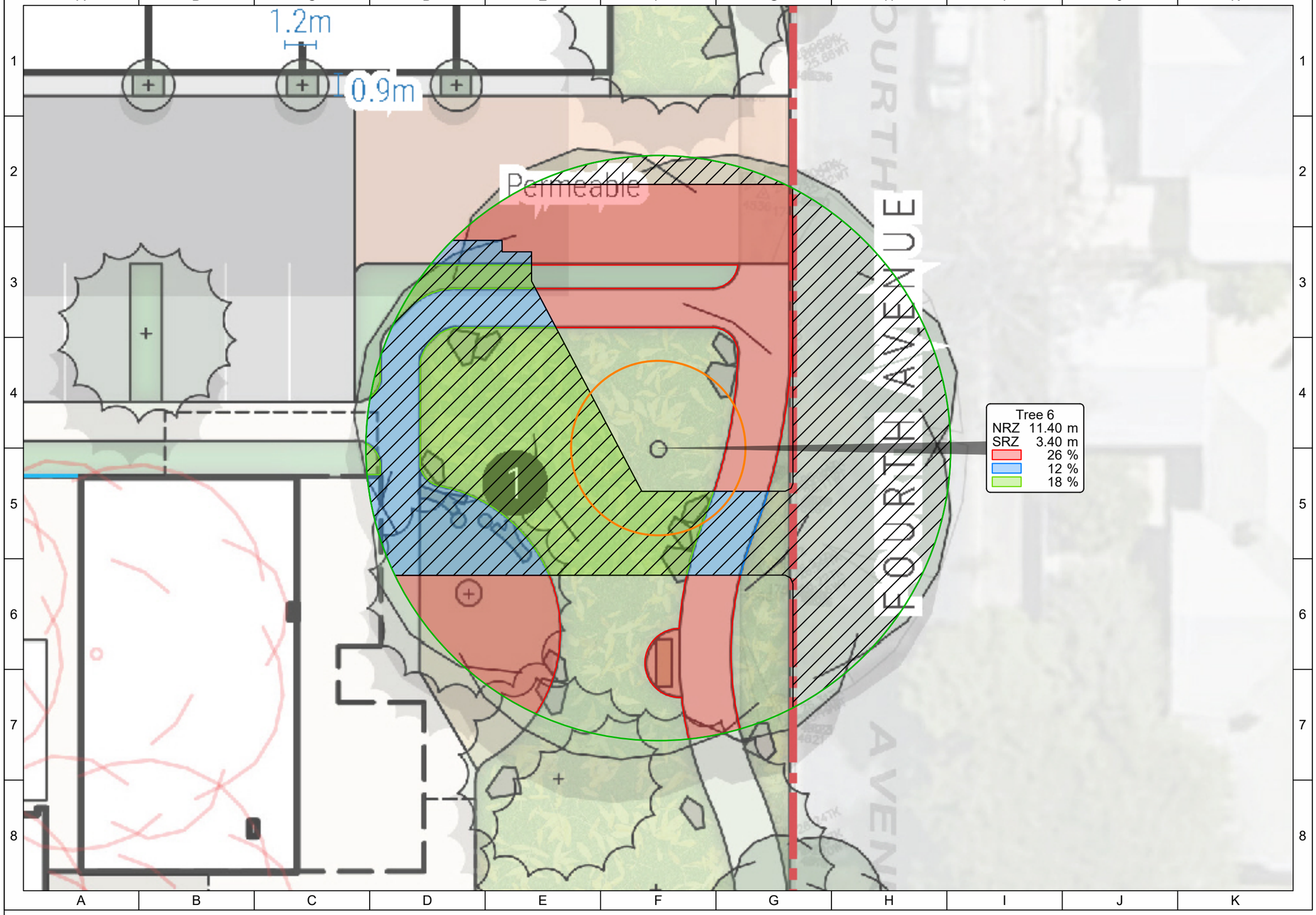
Legend

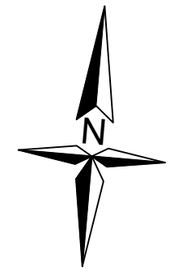
- NRZ - Retain
- NRZ - Remove
- SRZ

GD | studia

SCALE_ 1:300 AT A3
STATUS_ FOR APPROVAL

PROJECT_ 25.3795 EVERARD PARK
REV/DATE_ C/29.07.2025





Legend

- NRZ
- SRZ

Encroachments

- New
- Within Existing
- Improved
- Existing

NRZ and SRZ dimensions are expressed as a radius from the centre of the trunk.

Date: 1/08/2025
Ref: ATS6935-034NorTcePTA-R1

Arborman Tree Solutions
23 Aberdeen Street
Port Adelaide SA 5015
0418 812 967
www.arborman.com.au

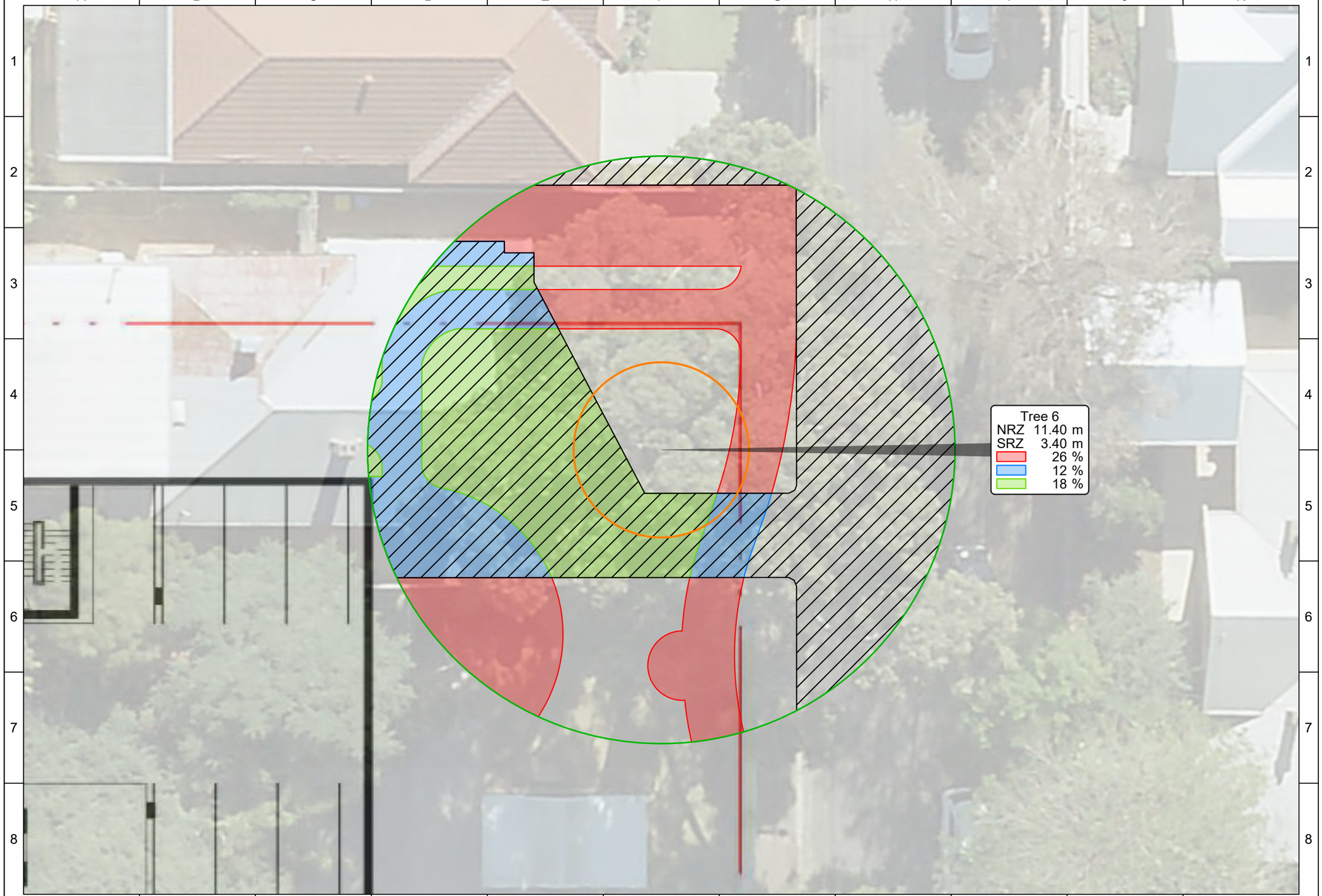
Tree 6 Encroachments - Landscape Plan

34 Norman Terrace, Everard Park (Parkrose Village)

0 6 12 m

1:150 @ A3

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE



Legend

- NRZ
- SRZ

Encroachments

- New
- Within Existing
- Improved
- Existing

NRZ and SRZ dimensions are expressed as a radius from the centre of the trunk.

Date: 1/08/2025
Ref: ATS6935-034NorTcePTA-R1

Arborman Tree Solutions
23 Aberdeen Street
Port Adelaide SA 5015
0418 812 967
www.arborman.com.au

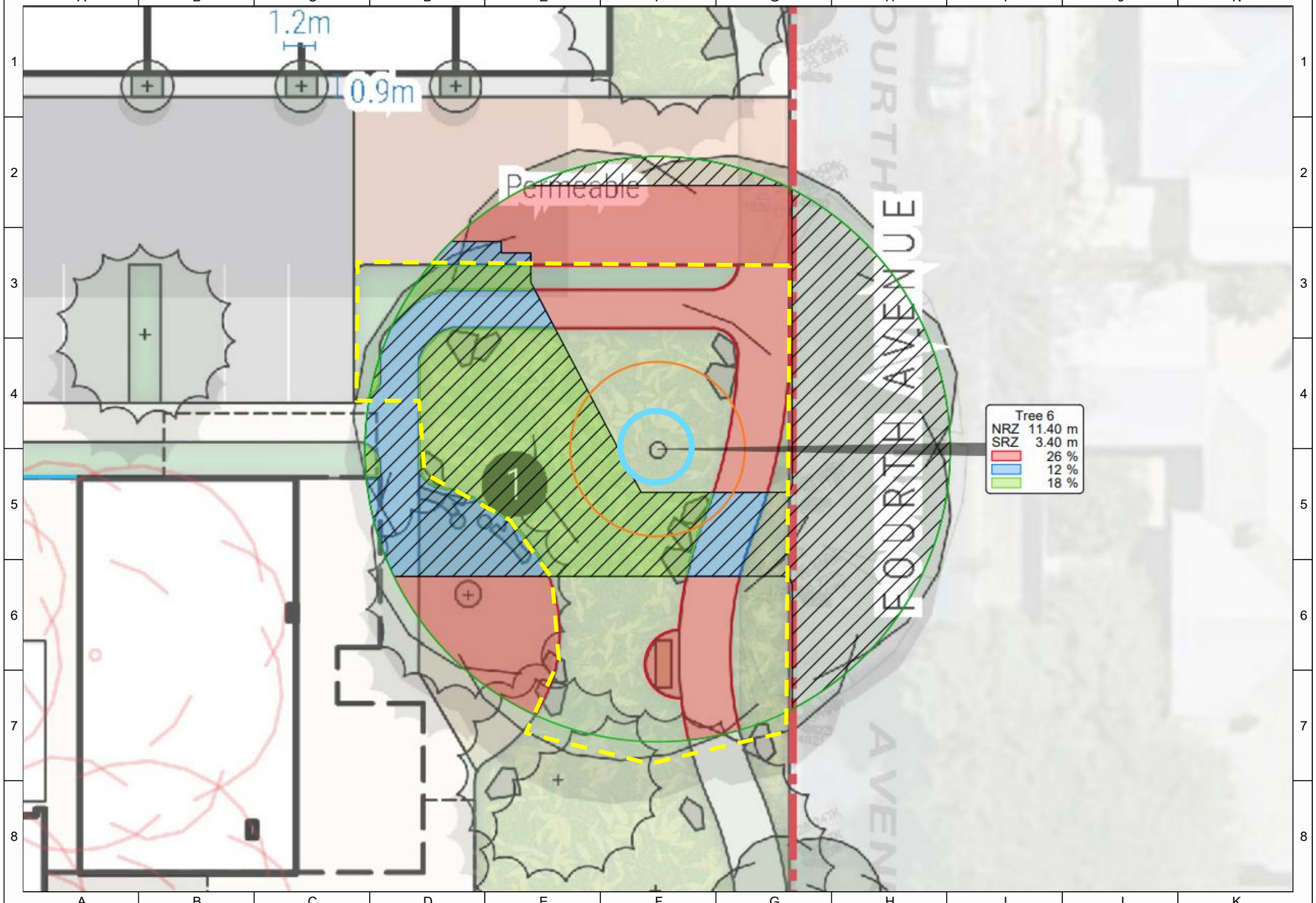
Tree 6 Encroachments - Architectual Plan - Sub Level

34 Norman Terrace, Everard Park (Parkrose Village)

0 6 12 m

1:150 @ A3

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE



Legend

Trunk Protection

Tree Protection Fence

Date: 5/08/2025

Ref: ATS6935-034NorTceDIR

Arborman Tree Solutions
23 Aberdeen Street
Port Adelaide SA 5015
0418 812 967
www.arborman.com.au

Development Impact Report

34 Norman Terrace, Everard Park (Parkrose Village)

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

Appendix D – Tree Assessment Summary

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	NRZ Radius	Observations	Action
1	*Cedrus atlantica*	Significant	Moderate	Conflicted	9.24 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.	Removal Required
2	*Fraxinus angustifolia*	Exempt	Moderate	Conflicted	5.63 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree has three trunks from below a metre creating a poor form and reduced amenity benefit.	Removal Required
3	*Jacaranda mimosifolia*	Significant	Moderate	Conflicted	5.87 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree has 2 trunks from ground level reducing its aesthetic benefit.	Removal Required
6	*Corymbia maculata*	Significant	High	Low	11.40 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Specialised Construction
7	*Jacaranda mimosifolia*	Significant	Moderate	Conflicted	7.55 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Removal Required
8	*Melaleuca armillaris*	Significant	Moderate	Conflicted	5.64 metres	This tree is considered to be in fair overall condition due to the moderately increased volume of deadwood and dieback throughout the crown. The moderate history of branch failure and the presence of decay in the primary structure. There is an active fungal fruiting body on the secondary stem and a tertiary stem has failed.	Removal Required
9	*Cinnamomum camphora*	Exempt	Moderate	Conflicted	9.99 metres	This tree is considered to be in fair overall condition due to the reduced foliage density and moderate level of dieback within the crown.	Removal Required

Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	NRZ Radius	Observations	Action
12	*Grevillea robusta*	Regulated	Moderate	Conflicted	4.32 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Removal Required
13	*Cedrus atlantica*	Significant	Moderate	Conflicted	5.88 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health.	Removal Required
14	*Melaleuca armillaris*	Regulated	Low	Conflicted	5.16 metres	This tree is considered to be in good health but has a fair overall condition, due to the presence of poor quality branch unions at the main trunk division. Which is likely as a result from historical lopping of main structure.	Removal Required
15	*Melaleuca armillaris*	Regulated	Low	Conflicted	4.20 metres	This tree is considered to be in good health but has a fair overall condition, due to the presence of poor quality branch unions at the main trunk division. Which is likely as a result from historical lopping of main structure.	Removal Required
16	*Liquidambar styraciflua*	Significant	Moderate	Conflicted	8.04 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	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.

o) Any other activity that could impact on the tree.

Protective Fencing

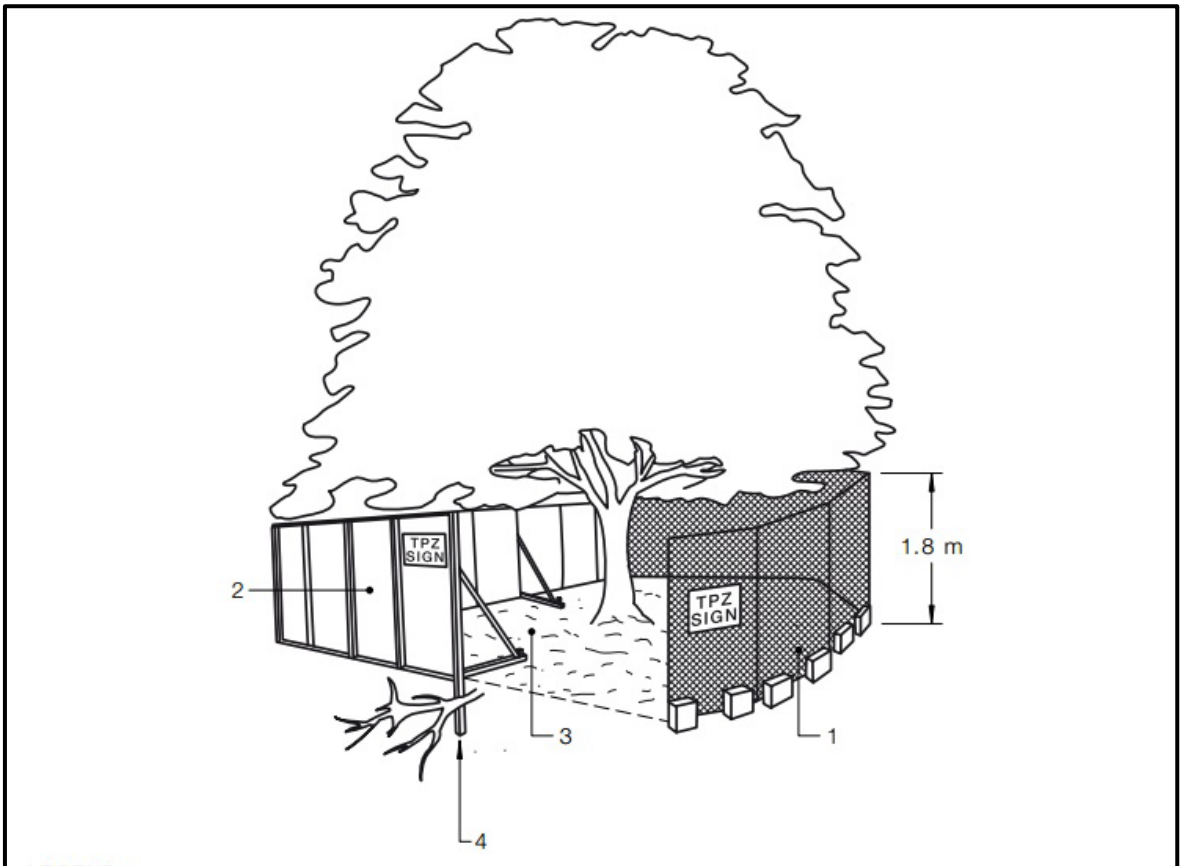
Protective fencing must be installed around the identified Tree Protection Zone (See Figure1). The fencing should by chain wire panels and compliant with AS4687 - 2007 *Temporary fencing and hoardings*. Shade cloth or similar material should be attached around the fence to reduce dust, other particulates 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.

Signage

The TPZ must be clearly identified with signs placed around the edge of the TPZ and be visible within the development site. Example of a Tree Protection Zone Sign at the end of this document..

Other Protection Measures

There are other protection methods that should be implemented within the development site and these include:

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.

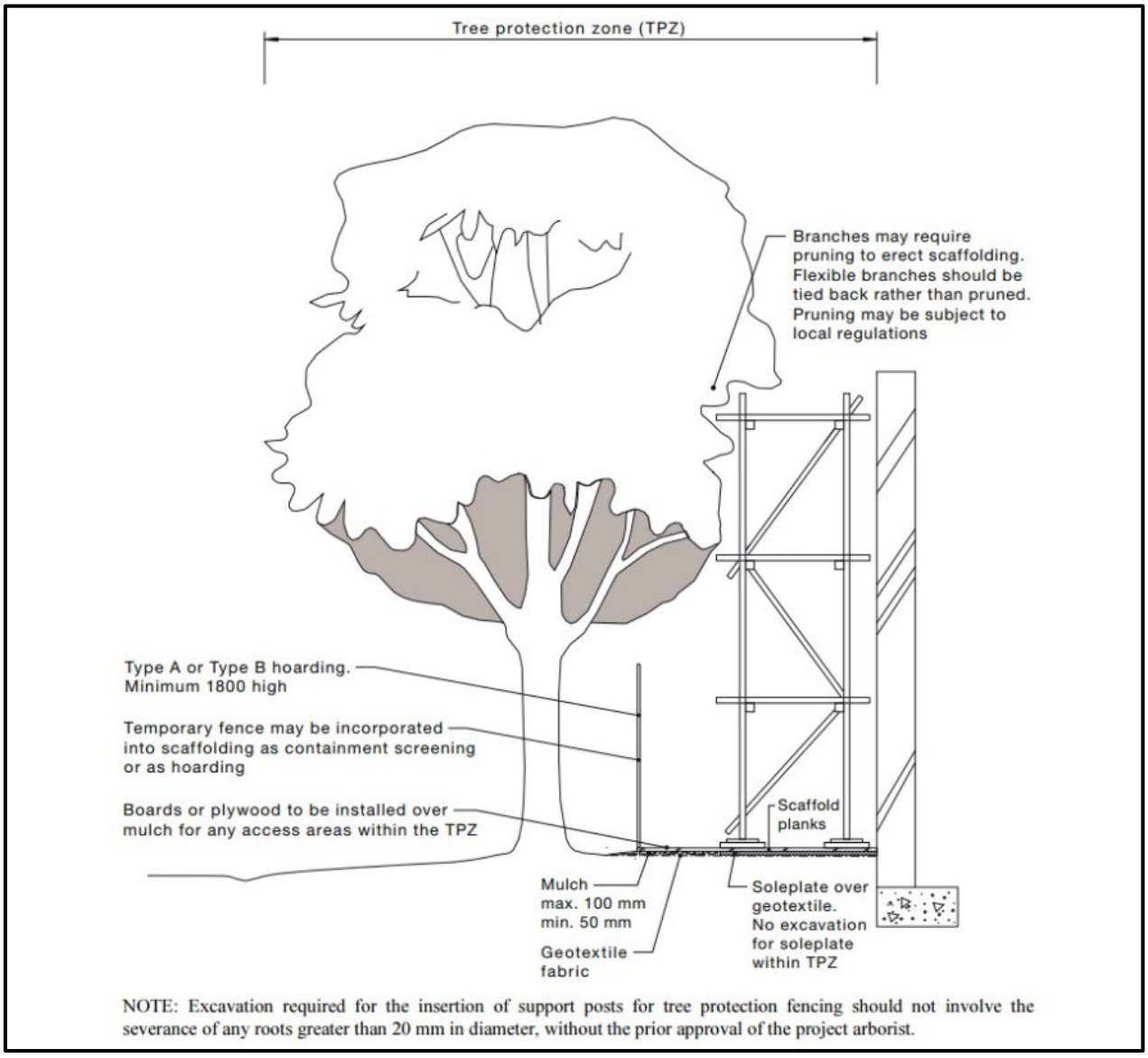
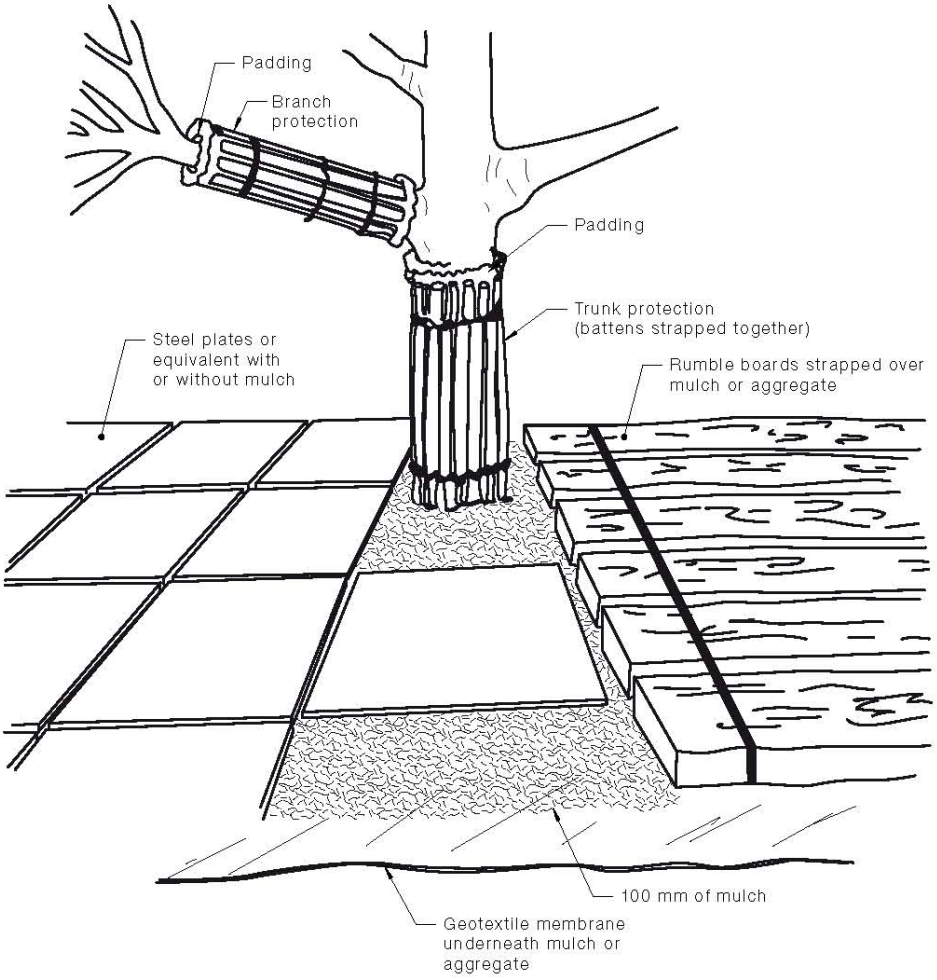


Figure 2 – Showing scaffold constructed within TPZ.

Ground Protection and TPZ Access

Temporary access within the TPZ can be achieved by the installation of suitable ground protection. The purpose of ground protection is to prevent damage to tree roots and avoid compaction of the soil.

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:

The previous three 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.

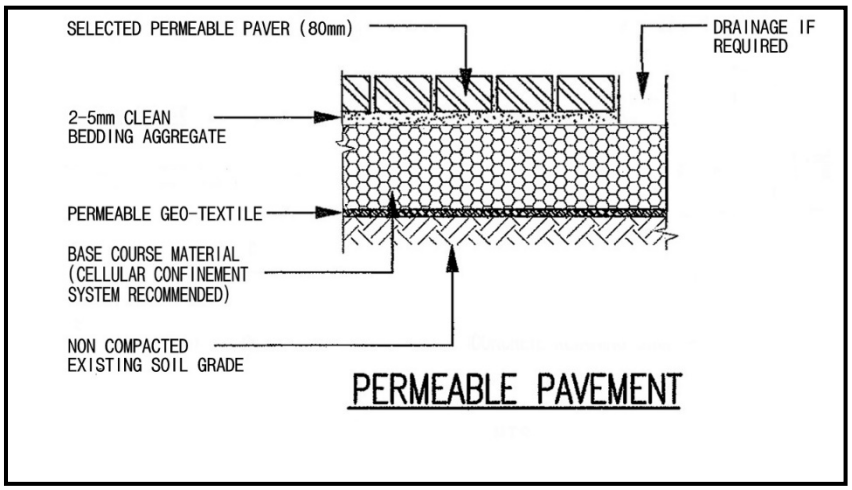
Site preparation

- 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 local council 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

0418 812 967

e: arborman@arborman.com.au

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

ATTACHMENT 6

GD | studia

GREENHILL LANDSCAPES PTY LTD | ABN 94 168 787 264

Level 2, 178 Fullarton Road
Dulwich SA 5065

T 8406 1300
gdstudia.au

Job No 25.3795

Doc No 30853

27th October 2025

CATCORP
102 - 104 Halifax Street, Adelaide SA 5000

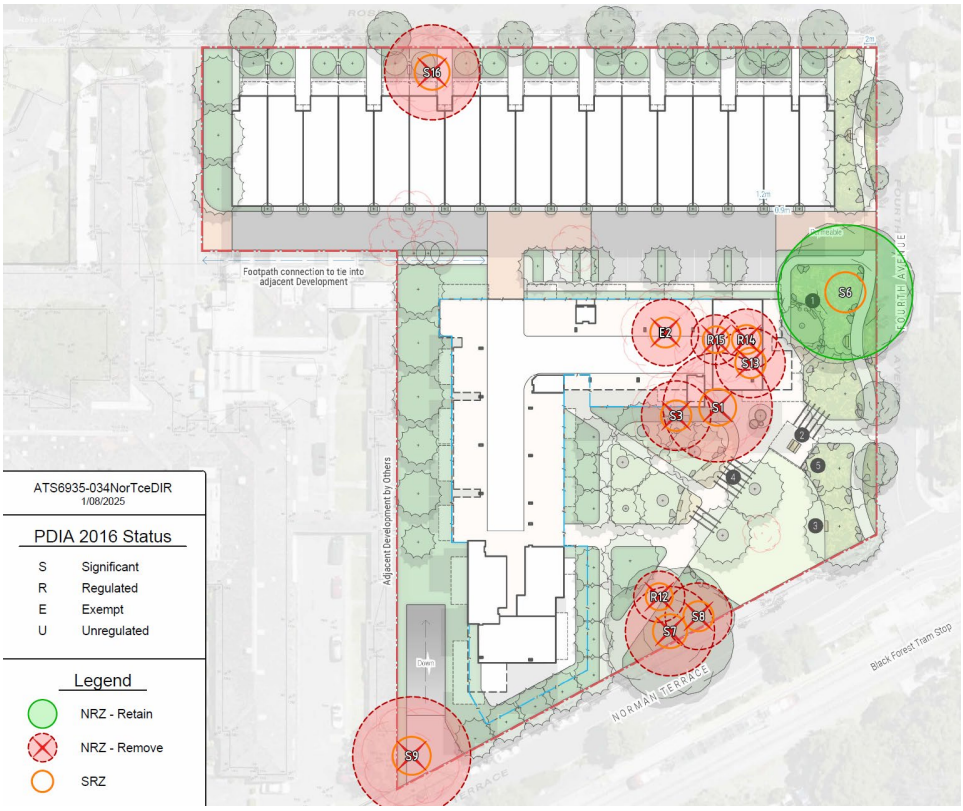
Attention: Tom Du Rieu

Dear Tom

RE: 28 Norman Tce Everard Park SA 5035 – Significant and Regulated Trees Visual Contribution Note (Preliminary)

I refer to the Request for Further Information (RFI) received from Amelia De Ruvo at City of Unley in relation to the Development Application for 28 Norman Tce, Everard Park by CATCORP. We respond as follows to Council's queries regarding the removal of Significant and Regulated Trees S16, S1, S3, S13, R12, R14, R15. These trees are marked within the Arboricultural Impact Assessment and Development Impact Report, dated 6th August 2025 (extract below). Replacements and retentions are shown in GDstudia Landscape Concept Design, Rev C.

It should be noted that we have revised the trees proposed for removal to <u>retain</u> significant trees; S7 and S8 to better maintain the existing character and environment of the Norman Terrace streetscape. Refer to Landscape Concept Design Report Revision C, dated 22nd October 2025 for the revised landscape proposal.



Plan from Arboricultural Impact Assessment and Development Impact Report, dated 6th August 2025

**NOTE S7 and S8 are proposed TO BE RETAINED*

City of Unley RFI Regarding Regulated & Significant Trees:

1. ***Regulated and Significant Tree contribution analysis***
   Council administration has undertaken an initial assessment of the three (3) regulated trees and six (6) significant trees proposed for removal as part of the application. At this stage, the assessment has determined that some of the trees do not currently satisfy the criteria outlined in DPF 1.1 and 1.2 of the Urban Tree Canopy Overlay. In light of this, it is recommended that additional information be provided by a suitably qualified professional (such as a landscape architect or equivalent), including a detailed rationale demonstrating how the proposed removal of the regulated and significant trees meets the requirements of DPF 1.1 and 1.2 of the Regulated and Significant Tree Overlay.

Outstanding Relevant Performance Outcomes:

PO1.1 Regulated Trees are retained where they;

(a) Make an important visual contribution to local character and amenity

PO1.2 Significant Trees are retained where they;

(f) Form a notable visual element to the landscape of the local area.

Introduction

The City of Unley has requested further information from GDstudia as to the above Outstanding Relevant Performance Outcomes under the Regulated and Significant Trees Overlay. The following advice is a note, if additional investigation and analysis is required in support of the removal of the trees (or a particular tree) then this can be provided in the form of a Visual Impact Assessment. It is assumed that the Arboricultural Impact Assessment and Development Impact Report, dated 6th August 2025 satisfies the other criteria listed in PO1.1 and PO1.2 in regards to biodiversity, habitat, indigenous flora and other ecological factors.

The Proposal at 28 Norman Tce, Everard Park proposes the removal of significant and regulated trees, two of these are exempt (S9 and E2) based on species and not referred to further within this letter. To facilitate effective development of the site the Design Team propose removing:

- **Significant Tree S16 (*Liquidambar styraciflua*) along Ross Street**
- **Regulated Tree S12 (*Grevillea robusta*) along Norman Terrace (in a small group of three trees)**
- **A copse of Significant and regulated Trees in the centre of the site:**
- **Significant Tree S1 *Cedrus atlantica***
- **Significant Tree S3 *Jacaranda mimosifolia***
- **Significant Tree S13 *Cedrus atlantica***
- **Regulated Tree R14 *Melaleuca armillaris***
- **Regulated Tree R15 *Melaleuca armillaris***

The Landscape Concept Proposal includes the creation of a public park and biodiversity planting areas including native understorey and tree planting to replace these trees, add more canopy cover and significantly add to the character, amenity and environmental quality of the site and broader location. The new landscape seeks to provide the community with better connection to nature through publicly accessible biodiversity and formalised green open spaces, DDA compliant footpath connections and sheltered places to rest and reflect in a garden setting. The removal of the listed trees facilitates this positive, green, open space outcome for Everard Park residents and visitors.

Preliminary Analysis - Visibility of the Trees

Significant Tree S16 (*Liquidambar styraciflua*) along Ross Street

Description: Located in the front garden of a single storey dwelling on a narrow local street. Ross Street contains a combination of Jacaranda and Eucalyptus street trees. The tree is visible when standing directly in front of the tree, but is screened by verge tree plantings and other structures when looking East and West. The top of the canopy can be seen from a distance however it is not a notable visual element in the context of the neighbourhood or landscape character.

Visibility: **Low to Medium** – regular verge plantings screen the tree in the foreground and the narrow streetscape doesn't permit wider views to the tree in close proximity.

Significance of the View to the tree (my opinion based on landscape of the local area, if it's a notable visual element and relative to the number of viewers): **Low** based on the narrow, local character of Ross Street, presence of other tree canopies in the public realm and its low zone of visual influence (low density neighbourhood and local street).

Views looking West and East on Ross Street to Tree S16.

Regulated Tree S12 (*Grevillea robusta*) along Norman Terrace (in a small group of three trees)

Description: Located in the front garden of a single storey dwelling on Norman Terrace in a group of three trees of mixed species. This tree is difficult to distinguish in the group and is not a notable visual element. The two large significant trees in the group, closer to the road are proposed for retention and thus currently screen the tree.

Visibility: **Low** – this tree is largely screened by the two adjacent significant trees that are located closer to the road, footpaths and tram line.

Significance of the View to the tree (my opinion based on its contribution to the landscape of the local area and number of viewers): **Low** based on its location in a group of large, broad canopied / multi-trunked trees. Even though Norman Terrace is a higher volume road / public transport corridor (with more visitors), this tree doesn't contribute to the local landscape character based on its appearance / semi-screened location in the group.

Views looking West and East on Norman Tce to Tree S12.

A copse of Significant and Regulated Trees within the site:

- **Significant Tree S1 *Cedrus atlantica***
- **Significant Tree S3 *Jacaranda mimosifolia***
- **Significant Tree S13 *Cedrus atlantica***
- **Regulated Tree R14 *Melaleuca armillaris***
- **Regulated Tree R15 *Melaleuca armillaris***

Description: Located in the rear garden/s of properties on the site the tops of the canopies are somewhat visible of trees S1 and S13 (both Cedrus atlantica) when looking West from Fourth Avenue. However, Fourth Avenue is a narrow, local road with some side boundaries adjacent the trees. These species are not in keeping with the landscape character of the surrounding area. Although wide, the trees are not as tall as the adjacent eucalyptus tree (S6) being retained (that also has much higher amenity value). They are separated from the adjacent corridor of eucalyptus/natives along Norman Terrace.

Tree S3 (Jacaranda mimosifolia) is partially screened and only partially visible when looking East from Norman Terrace, it is not notable in the context of the neighbourhood or views.

Trees R14 and R15 are not visible/recognisable from the surrounding trees and streetscapes and therefore do not currently contribute to the local character or amenity of the area.

Visibility: **Low to Medium** – these trees are not tall and not all are visible in the copse. They don't contribute to the local character or make a notable contribution to the surrounding landscape.

Significance of the View to the tree copse (my opinion based on its contribution to the landscape of the local area and number of viewers): **Low** based on their location behind dwellings, their height relative to adjacent tree S6 Tree (S6 being the dominant visual feature in the views to this location), and the context of the surrounding landscape (largely Eucalyptus and native verge plantings). The grouping is most visible from Fourth Avenue however this is a narrow, local road with limited visitors/traffic volume. The proposal for a biodiversity corridor along this frontage will mitigate this loss and better complement the character and biodiversity values of the landscape and nearby Eucalyptus plantings.

Views looking West and East on Norman Terrace to the copse of trees within the site.

Conclusion

Based on the preliminary observations in this note, I make the following recommendation; that trees are removed as per the Arboricultural advice (and including the updated retention of trees S7 and S8 along Norman Terrace) facilitating the development and positive open space outcomes within the proposal and Landscape Concept Design.

This recommendation is based on the low significance of the views to those trees, their low contribution to the landscape setting and the following summarised considerations:

- The notable visual feature / tree canopy (tallest and widest) on the site of the significant Corymbia maculata (S6) is being protected and supplemented with additional native trees.
- That the volume and distribution of newly proposed trees across the site will counteract (at maturity) impacts from the removal of the existing trees.
- That the native Eucalyptus plantings along Norman Terrace / within the rail corridor strongly influences the character of the landscape setting – this should be enhanced.
- That the native biodiversity corridor along Fourth Avenue will provide a very strong, dense, native outlook from that aspect along Fourth Avenue and Norman Terrace. These trees are proposed to be native/Eucalyptus species, complementing the character and environmental attributes of the adjacent rail corridor and the significant Corymbia maculata that is being retained on Fourth Avenue (S6).
- That the species proposed provide colour and variety in foliage and form that will result in amenity improvement and enhancement of the local landscape character, above that provided by the existing trees.
- That the new public park will provide “green relief” to the local suburban context and a greener street frontage to Norman Terrace and Fourth Avenue.
- That the introduction of the densely planted biodiversity corridor, retention of selected streetscape verge trees and supplementary plantings balances loss within the site, particularly from Fourth Avenue and Norman Terrace aspects (as well as providing increased biodiversity).
- The retention of Trees S7 and S8 screen the removal of Tree R12.
- Fourth Avenue and Ross Street are narrow local streets with local residents as the main users (not high volume thoroughfares).

- That trees located internal to the site are not in keeping with the surrounding landscape character.
- Views to S16 are partially screened by verge tree plantings that will be maintained. New trees are also proposed for the courtyards of these homes, providing future screening and on balance, a greener street frontage to Ross Street.

A full Landscape Architectural Visual Assessment can be provided if requested that analyses the likely visual impact of the tree removals in more detail, with additional photographic evidence. Please contact me if you require further assistance with this matter.

Yours sincerely,

For GDstudia

Lisel McLeay
Principal Landscape Architect, RLA AILA

GD | studia

GREENHILL LANDSCAPES PTY LTD | ABN 94 168 787 264

Level 2, 178 Fullarton Road
Dulwich SA 5065

T 8406 1300
gdstudia.au

Job No 25.37995

Doc No 30850

22nd October 2025

CATCORP
102 - 104 Halifax Street, Adelaide SA 5000

Attention: Tom Du Rieu

Dear Tom

RE: 28 Norman Tce Everard Park SA 5035 - Regulated & Significant Trees / Landscaping RFIs

I refer to the Request for Further Information received from Amelia De Ruvo at City of Unley in relation to the Development Application and the GDstudia Landscape Concept Design prepared for CATCORP. We respond as follows to Council's queries regarding landscape and existing trees:

Regulated & Significant Trees / Landscaping

1. **Tree 6 – pathway currently shown within the Structural Root Zone (SRZ). Request to be constructed with permeable paving with no excavation or relocate out of SRZ;**

   We have relocated the verge footpath as far as possible outside of the SRZ of Tree 6 and noted the material as permeable paving – tree protection measures are to be as per the Arboricultural Impact Assessment and Development Impact Report, dated 6th August 2025. Refer to Landscape Concept Design Report Revision C, dated 22nd October 2025.

2. **Landscape architect to consider 'notable visual element' tests in Overlay PO 1.1 and PO 1.2' for the trees proposed to be removed;**

   We have revised the trees proposed for removal to retain significant trees; S7 and S8 to better maintain the existing character and environment of the Norman Terrace streetscape. Refer to Landscape Concept Design Report Revision C, dated 22nd October 2025.

   A supplementary letter will be provided investigating the visual contribution of trees S16, S1, S3, S13, R12, R14 and R15 and supporting their removal (as per the Arboricultural Impact Assessment and Development Impact Report, dated 6th August 2025).

3. **Demonstration that PO 4.1has been explored that alternative designs have been considered that retains the tree(s);**

   Refer to Architectural advice.

4. **Landscaping Concept Plan to be updated identifying the siting, location and species of the replacement trees;**

18 trees are proposed as replacement trees. Refer to Landscape Concept Design Report Revision C, dated 22nd October 2025. Final species selections and locations to be confirmed with Council at a later date.

5. **Landscape concept plan to be updated to show planting of trees within the courtyard of the townhouses;**

   Trees are currently shown on the Landscape Concept Plan.

6. **Please ensure at least 8 visitor bicycle parking spaces are provided on-site within clearly visible locations for ease of use and safety.**

   Eight bike parking spaces are shown in the public realm on the Landscape Concept Plan, refer to Landscape Concept Design Report Revision C, dated 22nd October 2025.

Yours sincerely,

For GDstudia

Lisel McLeay
Principal Landscape Architect, RLA AILA

ATTACHMENT 7

EVERARD PARK

LANDSCAPE CONCEPT DESIGN

CATCORP

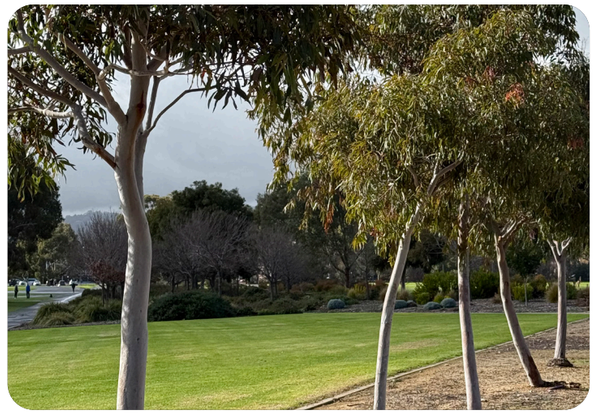
ISSUED FOR DEVELOPMENT APPROVAL

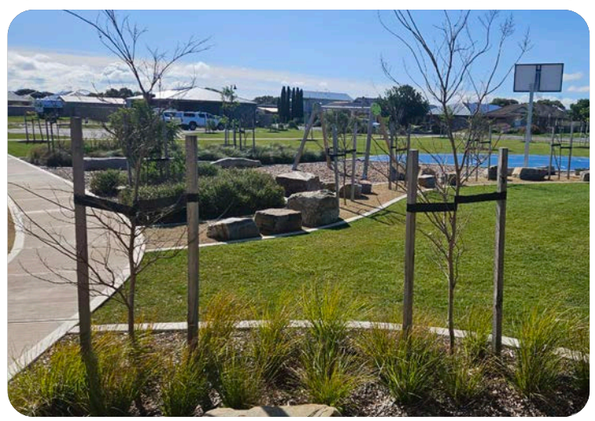
STATUS_ For Approval
REV_ C
DATE_ 22.10.2025

GD | studia

LANDSCAPE VISION

PRECEDENTS FROM SIMILAR PROJECTS





LANDSCAPE STATEMENT

The open spaces surrounding the development at Everard are to support the healthy, active lifestyle of the new residents and existing community. Utilising a combination of unirrigated native biodiversity zones and more manicured areas this approach will provide a lovely backdrop and connection to nature – whether you are just walking through or spending longer here. The space creates an opportunity for social interaction and relaxation.

The Landscape Architectural design uses a geometric path structure to provide equitable access throughout the space with curvilinear areas of green lawn and planting. Smaller "courtyard" areas provide passive break-out areas for residents, utilising pergolas to informally divide them from the new public park. The design is contemporary to suit the new Architecture with the interfaces appearing less formalised, complementing the existing neighbourhood and landscape character of Everard Park and City of Unley. A mix of native and non-native plants will be used, some areas planted more formally while the biodiversity zones will be less structured. A balanced approach to hardstand and soft landscape spaces provide something for everyone and a fantastic contribution to the City's open space network offering, that contributes positively to greening targets.

New Public Reserve Elements:
- New medium to large tree canopy coverage provides shelter from the sun with a formal picnic zone containing structured shade.
- Seats with backs located throughout with informal rock edging to green lawn and paths to provide further seating opportunities (no new lighting is proposed at this stage, but could be investigated in the future by Council).
- Irrigated green lawn surrounded by native planting beds and mulched gardens to the base of existing trees.
- Informal nature play can occur on logs and rocks in different zones (no formal play equipment is proposed).
- Breakout space provided to the communal area and more private seating areas offset from the pathway access for use by different groups of visitors and residents.
- DDA accessible pathways throughout.

New Driveway/Lane Access Planting:
- Buildouts with trees between visitor parking creates space for larger trees to soften/ green this new access to rear of properties.
- Opportunities explored for smaller green areas between driveways (to be further explored in Detailed Design).
- Different surface treatment proposed for thresholds to encourage slower speeds, potential use of eco-trihex interlocking paver around existing trees.
- Footpath access throughout to provide connectivity with the surrounding neighbourhood, universal access at the forefront of design thinking.

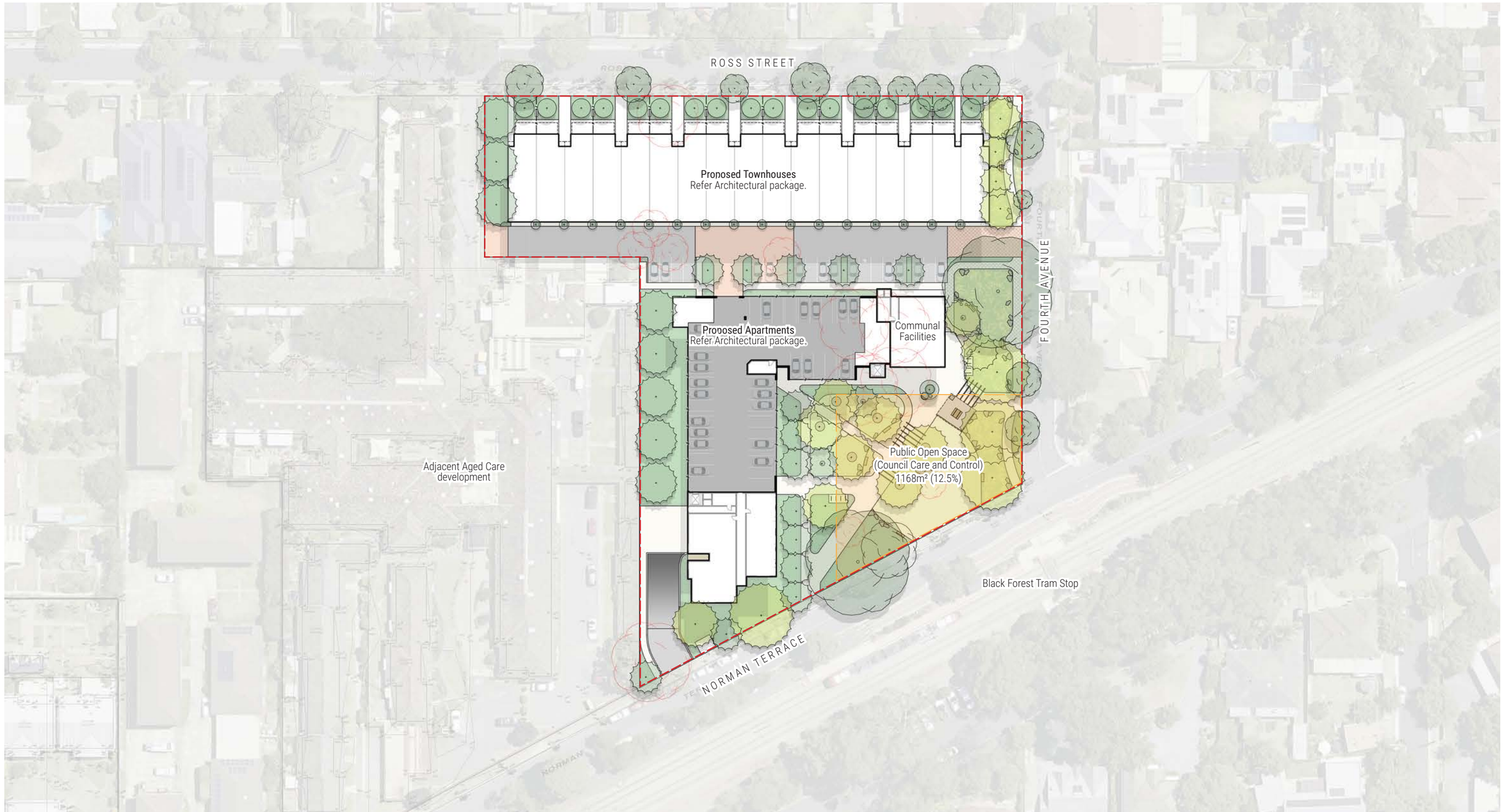
Interface Landscape:
- Green shrub and feature trees throughout to provide colour and structure all year.
- More formal planting design that appears more manicured through the use of sculptural trees and shrubs (native and non-native).
- Screening trees and large trees utilised wherever possible with selected trees retained and protected.
- Architectural design provides for deep root planting zones.

Biodiversity Green Link:
- Unirrigated, drought-tolerated native planting as per Council guidelines and precedents for habitat creation and biodiversity improvements.
- Seating located along a meandering 2.0m pathway to replace existing formal verge and kerbside footpath (no new lighting is proposed but could be investigated in the future by Council).
- Logs and rocks added for interest and habitat.

Spatial Landscape Deliverables (high level) are as follows:

Site Area = ~9,550m²
Existing tree canopy coverage = ~1750m² (18%)
Proposed retained existing canopy coverage = ~950m² (10%)
Proposed new canopy coverage (excl. Public Open Space) = ~2300m²
Proposed new canopy coverage (Public Open Space) = ~800m²
Total proposed canopy coverage = ~3100m² (32%)
Proposed softscape and permeable surface coverage = ~3300m² (34%)
Proposed deep soil area (min. 6m wide) = ~1000m² (10%)
Proposed new large trees (>8m canopy diameter) = 24

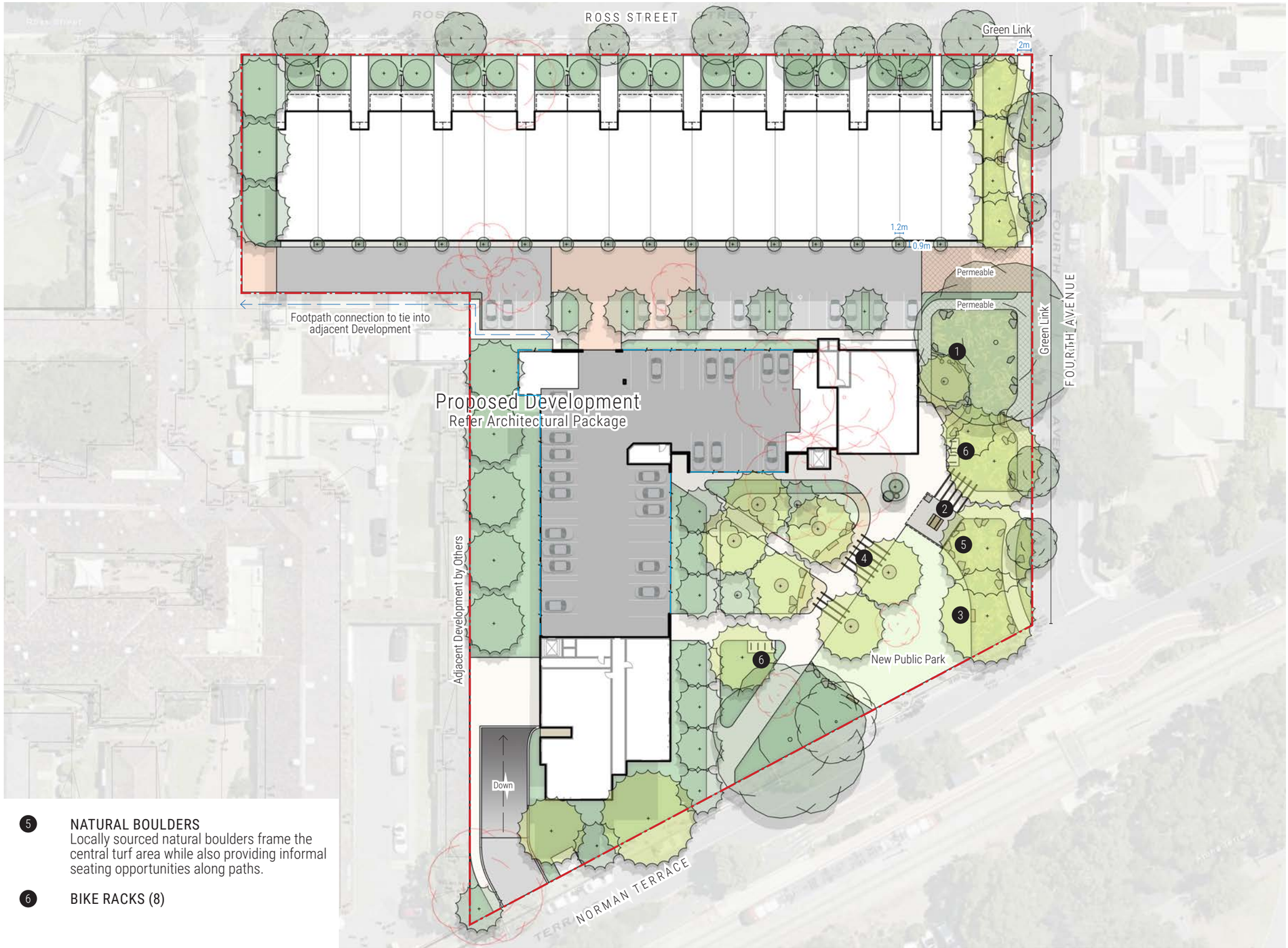
CONTEXT PLAN



LANDSCAPE CONCEPT PLAN

LEGEND

- Scope of works
- Proposed fencing and gates
  Refer Architectural package
- NEW TREE
- REPLACEMENT TREES (18)
- EXISTING TREE FOR RETENTION
  Refer to Arborist report
- EXISTING TREE TO BE REMOVED
  Refer to Arborist report
- TURF
  Irrigated natural turf.
- UNDERSTOREY PLANTING
  Mix of native and non-native shrub & groundcover planting.
- BIODIVERSITY & HABITAT PLANTING
  Mix of native, drought-tolerant shrub, grass & groundcover planting with logs and rocks.
- CONCRETE PAVING
  All-weather sealed coloured concrete surfacing to access-ways, walkways and footpaths. Permeable selection for area around existing significant tree.
- CONCRETE PAVING (THRESHOLD)
  Feature driveway pavement treatment. Permeable selection for Fourth Avenue entrance.
- FINES HARDSTAND
- 1 NATURE PLAY
  Open compacted fines area featuring locally sourced boulders and logs for climbing, balancing and jumping.
- 2 SHELTER & SEATING
  Group seating amenity located under a hard-roofed shelter, overlooking the adjacent natural turf area.
- 3 SEATING
  Seating opportunities located around the central natural turf area.
- 4 ARBOUR OR PERGOLA
  A series of structures framing the central walkway.
- 5 NATURAL BOULDERS
  Locally sourced natural boulders frame the central turf area while also providing informal seating opportunities along paths.
- 6 BIKE RACKS (8)



GD | studia

SCALE_ 1:300 AT A3
STATUS_ FOR APPROVAL

PROJECT_ 25.3795 EVERARD PARK
REV/DATE_ E/22.10.2025

PLANTING PALETTE

TREES

SUGGESTED PLANTING

LARGE

Acer buergerianum
Trident Maple
Mature size (H x W): 9 x 6m
Deciduous

Eucalyptus torquata
Coral Gum
Mature size (H x W): 6-12 x 5-10m
Evergreen

Ginkgo biloba
Maidenhair Tree
Mature size (H x W): 12 x 5m
Deciduous

Jacaranda mimosifolia
Jacaranda
Mature size (H x W): 10 x 8m
Deciduous

MEDIUM

Brachychiton populneus 'Bella Pink'
Bella Pink Brachychiton
Mature size (H x W): 8 x 4m
Evergreen

Corymbia eximia nana
Dwarf Yellow Bloodwood
Mature size (H x W): 6-8 x 4-6m
Evergreen

Cupaniopsis anacardioides
Tuckeroo
Mature size (H x W): 5-8 x 5-7m
Evergreen

Eucalyptus leucoxylon 'Euky Dwarf'
Dwarf Yellow Gum
Mature size (H x W): 7 x 4-5m
Evergreen

Hymenosporum flavum
Native Frangipani
Mature size (H x W): 8 x 5m
Evergreen

Tristaniopsis laurina 'Luscious'
Water Gum
Mature size (H x W): 8 x 4m
Evergreen

SMALL

Banksia marginata
Silver Banksia
Mature size (H x W): 5 x 4m
Evergreen

Callistemon spp.
Assorted Bottlebrush
Mature size (H x W): 5-6 x 4m
Evergreen

Corymbia ficifolia 'Baby Orange'
Grafted Flowering Gum
Mature size (H x W): 3 x 3m
Evergreen

Eucalyptus orbifolia
Round-leaved Mallee
Mature size (H x W): 3-6 x 3-8m
Evergreen

Lagerstroemia spp.
Assorted Crepe Myrtle
Mature size (H x W): 5-6 x 4m
Deciduous

Magnolia grandiflora 'Teddy Bear'
Teddy Bear Magnolia
Mature size (H x W): 4 x 3m
Evergreen

PLANTING PALETTE

INTERFACES + RESERVES

SUGGESTED PLANTING

SHRUB, GRASSES AND GROUNDCOVER PLANTING

Banksia serrata 'Pygmy Possum'
Pygmy Possum Banksia
Mature size (H x W): 0.4 x 3m
Pot Size: 140mm

Chrysocephalum apiculatum
Common Everlasting
Mature size (H x W): 0.3-0.6 x 1m
Pot Size: 140mm

Callistemon 'White Anzac'
White Anzac Bottlebrush
Mature size (H x W): 1.5 x 3m
Pot Size: 140mm

Correa alba
White Correa
Mature size (H x W): 1.5 x 1.5m
Pot Size: 140mm

Eremophila glabra 'Silver Ball'
Emu Bush
Mature size (H x W): 1 x 1m
Pot Size: 140mm

Eremophila glabra prostrate 'Blue Horizon'
Emu Bush
Mature size (H x W): 0.25 x 1m
Pot Size: 140mm

Ficinia nodosa
Knobby Club Rush
Mature size (H x W): 0.5-1.5 x 2m
Pot Size: 140mm

Grevillea juniperina 'Gold Cluster'
Gold Cluster Grevillea
Mature size (H x W): 0.3 x 0.8-1m
Pot Size: 140mm

Grevillea lavandulacea
Lavender Grevillea
Mature size (H x W): 0.5-1 x 1m
Pot Size: 140mm

Hardenbergia violacea 'Mini Meema'
Mini Meema Hardenbergia
Mature size (H x W): 0.5 x 0.5m
Pot Size: 140mm

Lomandra longifolia 'Tanika'
Tanika Lomandra
Mature size (H x W): 0.5-0.6 x 0.6m
Pot Size: 140mm

Myoporum parvifolium
Creeping Boobiala (Broad Leaf)
Mature size (H x W): 0.3 x 2m
Pot Size: 140mm

Rhaphiolepis indica spp.
Assorted Indian Hawthorn
Mature size (H x W): 1-1.5 x 1-1.5m
Pot Size: 140mm

Scaevola albida 'White Carpet'
Fan Flower
Mature size (H x W): 0.2 x 2m
Pot Size: 140mm

Scaevola aemula 'Mauve Clusters'
Fairy Fan-flower
Mature size (H x W): 0.2-0.3 x 1-1.5m
Pot Size: 140mm

Senecio serpens
Blue Chalk Sticks
Mature size (H x W): 0.1-0.3 x 0.6-1m
Pot Size: 140mm

Viola hederacea
Native Violet
Mature size (H x W): 0.2 x 1m
Pot Size: 140mm

Westringia fruticosa 'Low Horizon'
Low Horizon Westringia
Mature size (H x W): 0.3 x 0.7m
Pot Size: 140mm

PLANTING + SELECTIONS PALETTE

BIODIVERSITY GREEN LINK + RESERVE

SUGGESTED PLANTING

SHRUB, GRASSES AND GROUNDCOVER PLANTING

Callistemon 'White Anzac'
White Anzac Bottlebrush
Mature size (H x W): 1.5 x 3m
Pot Size: 140mm

Carex brunnea 'Variegata'
Golden-Edged Sedge
Mature size (H x W): 0.3-0.6 x 0.3-0.6m
Pot Size: 140mm

Chrysocephalum apiculatum
Common Everlasting
Mature size (H x W): 0.1-0.2-x 0.3-0.4m
Pot Size: 140mm

Dianella revoluta 'Little Rev'
Native Flax
Mature size (H x W): 0.3-0.4 x 0.4m
Pot Size: 140mm

FURNITURE + FIXTURES

Park Shelter

Bin
SPARK Furniture

Eremophila glabra 'Kalbarri Carpet'
Common Emu Bush
Mature size (H x W): 0.1-0.2 x 2m
Pot Size: 140mm

Leucophyta brownii
Cushion Bush
Mature size (H x W): 1.2 x 1.2m
Pot Size: 140mm

Limonium perezii
Sea Lavender
Mature size (H x W): 0.6-1 x 0.6-1m
Pot Size: 140mm

Lomandra confertifolia 'Wingarra'
Mat Rush
Mature size (H x W): 0.4 x 0.4m
Pot Size: 140mm

Linea Seat
Street Furniture Australia

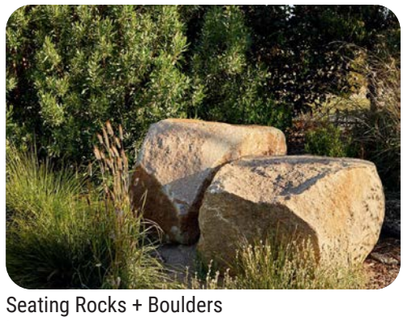
Linea Picnic Setting
Street Furniture Australia

Myoporum parvifolium
Creeping Boobiala (Broad Leaf)
Mature size (H x W): 0.3 x 2m
Pot Size: 140mm

Scaevola aemula 'Bombay Pink'
Fan Flower
Mature size (H x W): 0.4 x 2m
Pot Size: 140mm

Senecio serpens
Blue Chalk Sticks
Mature size (H x W): 0.1-0.3 x 0.6-1m
Pot Size: 140mm

Westringia fruticosa spp.
Assorted Coastal Rosemary
Mature size (H x W): 0.3-2 x 0.4-2m
Pot Size: 140mm



Seating Rocks + Boulders
Locally sourced

Seating Logs
Locally sourced

GD | studia

Level 2
178 Fullarton Road
Dulwich SA 5065

T_ 08 8406 1300
E_ info@gdstudia.au
W_ www.gdstudia.au

ATTACHMENT 8

APPENDIX 8

Preliminary Site Investigations & Site Declaration Form

Norman Terrace, Fourth Ave and Ross St, Everard Park

Preliminary Site Investigation (PSI)

12 August 2025

Produced in partnership with

EHS Support

www.environmentalprojects.au
Phone +61 8 8470 9030

Document Control

File	25059.01_PSI_R01_12082025
Revision	0
Date issued	12 August 2025
Author(s)	Keira Gopsill
Peer review	Julian Howard
Quality Check	Joe Pedicini / TS

Document Distribution

Revision	Date Issued	Client	Other	Doc ID
0	12 August 2025	1 x PDF	-	EP-2025_1109_F_0

Table of Contents

List of Appendices

List of Tables

EXECUTIVE SUMMARY

Environmental Projects (EP), assisted by EHS Support Pty Ltd (EHS Support), were engaged to undertake a Preliminary Site Investigation (PSI) to assess the potential for site contamination at land located at Norman Terrace, Fourth Avenue and Ross Street, Everard Park, South Australia.

Background

The PSI was initiated to support the proposed future residential redevelopment of the site.

Objectives of investigation

The objectives of the assessment are to:

- research current and historical activities undertaken at or adjacent to the site, to identify whether potentially contaminating activities (PCAs) have occurred at or near the site
- provide a desktop assessment of risk with respect to the likelihood that PCAs could have caused site contamination with respect to the proposed land use.

Scope of work

The scope of work includes a desktop site history research, assessment of available information, searches, and databases, and site inspection.

Determination of site contamination

Environmental Projects assessed whether site contamination is likely to exist at the site with respect to the most conservative residential criteria, which is low-density residential land use (residential site with accessible soils). The site history investigation suggests that site contamination is unlikely to exist.

Regulatory notification

No notifications relating to the subject site were identified or considered necessary.

Risk to human health and/or environment

Based on site history investigation, a contamination source of sufficient toxicity to cause harm at a residential site is unlikely to be present onsite, and site contamination is not known and unlikely to exist with respect to residential land use.

Summary of conclusions and recommendations

The site is currently classed as Item 2: Residential Class 2.and is proposed for redevelopment as Item 1 – Residential with sensitive use, therefore the proposed development constitutes a change to a more sensitive land use.

Based on the findings of the PSI, the following conclusions were made:

- the site has historically been in either residential use or aged care facility since sometime prior to 1935/1936.

- the desktop site history did not identify any PCAs as having potentially occurred onsite and only Class 2 (Railway) off-site on adjacent land. Site contamination is not likely to exist with respect to residential land use.
- the PCSM did not identify any sources of contamination that could pose a risk to sensitive receptors and was not considered further.

Based on the site history results, the site is suitable for the proposed residential use without further assessment or management.

1. INTRODUCTION

Environmental Projects (EP), assisted by EHS Support Pty Ltd (EHS Support), were engaged to undertake a Preliminary Site Investigation (PSI) to assess the potential for site contamination at land located at Norman Terrace, Fourth Avenue and Ross Street, Everard Park, South Australia. The PSI was initiated to support the proposed future residential redevelopment of the site.

The site comprises multiple parcels with a total area of approximately 9,602 m², bounded by Norman Terrace, Fourth Avenue and Ross Street, Everard Park. The land is currently zoned Urban Renewal Neighbourhood (URN Z6307) under the Planning and Design Code and is identified for residential and non-private residential uses. According to the South Australian Cadastre, the site is made up of several allotments (including A3/D2440, A4/D2440, A5/D2440, A6/D2440, A150/D63587, A69/F6522, A70/F6522, A71/F6522, A75/F6522, and A76/F6522).

To EHS Support's knowledge, no previous site contamination assessments have been conducted for the subject site. The PSI will support a development application to Council for a change in land use to a more sensitive use in accordance with the Planning Development and Infrastructure Act 2016 (PDI Act) and Practice Direction 14 (PD14).

1.1 Objective

The objectives of the investigation were to:

- undertake a desktop PSI in general accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended in 2013 (ASC NEPM) and the South Australian Environment Protection Authority 2019 Guideline (GAR)
- prepare the PSI in accordance with the PDI Act and PD14.

1.2 Scope of Works

To meet the above objectives, the following scope of work was completed in accordance with the SA EPA 2019 Guideline for the assessment and remediation of site contamination (EPA GAR) and PD14:

- a Preliminary Site Investigation including the following information in accordance with the EPA GAR and ASC NEPM:
  - site information summary
  - site history summary
  - summary of publicly available information
  - local geology and hydrogeology
  - the environmental values for the site
  - site Inspection
  - Preliminary Conceptual Site Model (PCSM)

- procurement and review of current Certificate of Title (CT) for both parcels
- in addition to the above, the following information was included in the PSI to address PD14:
  - summary of current land use and proposed land use with reference to the land use sensitivity hierarchy.
  - summary of Class 1 and 2 PCAs occurring on or adjacent (Class 1 only within 60 m) of the site
  - provision of an executed contamination declaration form
- preparation of this report.

2. SITE DETAIL

2.1 Site Information

The site summary is provided in **Table 2-1**.

Table 2-1: Site summary

Item	Details
Address	Norman Terrace, Fourth Avenue and Ross Street, Everard Park, South Australia
Area	~2,889 $m^{2.}$
Title/allotment	A3/D2440, A4/D2440, A5/D2440, A6/D2440, A150/D63587, A69/F6522, A70/F6522, A71/F6522, A75/F6522, and A76/F6522
Property Description	Aged care facility
Site Area	9,600 m^2
Site Owner	Churches of Christ
Municipality	City of Unley
Current Land Use	Residential and Non-Private Residential; currently zoned Urban Renewal Neighbourhood
Proposed land use	Residential redevelopment with public park (Open Space).
Surrounding land use	Predominantly residential with, some public infrastructure and tram line to the south.
Topography	The site is generally flat with an elevation of approximately 32 m Australian Height Datum (AHD). Surrounding area is flat, with regional decline to the west.
Hydrology and Drainage	Surface water either pools on site or drain via municipal stormwater on Norman Terrace, Fourth Avenue & Ross Street.

2.2 Land Use

The site comprises multiple parcels of land located at Norman Terrace, Fourth Avenue and Ross Street, Everard Park, South Australia. The current land use is classified as Urban Renewal Neighbourhood, which typically includes a mix of residential, commercial, and community uses. Based on available planning data and aerial imagery, the site is low and medium density residential.

The proposed future land use is residential, specifically for private dwellings and non-private residential uses as outlined in the Planning and Design Code. This change is intended to support redevelopment aligned with the site's zoning and strategic planning objectives.

In accordance with the land use sensitivity hierarchy outlined in Practice Direction 14 – Site Contamination Assessment (PD14), Table 1:

- the current land use is as an aged care facility (Item 2): Residential Class 2
- the proposed land use aligns with Item 1: Private dwellings, which is the most sensitive category in the hierarchy.

Therefore, the proposed change represents a transition to a more sensitive land use, moving from Item 2 to Item 1 in the PD14 hierarchy.

2.3 Geology

2.3.1 Regional Geology

A review of the Department for Energy and Mining surface geology database (accessed via SARIG) indicated that the site is underlain by the St Vincent Basin, specifically the Pooraka Formation. The Pooraka Formation is described as clay, sand and carbonate earth, silty, with gravel lenses. These sediments are of Pleistocene age and are associated with alluvial and fluvial processes, indicating a depositional environment typical of low-energy floodplains or valley fills. This geological setting suggests the site is likely to have variable layers of silty clay and sand, with occasional carbonate-rich horizons and gravelly lenses. Such materials may influence site drainage, permeability, and the movement of any potential contaminants.

2.3.1 Soils

According to the Atlas of Australian Soils, the site is mapped within the O1 soil unit, which is classified as a Chromosol. This unit is described as outwash plains with hard alkaline red soils (Dr2.23 with small areas Dr2.33). The mapping also notes the presence of small areas of cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), hard alkaline yellow mottled soils (Dy3.43), minor areas (Um6.21 and Uf6.11), and various alluvial soils (unclassified) in the stream valleys. These soils are typically well-drained, moderately fertile, and may include both structured red and yellow duplex profiles as well as areas of cracking clay.

2.3.2 Acid Sulfate Soils

A review of the CSIRO Atlas of Australian Acid Sulfate Soils indicated that the site has an extremely low probability of acid sulfate soil occurrence, with a 1–5% chance of occurrence in small, localised areas. This classification suggests that the potential for acid sulfate soils to be present at the site is minimal and unlikely to pose a constraint to the proposed development.

2.3.3 Soil Salinity

The site was identified to be within an area where no assessment or analysis has been undertaken, for watertable-induced soil salinity, non-watertable salinity, or magnesia patches. The mapping categories for all three salinity datasets—watertable-induced, non-watertable, and magnesia patches—are recorded as “X”, indicating that the site is not covered by available salinity severity or extent data thus considered not applicable and natural soil salinity is unlikely to be present.

2.4 Hydrogeology

2.4.1 Regional Hydrogeology

The site is located within the St Vincent Basin, underlain by unconsolidated sediments of the Pooraka Formation, which will host the first regional unconfined quaternary aquifer, comprising clay, sand, and carbonate earth with silty textures and gravel lenses. These Pleistocene-aged alluvial and fluvial deposits are typical of low-energy depositional environments such as floodplains and valley fills. Shallow groundwater wells in the vicinity show variable depths to water (DTW), ranging from approximately 2 to 14 metres below ground level, and total dissolved

solids (TDS) concentrations between 200 and 20,063 mg/L, indicating a mix of fresh to moderately saline groundwater conditions.

The Pooraka Formation is underlain by the Hindmarsh Clay, widely encountered across the site and surrounding buffer area, with numerous drillholes confirming its presence, this generally acts as an aquitard, suggesting that groundwater movement may be relatively slow due to the low permeability of clay-rich sediments. However, the interbedded sand and gravel lenses within the Pooraka Formation may locally enhance transmissivity and allow for more dynamic groundwater flow. It is assumed regional that groundwater flow is to the west.

2.4.2 Environmental Values of Groundwater

An assessment of environmental values (EV) was undertaken for groundwater underlying the site based on the four-step process described in the SA EPA GAR, revised in 2019 (SA EPA, 2018).

Step 1: Determination of Protected Environmental Values of Groundwater Using the WQEPP

The Environment Protection (Water Quality) Policy 2015 (WQEPP) provides for the identification of protected environmental values of groundwater in TDS ranges. Ranges are presented in the table to clause 3, schedule 1 of the WQEPP. A review of TDS ranges in a 2 km buffer from the site was reviewed against the TDS ranges for EV in the WQEPP and provided in **Table 2-2.** Groundwater TDS concentrations for the site ranged between 58 mg/L and 10,443 mg/L.

Table 2-2: Environmental Values of Groundwater Using the WQEPP

Environmental Value	TDS (mg/L)	Applicable EV
Drinking water	<1,200	Yes
Primary irrigation and general water use	<3,000	Yes
Livestock drinking water and aquaculture	<13,000	Yes

Table Notes:

EV – Environmental Values

Step 2: Application of a Buffer Distance for Protection of Surface Water

The EPA recommends a 2 km radius of the site be set to establish a buffer distance for the protection of surface waters that may be receiving water bodies for groundwater and/or surface water from the site.

A Brownhill Creek water course is located 550 m north of the site. Due to the channelised highly modified nature of Brownhill Creek within metropolitan Adelaide it is unlikely that water in the creek is recharged by groundwater. It is possible that the water course receives surface water from the site through stormwater drainage.

Within this buffer, there were no Inflow Dependent Ecosystems (IDEs) or Groundwater Dependent Ecosystems (GDEs) were identified. While no IDEs or GDEs were mapped within the buffer zone, this absence should be interpreted cautiously. The lack of mapped GDEs does not preclude the possibility of inflow-dependent ecosystems (IDEs) or seasonally groundwater-influenced vegetation that may not be captured in national datasets. Future land use changes or groundwater extraction could alter local hydrology and potentially affect unmapped ecosystems, however this will likely be intermittent as the proposed development is residential, if basements are to be installed consideration to pumping will need to be made.

Step 3: Review of Available Groundwater Data Using Waterconnect (Groundwater Data)

A review of registered groundwater wells in a 2 km buffer from site was undertaken (Lotsearch, 2025). No bores were identified onsite; 281 bores were found in the surrounding 2 km buffer, the purpose of the bores is summarised in Table 2-3**.**

Table 2-3: Registered Bore Use Summary Onsite

Registered Use	Number of Wells	Status	Depth Range (m)	Depth to Water (m)
DOM	55	Not Specified (35), OPR (18), BKF (1), ABD (1)	8.3 – 31.0	3.5 – 15.0
DRN	6	Not Specified (5), OPR (1)	11.0 – 22.0	2.4 – 7.0
ENV	13	Not Specified (6), BKF (6), ABD (1)	6.0 – 20.0	2.81 – 2.99
ENVRCL	2	BKF (1), Not Specified (1)	34.0 – 35.0	16.0 – 16.0
EXP	4	UKN (4)	4.72 – 7.62	3.05 – 4.57
INV	89	Not Specified (50), BKF (32), DRY (7)	4.0 – 46.0	1.97 – 13.21
IRR	2	OPR (1), Not Specified (1)	11.5 – 30.0	3.0 – 3.0
MON	3	Not Specified (3)	11.0 – 37.5	8.2 – 13.76
Not Recorded	106	Not Specified (72), BKF (31), ABD (2), UKN (1)	3.0 – 116.43	0.0 – 24.38
OBS	1	Not Specified (1)	60.0 – 60.0	11.07 – 11.07

Groundwater bore data is provided in the Lotsearch report **(Appendix B).** Groundwater is potentially used for domestic purposes in the local area.

Step 4: Application of EPA Recognised Criteria

The Environmental Values for the site are provided in **Table 2-4.**

Table 2-4: Environmental Values of Groundwater

Environmental Value	Justification	Recognised Criteria
Aquatic ecosystems (inland waters)	Aquatic environment within 2 km of site.	Australian and New Zealand Guidelines 2018 (ANZG, 2018)
Drinking water	TDS <1,200 mg/L at some registered bores	National Water Quality Management Strategy Australian Drinking Water Guidelines 6, version 3.8 (ADWG, 2022). 2011, Updated September 2022.
Recreational use		Modified criteria from the National Water Quality Management Strategy Australian Drinking Water Guidelines 6, version 3.8 (ADWG, 2022). 2011, Updated September 2022. Criteria modified based on guidance provided in National Health and Medical Research Council (NHMRC, 2008, updated 2019), Health and aesthetic criteria.

Environmental Value	Justification	Recognised Criteria
Primary industries – Irrigation and general water uses	TDS <3,000 mg/L at some registered bores	Australian and New Zealand Guidelines 2018 (ANZG, 2018)
Primary industries – livestock drinking water	TDS <13,000 mg/L at some registered bores	Australian and New Zealand Guidelines 2018 (ANZG, 2018)

3. REGULATORY FRAMEWORK

3.1 *Environmental Protection Act 1993*

In South Australia, the assessment, management and remediation of site contamination is regulated by the *Environment Protection Act 1993*.

The *Environment Protection Act 1993* defines site contamination in section 5B as follows:

(1) For the purposes of this Act, site contamination exists at a site if—

(a) chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and

(b) the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere (i.e. potentially contaminating activities (PCAs) (as defined in The *Environment Protection Regulations 2023)* or activities of environmental significance)*; and*

(c) the presence of the chemical substances in those concentrations has resulted in—

(i) actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or

(ii) actual or potential harm to water that is not trivial; or

(iii) other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.

(2) For the purposes of this Act, environmental harm is caused by the presence of chemical substances—

(a) whether the harm is a direct or indirect result of the presence of the chemical substances; and

(b) whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.

(3) For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.

Based on the above, to determine whether site contamination exists, the first stage is to assess whether chemical substances have been added to the site through an activity, and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of human beings or the environment (including water) that is not trivial.

If site contamination is determined to be present at a site, the *Environment Protection Act 1993* provides mechanisms to assign responsibility for the contamination and appropriate assessment and/or remediation of the contamination.

Protection of groundwater in South Australia is regulated by various provisions in the *Environment Protection Act 1993* and by the Environment Protection (Water Quality) Policy 2015 (WQEPP), which came into operation in

December 2015. The WQEPP outlines the definition of protected environmental values (PEV's) of water in Part 1, Section 6 of the policy. If site contamination of groundwater is threatened or identified, EPA (2019) Site Contamination: Guidelines for the assessment and remediation of site contamination (The GAR) outlines the process of determining the relevant PEV's of groundwater for a site and the surrounding area. The GAR also provides guidance from the EPA on how it expects assessment and remediation of site contamination to be undertaken professionally and in accordance with the *Environment Protection Act 1993* and the Environment Protection Regulations 2023.

3.2 *Planning, Development and Infrastructure Act 2016*

A change in a site's land use is a form of development under section 4 of the *Planning, Development and Infrastructure Act 2016*. Because site contamination is linked to a site's land use, any change to that land use can bring about site contamination under section 103D(2) of the *Environment Protection Act 1993* and regulation 51 of the Environment Protection Regulations 2023, even though the person who initiated the change of land use was not the original polluter. The State Planning Commission Practice Direction 14 (Site Contamination Assessment), issued by Plan SA on 19 March 2021, and updated on 23 June 2022, sets out requirements under the Planning, Development and Infrastructure (General) Regulations 2017 for when a relevant authority is considering an application for planning consent where the application poses a change in land use to a more sensitive land use, or in the case of land division, the application poses a sensitive use.

Practice Direction 14 defines the land use hierarchy, the potentially contaminating activity classifications, and provides a copy of the site contamination declaration form used to communicate whether referral of the development is required under the Planning, Development and Infrastructure (General) Regulations 2017.

The site contamination declaration form indicates:

- site contamination is unlikely to exist (for planning purposes) if a potentially contaminating activity (as defined in Practice Direction 14) is not known to have occurred on the site, and a class 1 activity (see Practice Direction 14) is not known to have occurred on adjacent land
- site contamination exists or may exist on or below the surface of the land that will require notification to the EPA (for planning purposes) if:
    - a class 1 activity exists or previously existed onsite or on adjacent land
    - a class 2 activity or class 3 activity exists or previously existed onsite
    - a notification of site contamination of underground water under section 83A of the *Environment Protection Act 1993* (as shown on SAPPA) is present onsite or on adjacent land
    - the land is within a groundwater prohibition area
    - the land is the subject of a notation on the certificate of title for the land under section 103P of the *Environment Protection Act 1993* that a site contamination audit report has been prepared for the property.

'Adjacent land' is defined in the *Planning, Development and Infrastructure Act 2016* as land no more than 60 metres from the other land.

The purpose of the referral process set-out in Practice Direction 14 is to ensure that an appropriate and proportionate assessment of site contamination or potential site contamination occurs, and to provide direction to the relevant authority (such as Council) on whether they must consider the advice of either a site contamination consultant or site contamination auditor regarding site suitability, including through the imposition of conditions of planning consent. The conclusions of this report will reference Practice Direction 14, and any implications for the site should it be relinquished or redeveloped, based on the findings of this report.

3.3 ASC NEPM

The professional assessment of site contamination and consequential risk to human health and the environment is guided by the National Environment Protection Council *National Environment Protection (Assessment of Site Contamination) Measure 1999*, as amended 2013 (ASC NEPM), Australian Standards and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

4. SITE HISTORY ASSESSMENT

4.1 Site Inspection

Site inspection was undertaken by Environmental Projects on 7 August 2025.

The following observations were made:

- the site is an operational aged care facility
- multiple access points are present off Norman Terrace and Ross Street
- the site buildings appeared to be of solid brick construction, with tiled rooves
- the grounds were landscaped
- no indictors of site contamination such as underground heating oil tanks were observed.

Surrounding land use consisted of:

- residential north, west and east
- Glenelg Tram line across Norman Tce to the south, residential beyond the tram line.

Site photographs are provided in **Appendix C**.

4.2 Historical Business Directories

A review of PCAs associated with business records within a 150 m and 500 m buffer was undertaken via the Historical Business Directories and Universal Business Directory (Hardie Grant and Sands & McDougall) records from 1910–1991. Records indicate that no potentially contaminating activities (PCAs) associated with historical business listings were identified on or immediately adjacent to the site during this period.

This absence of recorded PCAs suggests that the site has not historically hosted commercial or industrial activities that are typically associated with contamination risks, such as fuel storage, chemical handling, or waste disposal. While this reduces the likelihood of historical contamination, it does not preclude the need for further assessment based on other site history indicators.

4.3 Aerial Imagery

A review of historical aerial imagery was conducted for the site as summarised in **Table 4-1,** with images provided in **Appendix B.**

Table 4-1: Review of Historical Aerial Imagery

Date	Observations – On-site	Observations – Offsite
1935-36	Residential dwellings are visible on the eastern half of the site. On the western half of the site vegetation and trees are visible as a formal garden.	Norman Terrace to the south, Fourth Avenue to the east and Ross Street to the north are visible. The Glenelg tram line is visible to the south of Norman Terrace.

Date	Observations – On-site	Observations – Offsite
		Residential dwellings are present to the north and east of the site. One dwelling is visible to the west along with large areas of garden/small community farm and vacant land. South of Norman Terrace scattered residential dwellings are visible, surrounded by vacant land.
1949	No significant changes.	No significant changes to the north and east of the site. Residential dwellings are now visible in an area of previously vacant land to the west. South of Norman Terrace and the tram line a residential area has been developed. Vacant land is still present beyond the southeastern corner of the site.
1959-1961	Residential dwellings are visible in the northern portion of the site. No other significant changes.	Additional residential dwellings now visible to the northwest. Previously vacant land to the southeast appears to be a park, no building present but landscape has been undertaken. No other significant changes.
1968-1969	A large building now runs through the centre of the site and along the western border (aged care facility). Only one small garden area remains in the south of the site.	The area immediately west of the site has been developed, large buildings are now present that extend from and are part of the same complex that runs through the middle of the site. The area south of Norman Terrace has been fully developed with no vacant land visible.
1979	A building is now visible in the south of the site in the location of the garden observed in the 1968-1969 photograph.	No significant changes.
1986-1989	No significant changes.	No significant changes.
1997-1998	A building in the middle of the southern portion of the site has been demolished and replaced with four new buildings. No other significant changes.	No significant changes.
2008	The three residential dwellings in the northeastern corner of the site have been demolished and replaced with five buildings. No other significant changes.	No significant changes.
2014	No significant changes.	No significant changes.
2025	No significant changes.	No significant changes.

The historical aerial photography suggests that the site has been in residential use since before the earliest photograph (1936) and aged care facility development commenced in the 1960s. Surrounding use has been residential since before 1936. The Glenelg tram line has also been present south of the site since before this time.

4.4 SA EPA Records

4.4.1 EPA Site Contamination Index

A review of the SA EPA Site Contamination Index was undertaken for the site and surrounding regions within a 1 km buffer (**Appendix B**). No records were identified on the subject site, however multiple records were identified within the 1 km buffer.

These records include sites listed due to historical or current contamination concerns. While specific details of each listing (e.g. contaminants, remediation status) were not provided in the summary table, majority of the activities were not recorded, with multiple listing for fill or soil importation, metal coating and spray painting. The presence within the buffer zone suggests that the surrounding area has been subject to regulatory attention for contamination. This may be relevant when considering potential off-site migration of contaminants or cumulative environmental risks. All sites in the index within 500m have no activity recorded and are on the likely down gradient side or the site, thus it is unlikely that gross contamination is migrating to the site.

4.4.2 Environment Protection and Clean Up Order

A review of EPA Environment Protection Order was undertaken for the site and surrounding regions within a 1 km buffer (**Appendix B**). Records indicate that no Environment Protection Orders were identified on the subject site or within the 1 km buffer.

As such, there are no current or historical Environment Protection Orders issued by the EPA that apply to the site or its immediate surroundings. This suggests that, based on available EPA data, the site has not been subject to formal regulatory enforcement actions requiring environmental remediation or clean-up under this specific mechanism.

4.4.3 SA EPA Authorisations and Applications

A review of the SA EPA public register for Authorisations and Applications was undertaken for the site and surrounding regions within a 1 km buffer (**Appendix B**). No authorisations or applications were recorded on the subject site. Nine authorisations or applications were identified within the surrounding 1 km buffer. The relevant records are summarised below:

- On The Run Pty Ltd holds both a current licence application (Record No. LSL12E 32BE, status: Authorisation Updated) and a current licence (Record No. 51108, status: Issued) for petrol station operations at 130–136 Anzac Highway, Glandore SA 5037, approximately 538 m west of the site
- McConnell Dowell Constructors (Aust) Pty Ltd has a licence application (Record No. 40902, status: Proceed To Authorisation) for railway operations at Rose Terrace, Wayville SA 5034, approximately 665 m east
- Laing O'Rourke Australia Construction Pty Lt had a surrendered licence (Record No. 35622, status: Surrendered) for railway operations at various locations along the Adelaide Metropolitan Rail Network, approximately 669 m east
- Trigg Bros Pty Ltd. had a surrendered licence (Record No. 1135, status: Surrendered) for activities producing listed wastes and ferrous/non-ferrous metal melting works at Marleston Avenue, Ashford SA 5035, approximately 891 m north

- On The Run Pty Ltd also holds a current licence (Record No. 51108, status: Issued) and there are related applications and transfers for petrol station operations at 488–494 South Road, Kurralta Park SA 5037, approximately 974 m north-west. This includes a current licence application (Record No. ENL0A 2G0J, status: Authorisation Updated) and a transferred licence (Record No. 50940, status: Transferred) for Shahin Enterprises Pty Ltd at the same address and activity.

All are on the likely down gradient side or the site, thus it is unlikely that gross contamination is migrating to the site.

4.4.4 Contamination Assessment Areas or Groundwater Prohibition Areas

A review of the SA EPA Contamination Assessment Areas and Groundwater Prohibition Areas (GPA) was undertaken for the site and surrounding regions within a 1 km buffer (**Appendix B).** No records were identified on the subject site, however the Keswick, Forestville, Ashford, Everard Park, Wayville and Mile End South GPA is located 471 m to the north. Due to the cross-gradient location of the GPA to the site, the risk from this GPA to the site is considered low.

4.5 PFAS Investigation & Management Programs

A review of the SA EPA PFAS Site Investigations, the Defence PFAS Investigation & Management Program Data and the Airservices Australia National PFAS Management Program Data was undertaken for the site and surrounding regions within a 2 km buffer **(Appendix B).**

No records were identified on the subject site or within the 2 km buffer. This indicates that the site is not currently listed by the SA EPA, the Department of Defence, or Airservices Australia as being subject to PFAS investigation or management activities.

4.6 Defence Sites and Unexploded Ordnance

A search of Defence Sites Records indicates that no records were identified on the subject site, the Keswick Barracks is 877 north of the site (**Appendix B**) and is on the Defence 3 Year Regional Contamination Investigation Program (RCIP). The RCIP is a national initiative aimed at identifying, assessing, and managing legacy contamination across Defence properties. The program focuses on non-PFAS environmental contaminants resulting from historical military and industrial activities such as fuel storage, weapons training, fire training, and waste disposal. Investigations are site-specific and conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure and the Defence Contamination Management Manual. RCIP integrates contamination management with estate planning and infrastructure development, ensuring risks to human health, the environment, and Defence operations are systematically addressed through a consistent, evidence-based approach. As the barracks is likely cross-down gradient of the site, it is unlikely that gross contamination is migrating to the site.

4.7 Waste Management and Liquid Fuel Facilities

A review of the National Waste Management Facilities Database, EPA Approved Container Collection Depots, and National Liquid Fuel Facilities was undertaken for the site and surrounding regions within a 1 km buffer (**Appendix B).**

No records were identified on the subject site. However, two records were, identified within the 1 km buffer and only one has the potential for offsite migration of contamination:

A National Liquid Fuel Facility is located at 490 South Road, Kurralta Park, approximately 974 m north-west of the site. The facility is operated by Peregrine Corporation and is classified as a petrol station. It is listed as operational.

The presence of a nearby operational petrol station may be relevant when considering potential off-site sources of contamination, however due to its positioning considered to have negligible effect on the proposed land use.

4.8 Heritage

A review of the Commonwealth Heritage List, National Heritage List, State Heritage Areas, and SA Heritage Places was undertaken for the site and surrounding regions within a 1 km buffer (**Appendix B**).

No records were identified on the subject site. However, A total of 84 SA Heritage Places were identified within the surrounding 1 km buffer, none within 150 m. These heritage listings are located off-site and are not expected to impact the subject site directly. However, their presence may be relevant for future planning or development considerations, particularly in relation to visual amenity or local council heritage overlays.

4.9 Certificate of Title Search

A formal Certificate of Title search was not conducted as all available evidence confirms that the subject site has been in residential / aged care facility ownership and use since before 1936, (see **Appendix D)**.

5. POTENTIAL CONTAMINATING ACTIVITIES

5.1 Potentially contaminating activities and activities of environmental significance

A desktop review of historical information and the site inspection has provided an assessment of the potential for soil contamination on the site, in reference to PD14 and Schedule 3 (Site Contamination) of the *South Australia Environment Protection Regulations 2023.*

Site history review indicates that the subject site has been in residential or aged care facility use since 1936 and that surrounding land has been in residential use since before this time.

5.1.1 Onsite

PCAs

No PCAs were identified onsite.

Activities of environmental significance

No activities of environmental significance appear to have occurred onsite.

5.1.2 Off-site

PCAs on adjacent land

One PCA was identified off-site and on adjacent land:

- railway activity (Class 2)

PCAs not on adjacent land

No PCAs were identified off-site but not on adjacent land:

Activities of environmental significance

No activities of environmental significance that may have occurred off-site were identified.

6. PRELIMINARY CONCEPTUAL SITE MODEL (PCSM)

A site-specific Preliminary Conceptual Site Model (PCSM) has been developed to identify various receptors (human health and environment) and potential exposure routes/pathways to determine the presence/absence of complete exposure pathways to receptors. An exposure pathway is the link between a contaminant source and a receptor.

The preliminary conceptual site model uses information obtained throughout this investigation. For an identifiable risk to exist, an exposure pathway must be present which requires each of the following to be identified:

- presence of substances that may cause harm (Source)
- presence of a receptor which may be harmed (Receptor)
- existence of a means of exposing a receptor to the source (Exposure Pathway) and assessing whether exposure pathways are complete or incomplete.

Where either a source, receptor or exposure pathway is absent, there is no risk of exposure to a sensitive receptor from a contamination source.

As no PCAs were identified to have occurred on the site and only railway line off-site, the assessment has concluded that there is unlikely to be contamination on the site that would pose a risk to future site users and as such the PCSM has not been considered further.

7. CONCLUSION

A consultant declaration form is provided in **Appendix E**.

Based on the findings of the PSI, the following conclusions were made:

- the site has historically been used for either residential land use or as an aged care facility since sometime prior to 1935/1936
- no potentially contaminating activities were identified to have occurred on site and only Railway activity (Class 2) adjacent to the site
- a Groundwater Prohibition Area was identified approximately 471 m to the north of the site. Due to the cross hydraulic gradient of this GPA, it was considered unlikely that associated groundwater contamination could migrate beneath the site
- the PCSM did not identify any sources of contamination that could pose a risk to sensitive receptors and was not considered further
- the scope of work undertaken as part of this PSI was considered sufficient to meet the project objectives.

Based on the site history results, the site is suitable for the proposed residential use without further assessment or management.

A site contamination declaration form is provided in **Appendix E**.

These conclusions and recommendations must be read in conjunction with the limitations in **Section 8**.

8. LIMITATIONS

EHS Support Pty Ltd ("EHS Support") has prepared this report in accordance with the usual care and thoroughness of the consulting profession for the use of Environmental Projects and only those third parties who have been authorised in writing by EHS Support to rely on the report. It is based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report. It is prepared in accordance with the scope of work and for the purpose outlined in the scoping email.

The methodology adopted and sources of information used by EHS Support are outlined in this report. EHS Support has made no independent verification of this information beyond the agreed scope of works and EHS Support assumes no responsibility for any inaccuracies or omissions. No indications were found during our investigations that information contained in this report as provided to EHS Support was false.

This report was prepared between 31/07/2025 and 11/08/2025 and is based on the conditions encountered and information reviewed at the time of preparation. EHS Support disclaims responsibility for any changes that may have occurred after this time.

This report should be read in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice. Legal advice can only be given by qualified legal practitioners.

This report contains information obtained by inspection, sampling, testing or other means of investigation. This information is directly relevant only to the points in the ground where they were obtained at the time of the assessment. The excavation logs indicate the inferred ground conditions only at the specific locations tested. The precision with which conditions are indicated depends largely on the frequency and method of sampling, and the uniformity of conditions as constrained by the project budget limitations. The behaviour of groundwater and some aspects of contaminants in soil and groundwater are complex. Our conclusions are based upon the analytical data presented in this report and our experience. Future advances in regard to the understanding of chemicals and their behaviour, and changes in regulations affecting their management, could impact on our conclusions and recommendations regarding their potential presence on this site.

Where conditions encountered at the site are subsequently found to differ significantly from those anticipated in this report, EHS Support must be notified of any such findings and be provided with an opportunity to review the recommendations of this report.

Whilst to the best of our knowledge information contained in this report is accurate at the date of issue, subsurface conditions, including groundwater levels can change in a limited time. Therefore, this document and the information contained herein should only be regarded as valid at the time of the investigation unless otherwise explicitly stated in this report.

9. REFERENCES

ANZG. (2018). Australian and New Zealand Guidelines for Fresh and Marine Water Quality. Australian and New Zealand Governments and Australian state and territory governments, Canberra ACT, Australia. Available at www.waterquality.gov.au/anz-guidelines.

Department for Environment and Water. (2022). *Adelaide Plains Prescribed Wells Areas 2020-21: water resources assessment*, DEW Technical Note 2022/17, Government of South Australia, Department for Environment and Water, Adelaide.

National Environment Protection Council. (1999, as amended 2013). National Environment Protection (Assessment of Site Contamination) Measure.

South Australian Environment Protection Authority (SA EPA). (2018, revised 2019). Guidelines for the assessment and remediation of site contamination.

Appendix A

Figures

ROSS STREET

FOURTH AVENUE

NORMAN TERRACE

ARCHA CE

Legend

SiteBoundary

Class 2 PCA

Service Layer Credits: World Topographic Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community - World Hillshade: Esri, Geoscience Australia, NASA, NGA, USGS - Nearmap WMS Server:

Internal Document Control Information:
User Name: Danny.Barnes; Date and Time Printed: 12/08/2025 4:23 PM; Document Path: Y:\GIS_Projects\Environmental Projects SA\Everard Park\20250812_SiteLocation\03_Mapping\SiteLocation.aprx

Site Location Plan

0 5 10 20 30 40 m

1:480 [Page Size: A3]

Everard Park PSI

environmental projects

Adelaide

Figure 1

CREATED BY:	D. Barnes
APPROVED BY:	N. Newman
PROJECT REF. NO:	25059.01 (PTY.06884)
MAP PROJECTION:	Transverse Mercator
GRID/DATUM:	GDA2020 MGA Zone 54
SCALE:	1:480
AERIAL IMAGE SOURCE:	Nearmap Pty Ltd

N

Appendix B

Lotsearch Report

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 31 Jul 2025 11:24:56

Reference: LS089684 EP

Address: Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Dataset Listing

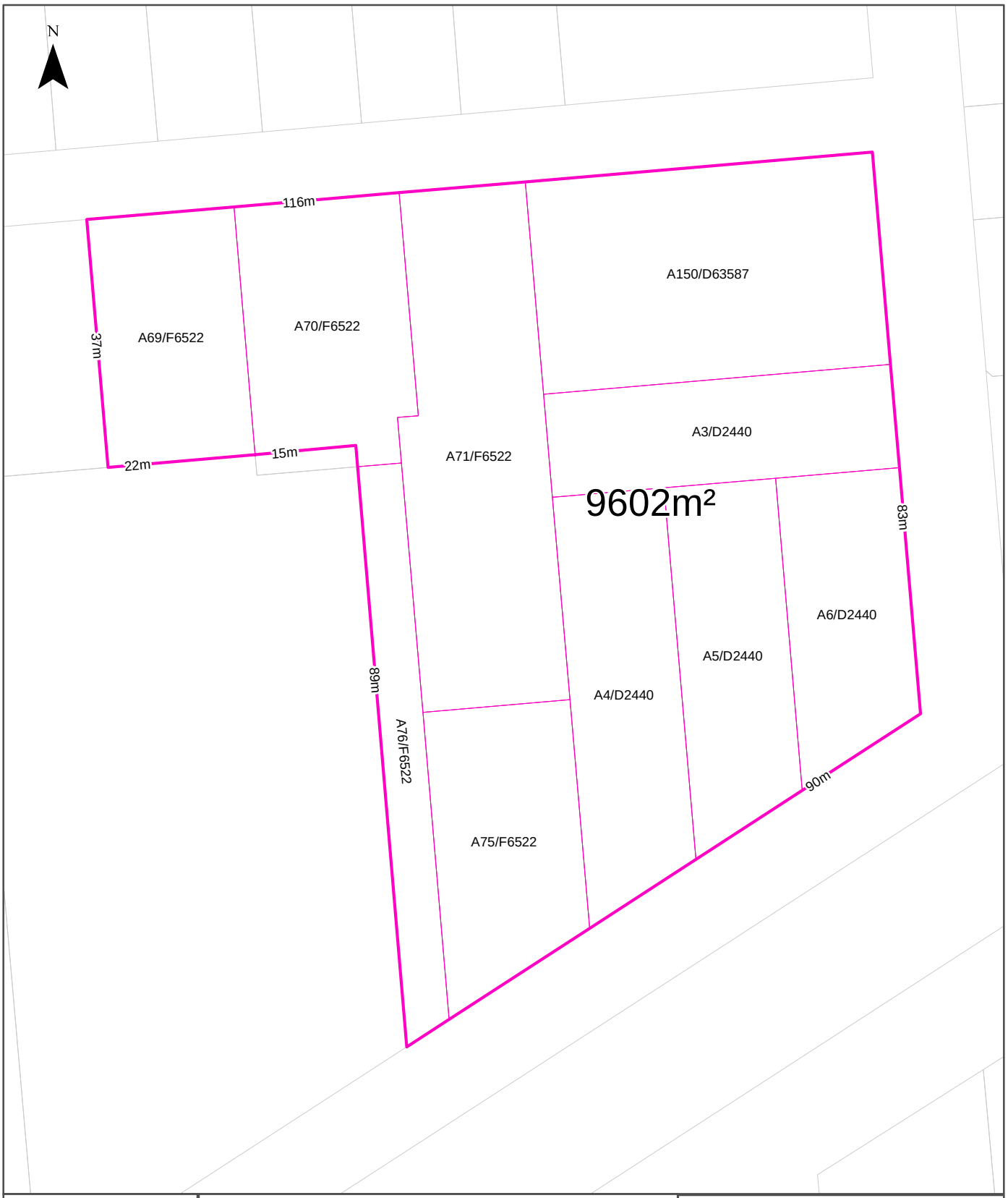
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
SA Cadastre	Land Services SA	12/06/2025	09/06/2025	Quarterly	-	-	-	-
EPA Site Contamination Index	Environment Protection Authority SA	30/06/2025	30/06/2025	Monthly	1000m	0	0	43
EPA Environmental Protection Orders	Environment Protection Authority SA	23/06/2025	23/06/2025	Monthly	1000m	0	0	0
EPA Environmental Authorisations	Environment Protection Authority SA	23/06/2025	23/06/2025	Monthly	1000m	0	0	12
Contamination Assessment Areas	Environment Protection Authority SA	15/07/2025	15/07/2025	Quarterly	1000m	0	0	1
EPA Groundwater Prohibition Areas	Environment Protection Authority SA	24/07/2025	26/05/2025	Monthly	1000m	0	0	1
EPA PFAS Site Investigations	Environment Protection Authority SA	31/07/2025	05/03/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	15/07/2025	15/07/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	15/07/2025	15/07/2025	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/07/2025	21/05/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	1
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	11/06/2025	02/09/2022	Quarterly	2000m	0	0	1
National Unexploded Ordnance (UXO)	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	30/05/2025	19/01/2023	Annually	1000m	0	0	1
EPA Collection Depots	Environment Protection Authority SA	12/06/2025	20/08/2022	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	19/01/2023	Annually	1000m	0	0	1
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	100m	2	20	20
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	100m	-	1	1
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	250m	0	1	2
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	250m	-	0	1
Mines and Mineral Deposits	SA Department for Energy and Mining	20/05/2025	20/05/2025	Quarterly	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2025	19/08/2019	Annually	1000m	1	1	1
Drillholes	SA Department for Environment and Water	09/07/2025	26/06/2025	Quarterly	2000m	1	4	963
Surface Geology 1:100,000	SA Department for Energy and Mining	06/05/2025	22/10/2024	Annually	1000m	1	1	4
Geological Linear Structures 1:100,000	SA Department for Energy and Mining	06/05/2025	22/10/2024	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agricultural and Resource Economics and Sciences	15/01/2025	17/02/2011	Annually	1000m	1	1	1
Soil Types	SA Department for Environment and Water	07/05/2025	01/02/2019	Annually	1000m	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	1
Acid Sulfate Soil Potential	SA Department for Environment and Water	26/05/2025	01/02/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Soil Salinity - Watertable Induced	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Planning and Design Code - Zones	Attorney-General's Department	24/07/2025	03/07/2025	Monthly	1000m	1	4	25
Planning and Design Code - Subzones	Attorney-General's Department	24/07/2025	27/02/2025	Monthly	1000m	1	1	2
Land Use Generalised 2024	SA Department for Trade and Investment	13/03/2025	29/01/2025	Annually	1000m	2	4	12
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
State Heritage Areas	SA Department for Environment and Water	30/05/2025	23/05/2025	Annually	1000m	0	0	0
SA Heritage Places	SA Department for Environment and Water	20/05/2025	10/04/2025	Quarterly	1000m	0	0	84
Aboriginal Land	SA Department for Energy and Mining	30/05/2025	25/05/2025	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	SA Department for Trade and Investment	24/07/2025	24/07/2025	Monthly	1000m	0	0	0
Bushfires and Prescribed Burns History	SA Department for Environment and Water	24/07/2025	27/06/2025	Monthly	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	SA Department for Trade and Investment	24/07/2025	24/07/2025	Monthly	1000m	0	1	3
Native Vegetation Floristic Areas - NVIS - State-wide	SA Department for Environment and Water	23/04/2025	14/02/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, the Environment and Water	20/03/2025	19/06/2024	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, the Environment and Water	20/03/2025	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
Ramsar Wetland Areas	SA Department for Environment and Water	19/05/2025	05/03/2025	Annually	1000m	0	0	0

Site Diagram

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 9602m²

Total Perimeter: 451m

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale: 0 20 40 Meters

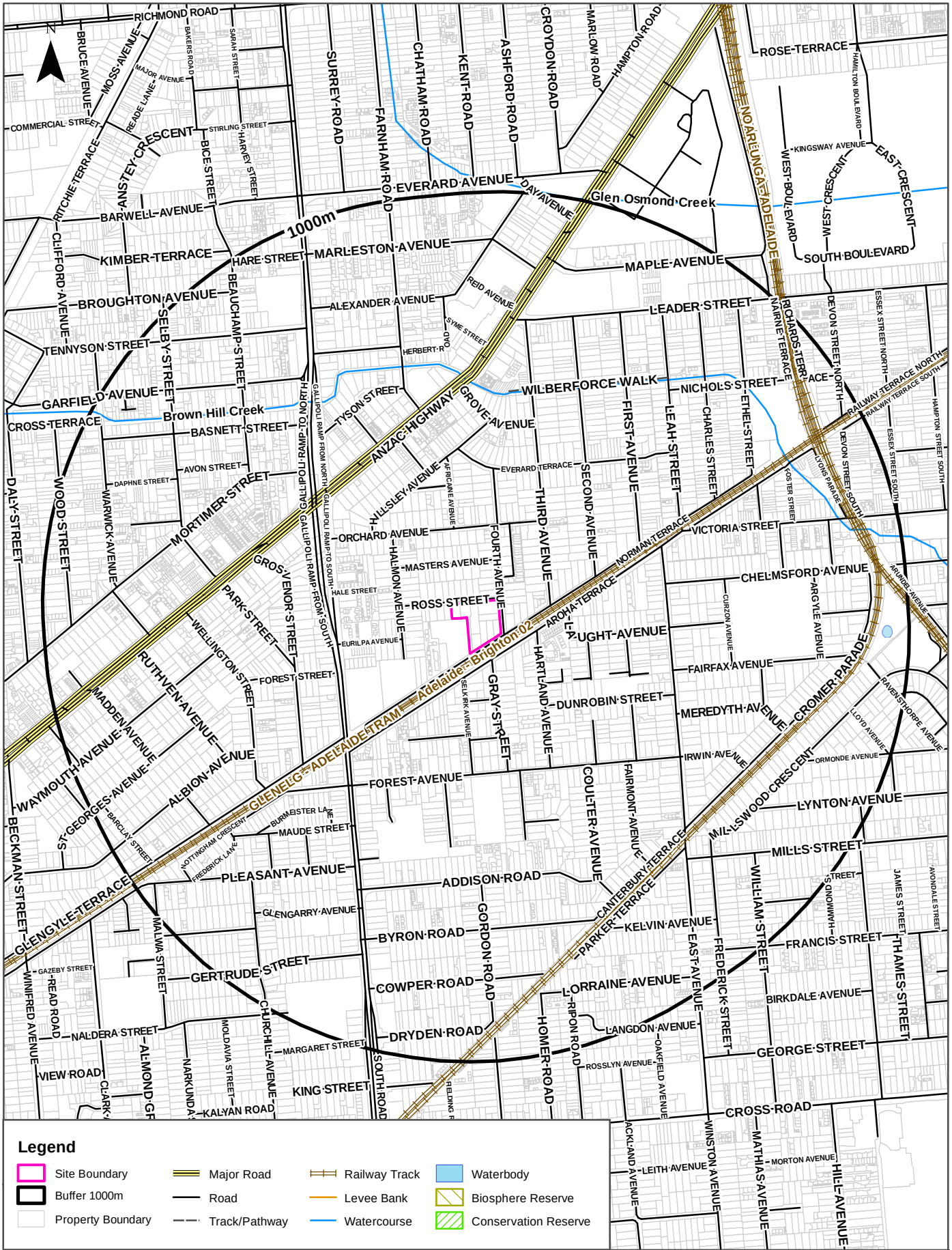
Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 31 July 2025

Topographic Features

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- Major Road
- Road
- Track/Pathway
- Railway Track
- Levee Bank
- Watercourse
- Waterbody
- Biosphere Reserve
- Conservation Reserve

Scale: 0 100 200 400 600 Meters

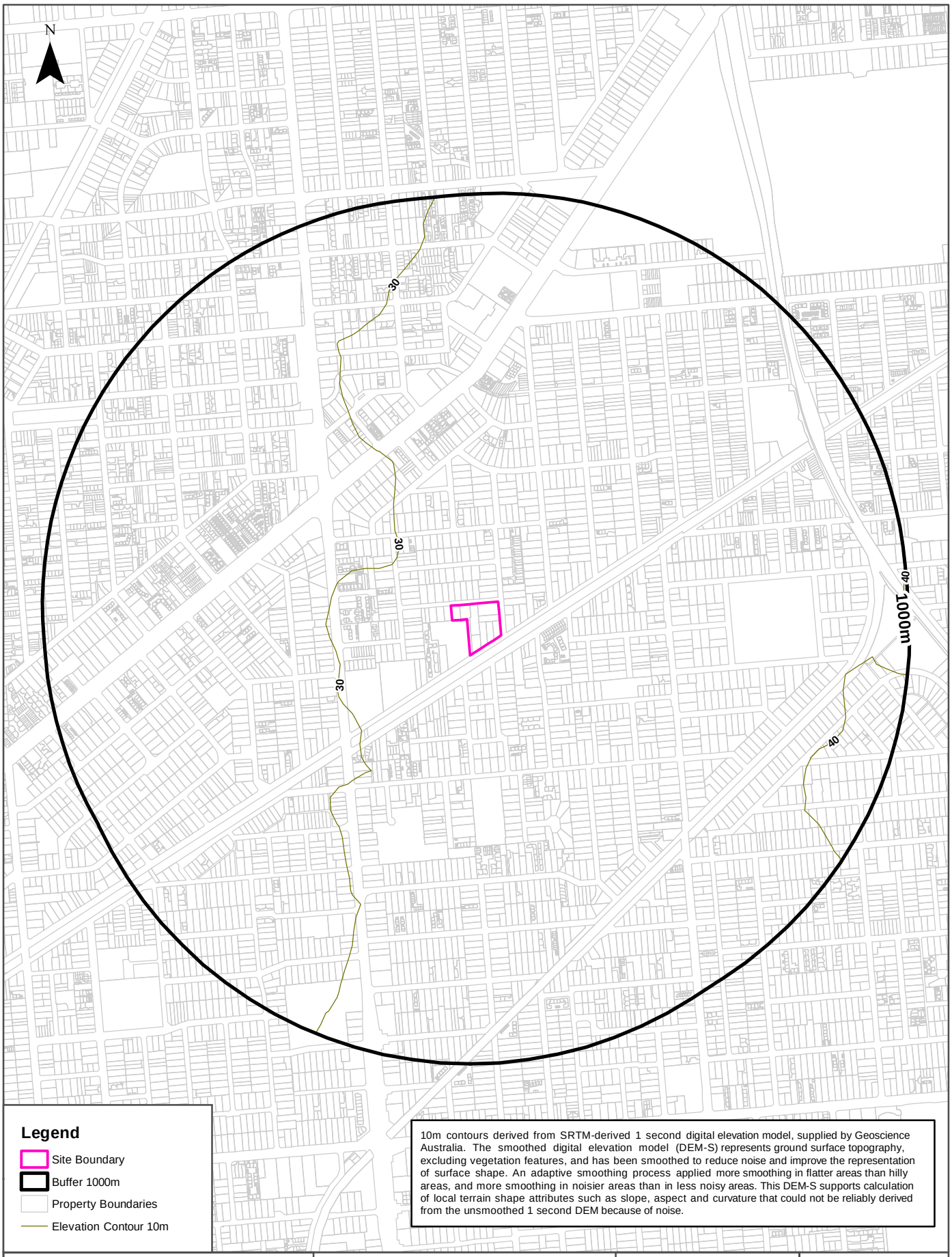
Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 31 July 2025

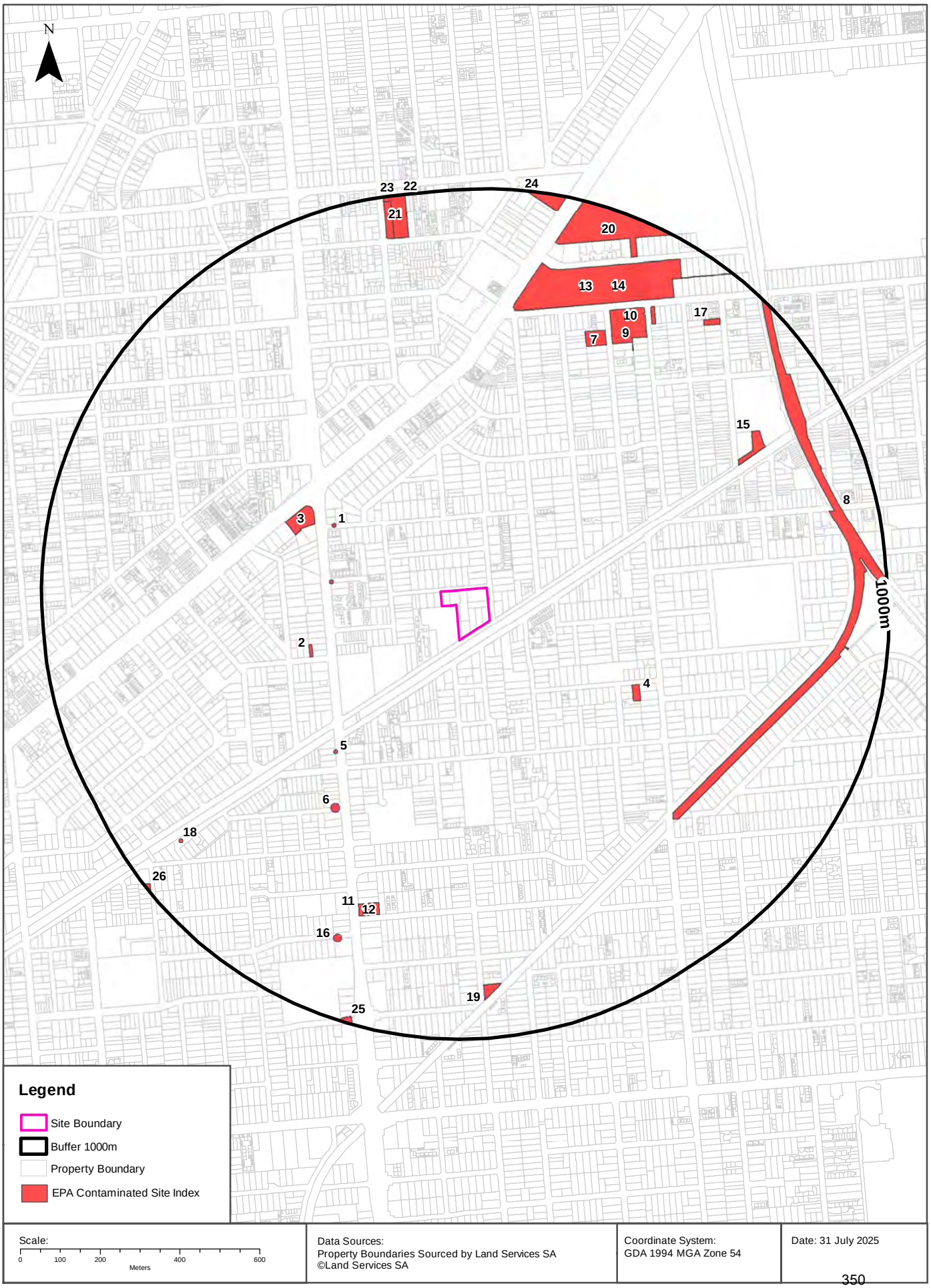
Elevation Contours

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



EPA Site Contamination Index

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



350

EPA Contaminated Land

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Map ID	Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
1	62693 - 01	S83A Notification	Hale Street EVERARD PARK SA 5035	Not recorded	Current EPA List	Buffered Point	270m	West
2	62477 - 01	S83A Notification	Lot 23 Forest Street GLANDORE SA 5037	Not recorded	Current EPA List	Premise Match	340m	West
	62477 - 02	S83A Notification	Lot 23 Forest Street GLANDORE SA 5037	Not recorded	Current EPA List	Premise Match	340m	West
3	16075	109 Notification	102-110 Anzac Highway GLANDORE SA 5037	Not recorded	Current EPA List	Premise Match	358m	North West
4	61321	S83 Notification	21 Dunrobin Street BLACK FOREST SA 5035	Not recorded	Current EPA List	Premise Match	391m	South East
5	62799 - 01	S83A Notification	Road verge adj 634 South Road, Glandore 634 South Road GLANDORE SA 5037	Not recorded	Current EPA List	Buffered Point	413m	South West
6	62488 - 01	S83A Notification	Corner of Maud Street and South Road GLANDORE SA 5037	Not recorded	Current EPA List	Premise Match	512m	South West
	62488 - 02	S83A Notification	Corner of Maud Street and South Road GLANDORE SA 5037	Not recorded	Current EPA List	Premise Match	512m	South West
7	60831	Audit Notification	Lots 90 & 91 First Avenue FORESTVILLE SA 5035	Fill or soil importation; Metal coating, finishing or spray painting	Current EPA List	Premise Match	653m	North East
	60831 - 001	Audit Report	Lots 90 & 91 First Avenue FORESTVILLE SA 5035	Fill or soil importation; Metal coating, finishing or spray painting	Current EPA List	Premise Match	653m	North East
8	61144	109 Notification	500 Millswood Crescent MILLSWOOD SA 5034	Railway operations	Current EPA List	Road Match	665m	East
9	60318 - 01	S83A Notification	Lot 201-204, 27-29, 92-93 Leah Street FORESTVILLE SA 5035	Liquid organic chemical substances-storage	Current EPA List	Premise Match	686m	North East
10	12073	SAHC	Cnr Leader, Leah & First Streets FORESTVILLE SA 5035	Not recorded	Current EPA List	Premise Match	686m	North East
11	61936 - 001	Audit Report	709 & 711 South Road BLACK FOREST SA 5035	Fill or soil importation	Current EPA List	Premise Match	687m	South
12	61936	Audit Notification	709 & 711 South Road BLACK FOREST SA 5035	Not recorded	Current EPA List	Premise Match	687m	South
13	62349 - 01	S83A Notification	10 Anzac Highway FORESTVILLE SA 5035	Explosives or pyrotechnics manufacture; Motor vehicle repair or maintenance; Spray painting	Current EPA List	Premise Match	700m	North
	62169	109 Notification	10 Anzac Highway FORESTVILLE SA 5035	Explosives or pyrotechnics manufacture; Motor vehicle repair or maintenance; Spray painting	Current EPA List	Premise Match	700m	North
	62349 - 02	S83A Notification	10 Anzac Highway FORESTVILLE SA 5035	Motor vehicle manufacture	Current EPA List	Premise Match	700m	North
14	62652	Audit Notification	10 Anzac Highway, 88 and Lot 19 Leader Street and 21 & 23 Maple Avenue FORESTVILLE SA 5035	Fill or soil importation; Motor vehicle manufacture	Current EPA List	Premise Match	700m	North
	62652 - 001 A	Audit Report	10 Anzac Highway, 88 & Lot 19 Leader Street and 21 & 23 Maple Avenue FORESTVILLE SA 5035	Asbestos disposal; Fill or soil importation; Motor vehicle manufacture	Current EPA List	Premise Match	700m	North
15	10009 - 001	Pre 1 July 2009 Audit Report	27 Ethel Street FORESTVILLE SA 5035	Not recorded	Current EPA List	Premise Match	701m	North East
	10009	Pre 1 July 2009 Audit Notification	27 Ethel Street FORESTVILLE SA 5035	Not recorded	Current EPA List	Premise Match	701m	North East
	10642	SAHC	Allotment 8 Norman Terrace FORESTVILLE SA 5035	Not recorded	Current EPA List	Premise Match	701m	North East

Map ID	Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
16	62513 - 01	S83A Notification	Road Verge, Gertrude Street & South Road BLACK FOREST SA 5035	Not recorded	Current EPA List	Premise Match	796m	South
	62513 - 02	S83A Notification	Road Verge, Gertrude Street & South Road GLANDORE SA 5037	Not recorded	Current EPA List	Premise Match	796m	South
17	10631	SAHC	2 Ethel Street FORESTVILLE SA 5035	Foundry	Current EPA List	Premise Match	852m	North East
	12341 - 001	Pre 1 July 2009 Audit Report	2 Ethel Street FORESTVILLE SA 5035	Not recorded	Current EPA List	Premise Match	852m	North East
	12341	Pre 1 July 2009 Audit Notification	2 Ethel Street FORESTVILLE SA 5035	Not recorded	Current EPA List	Premise Match	852m	North East
18	63153 - 01	S83A Notification	Public Road, Nottingham Crescent, Glandore Nottingham Crescent GLANDORE SA 5037	Not recorded	Current EPA List	Premise Match	855m	South West
19	63192	109 Notification	27 Gordon Road, Black Forest 27 Gordon Road BLACK FOREST SA 5035	Furniture restoration; Metal coating, finishing or spray painting; Railway operations	Current EPA List	Premise Match	866m	South
	62948	Audit Notification	27 Gordon Road, Black Forest 27 Gordon Road BLACK FOREST SA 5035	Furniture restoration; Metal coating, finishing or spray painting	Current EPA List	Premise Match	866m	South
	62954 - 01	S83A Notification	27 Gordon Road, Black Forest 27 Gordon Road BLACK FOREST SA 5035	Spray painting	Current EPA List	Premise Match	866m	South
	62954 - 02	S83A Notification	27 Gordon Road, Black Forest 27 Gordon Road BLACK FOREST SA 5035	Spray painting	Current EPA List	Premise Match	866m	South
20	12798	109 Notification	Allotment 101 Anzac Highway KESWICK SA 5035	Not recorded	Previous EPA List	Premise Match	878m	North
	62458	109 Notification	Lot 101 Anzac Highway KESWICK SA 5035	Defence works; Fire training areas	Current EPA List	Premise Match	878m	North
21	62955	Audit Notification	Everard Ave, Farnham Rd and Marleston Ave, Ashford 24 Marleston Avenue ASHFORD SA 5035	Foundry; Listed Substances (storage)	Current EPA List	Premise Match	891m	North
22	62913 - 02	S83A Notification	22, 24 and Lot 48 Marleston Avenue and 19, 21 and 23 Everard Avenue Ashford Marleston Avenue ASHFORD SA 5035	Foundry	Current EPA List	Premise Match	891m	North
23	62913 - 01	S83A Notification	Trigg Foundry, 24 and Lot 48 Marleston Avenue, 21 Everard Avenue, Ashford 24 and Lot 48 Marleston Avenue ASHFORD SA 5035	Foundry	Current EPA List	Premise Match	891m	North
24	61331 - 01	S83A Notification	Lot 1 Anzac Highway KESWICK SA 5035	Not recorded	Current EPA List	Premise Match	959m	North
	61331 - 02	S83A Notification	Lot 1 29 Anzac Highway KESWICK SA 5035	Electrical or electronics component manufacture; Listed Substances (storage)	Current EPA List	Premise Match	959m	North
25	62923 - 01	S83A Notification	Road Verge on Margaret St Margaret Street GLANDORE SA 5037	Not recorded	Current EPA List	Buffered Point	981m	South
26	11982	Pre 1 July 2009 Audit Notification	54-56 Pleasant Avenue GLANDORE SA 5037	Not recorded	Current EPA List	Premise Match	986m	South West
	11982 - 001	Pre 1 July 2009 Audit Report	54-56 Pleasant Avenue GLANDORE SA 5037	Not recorded	Current EPA List	Premise Match	986m	South West

Site Contamination Index Data Source: EPA South Australia

EPA Public Register

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

EPA Environment Protection and Clean Up Orders

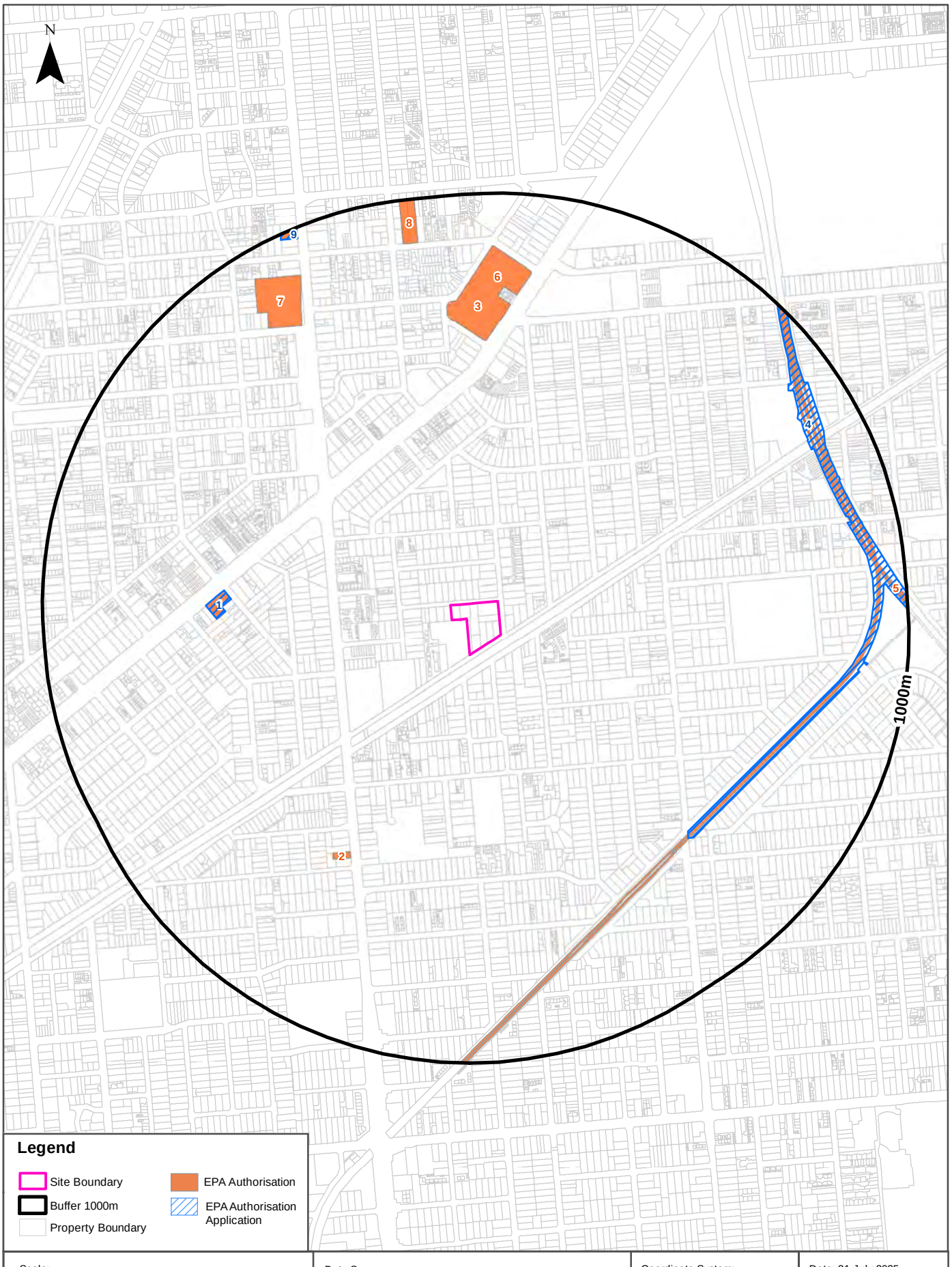
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
N/A	No records in buffer									

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



EPA Public Register

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

EPA Authorisations and Applications

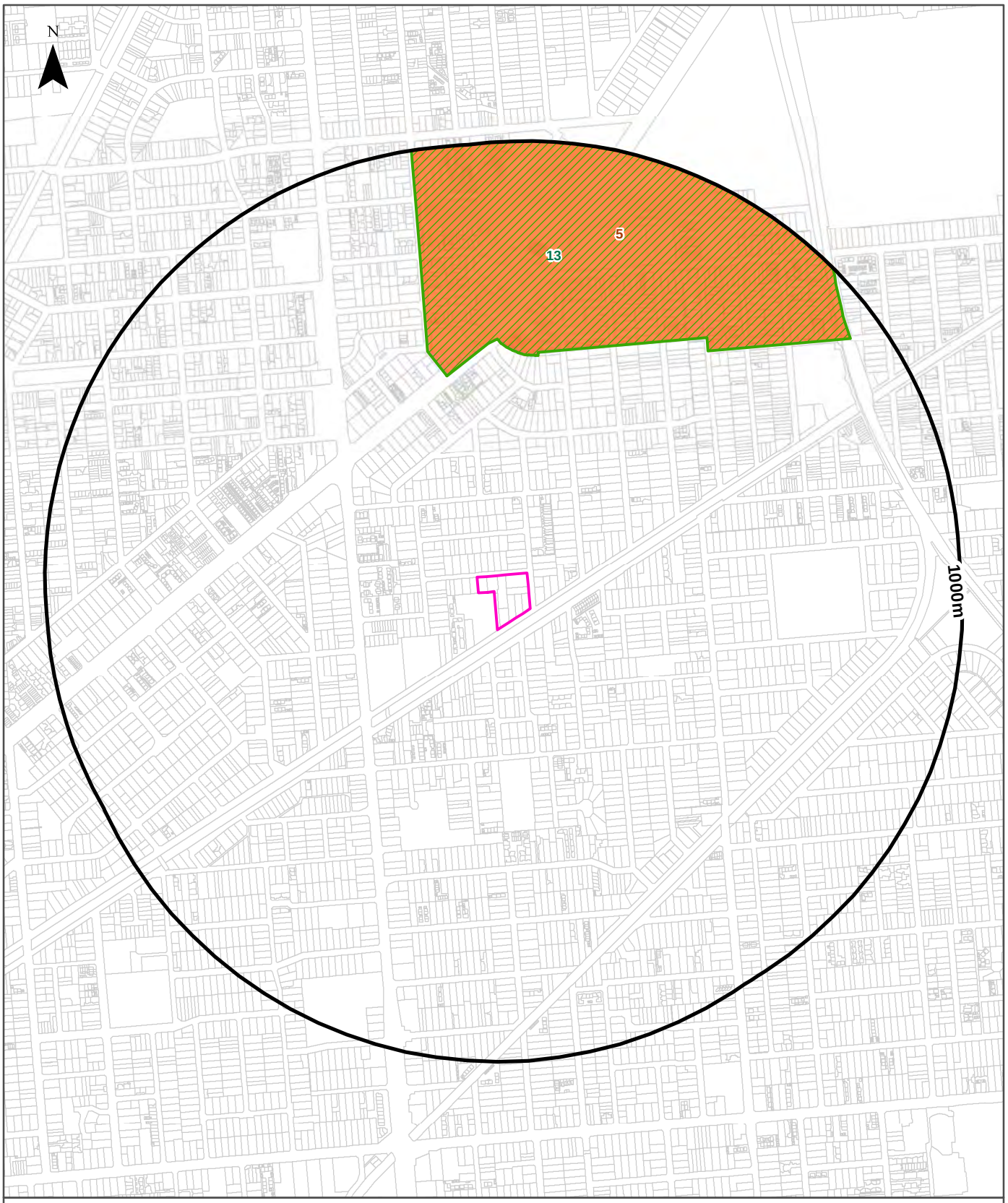
EPA Authorisations and Authorisation Applications within the dataset buffer:

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
1	LSL12E32BE	LICENCE APPLICATION	Authorisation Updated	ON THE RUN PTY LTD	130-136 Anzac Highway, GLANDORE SA 5037	Petrol stations	Current EPA Register	Premise Match	538m	West
	51108	LICENCE	Issued	ON THE RUN PTY LTD	130-136 Anzac Highway, GLANDORE SA 5037	Petrol stations	Current EPA Register	Premise Match	538m	West
2	44902	LICENCE	Issued	PATIO COFFEE ROASTERS PTY LTD	678 South Road, GLANDORE SA 5037	roasting or drying),Produce processing works (deep fat frying	Current EPA Register	Premise Match	564m	South West
3	73	LICENCE	Issued	ADELAIDE COMMUNITY HEALTHCARE ALLIANCE INCORPORATED	55 Anzac Highway, ASHFORD SA 5035	Activity producing listed waste	Current EPA Register	Premise Match	639m	North
4	40902	LICENCE APPLICATION	Proceed To Authorisation	McConnell Dowell Constructors (Aust) Pty Ltd	Rose Terrace, Wayville SA 5034	Railway operations	Current EPA Register	Premise Match	665m	East
5	35622	LICENCE	Surrendered	LAING O'ROURKE AUSTRALIA CONSTRUCTION PTY LTD	Various Locations Along The Adelaide Metropolitan Rail Network, SA	Railway operations	Current EPA Register	Network of Features	669m	East
6	2499	LICENCE	Issued	CLINICAL LABORATORIES PTY LTD	19 Alexander Avenue, ASHFORD SA 5035	Activities producing listed wastes	Current EPA Register	Premise Match	714m	North
7	205	LICENCE	Issued	CLINPATH LABORATORIES PTY. LTD.	Tennyson Laboratory, 520 South Road, KURRALTA PARK SA 5037	Activities producing listed wastes	Current EPA Register	Premise Match	776m	North West
8	1135	LICENCE	Surrendered	TRIGG BROS. PTY. LTD.	Marleston Avenue, ASHFORD SA 5035	Activities producing listed wastes,Ferrous and non-ferrous metal melting works	Current EPA Register	Premise Match	891m	North
9	51108	LICENCE	Issued	ON THE RUN PTY LTD	488-494 South Road, KURRALTA PARK SA 5037	Petrol stations	Current EPA Register	Premise Match	974m	North West
	ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	488-494 South Road, KURRALTA PARK SA 5037	Petrol stations	Current EPA Register	Premise Match	974m	North West
	50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	488-494 South Road, KURRALTA PARK SA 5037	Petrol stations	Current EPA Register	Premise Match	974m	North West

Authorisations Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- Contamination Assessment Area
- EPA Groundwater Prohibition Area

Scale:	Data Sources:	Coordinate System:	Date: 31 July 2025
0 100 200 400 Meters	Property Boundaries Sourced by Land Services SA ©Land Services SA	GDA 1994 MGA Zone 54	

Contamination Assessment and Groundwater Prohibition Areas

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Contamination Assessment Areas

Contamination Assessment Areas published by the EPA within the dataset buffer:

Map Id	Area Name	Map Link	Status	Location Confidence	Distance	Direction
13	Keswick, Forestville, Ashford, Everard Park, Wayville and Mile End South	https://www.epa.sa.gov.au/environmental_info/site_contamination/assessment_areas/keswick	Currently on EPA list	Premise Match	471m	North

Assessment Areas Data Source: EPA South Australia

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
5	Keswick	As Supplied	471m	North

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

EPA PFAS Site Investigations

Sites identified by the EPA as requiring PFAS contamination investigation within the dataset buffer:

Record ID	Site Name	Document Link	Location Confidence	Distance	Direction
N/A	No records in buffer				

EPA PFAS Site Investigations Custodian: EPA South Australia

Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

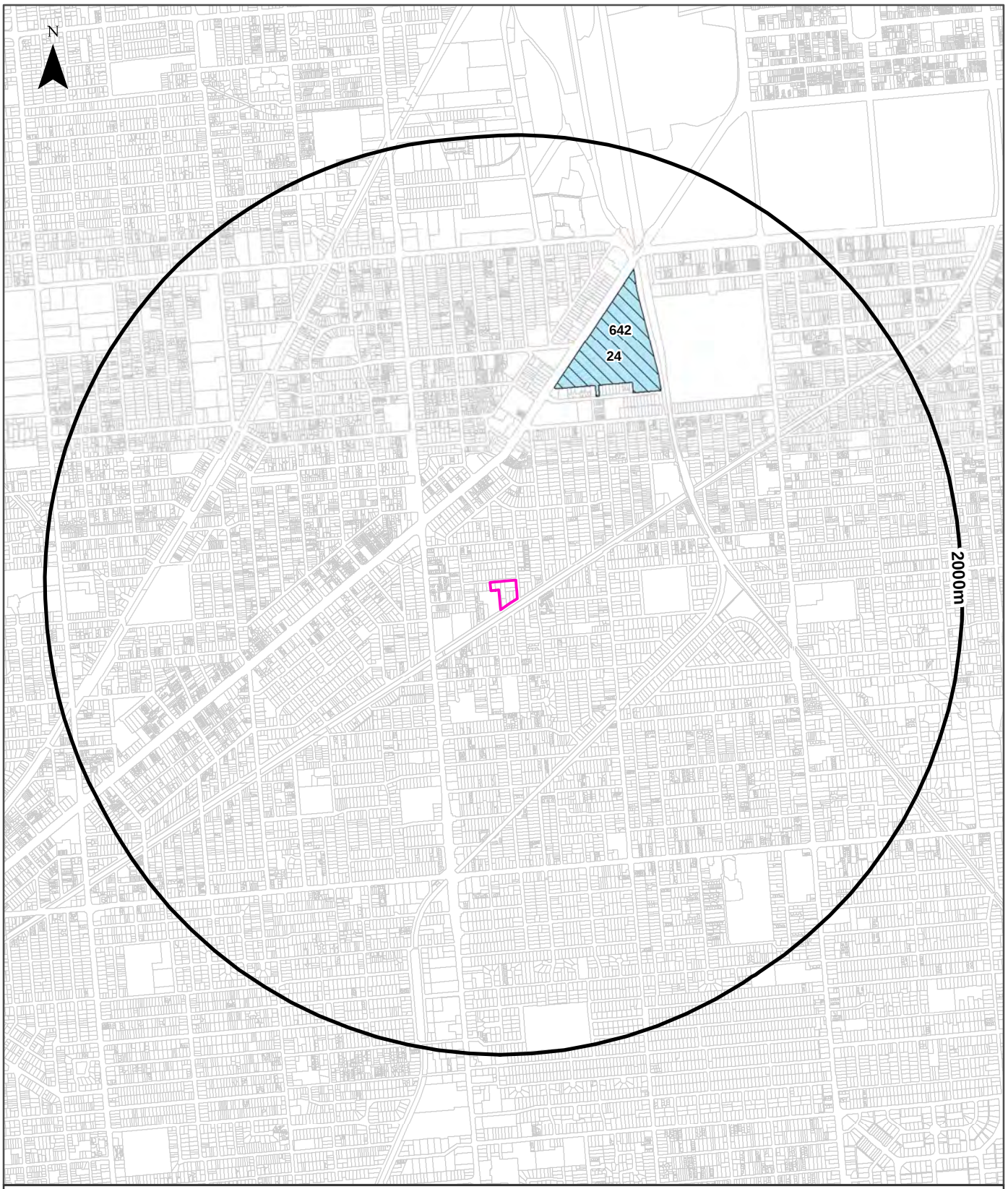
Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Legend

- Site Boundary
- Buffer 2000m
- Property Boundaries

DCA

- Defence Controlled Area

Defence 3 Year RCIP

- Known Contamination
- No Known Contamination

UXO

- Substantial Potential
- Slight Potential
- Remote Potential
- Sea Dumping of Depth Charges
- Information
- Other
- Other Sea Dumping Sites

Scale: 0 100 200 400 600 800 1,000 1,200 Meters

Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 31 July 2025

Defence Sites and Unexploded Ordnance

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
24	Keswick Barracks	As Supplied	877m	North East

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
642	Keswick Barracks	Keswick, South Australia	NO	Premise Match	878m	North East

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

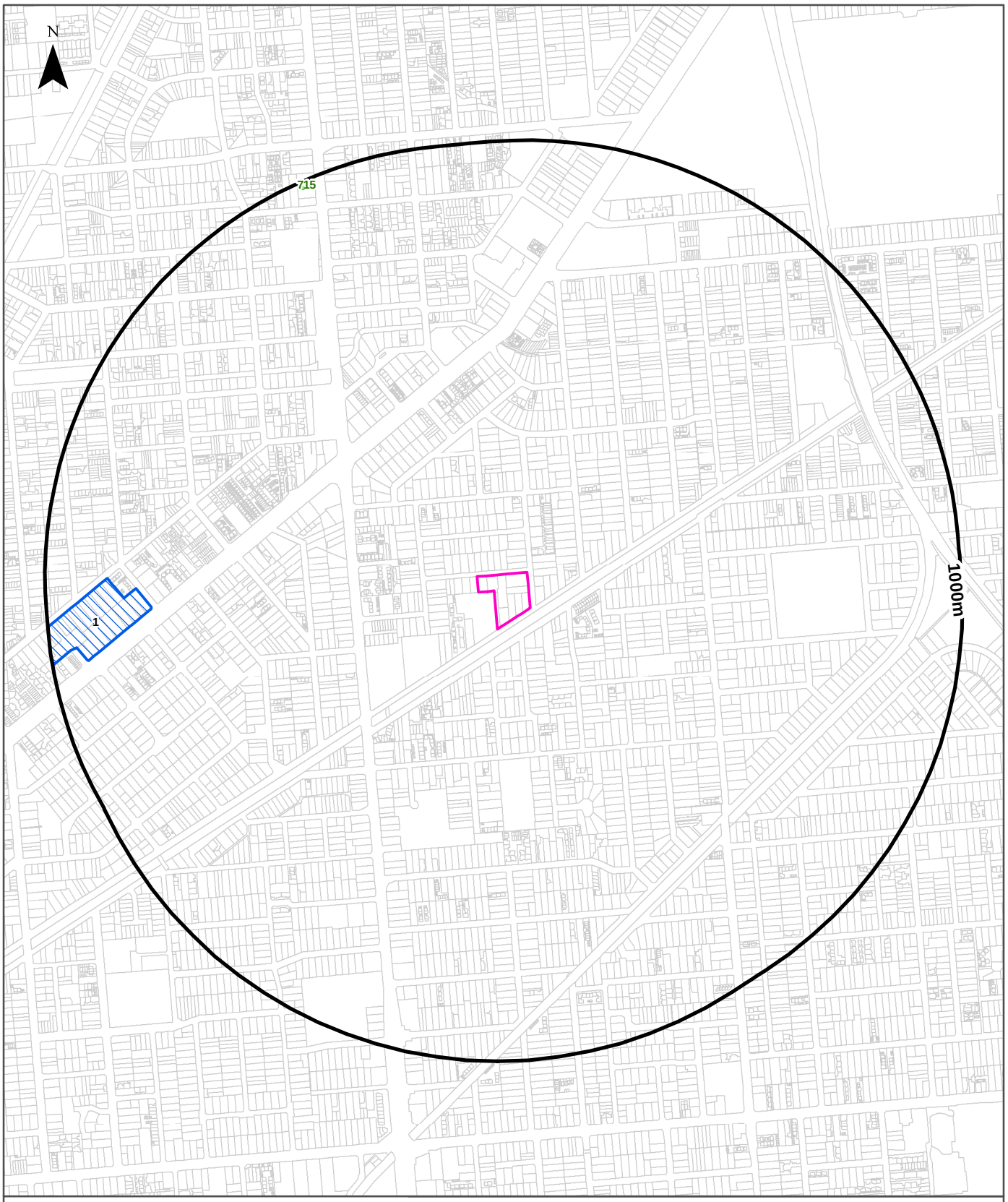
Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

Waste Management and Liquid Fuel Facilities

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- Waste Management Facilities
- Container Collection Depot
- National Liquid Fuel Facility

Scale:	Data Sources:	Coordinate System:	Date: 31 July 2025
0 160 320 480 640 Meters	Property Boundaries Sourced by Land Services SA ©Land Services SA	GDA 1994 MGA Zone 54	

Waste Management and Liquid Fuel Facilities

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

National Waste Management Facilities Database

Sites on the National Waste Management Facilities Database within the dataset buffer:

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	COLES	COLES SUPERMARKET	153-165 ANZAC HIGHWAY, KURRALTA PARK	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	757m	West

Source: Waste Management Facilities Database

EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
N/A	No records in buffer					

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

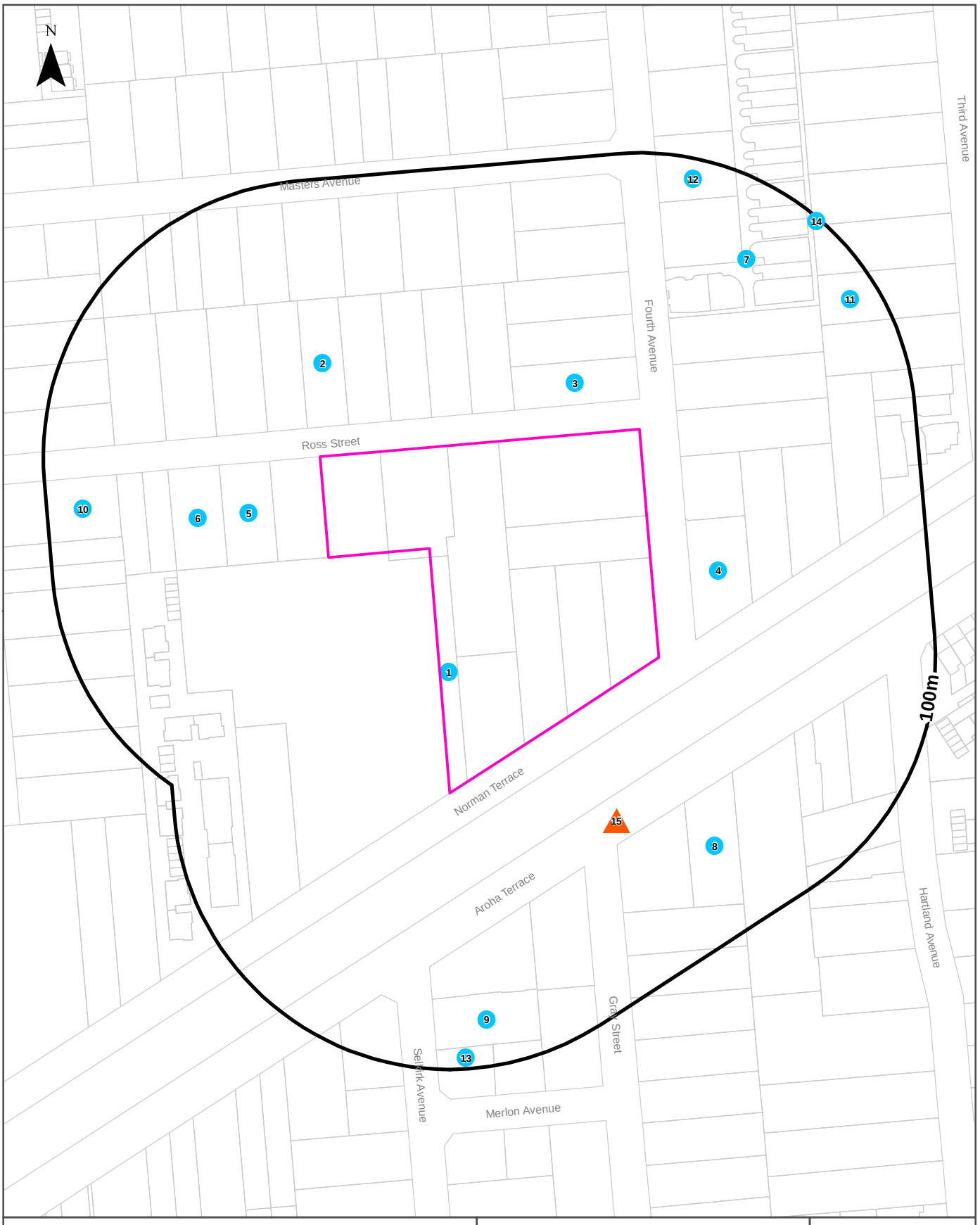
National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
715	Peregrine Corporation	BP On The Run Kurrulta Park	490 South Road	Kurralta Park	Petrol Station	Operational		13/07/2012	Premise Match	974m	North West

National Liquid Fuel Facilities Data Source: Geoscience Australia

Historical Business Directories

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Legend

- Site Boundary
- Buffer 100m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 25 50 75 100 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 31 July 2025

Historical Business Directories

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Business Directory Records 1910-1991
Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	PRIVATE NURSING HOMES	Chrisian Rest Home (Infirmary) 34 Norman ter Everard Park	33956	1973	Premise Match	0m	On-site
	MERCHANTS, IMPORTERS & WAREHOUSEMEN	Taylor J S 34 Norman ter Everard Park	16713	1955	Premise Match	0m	On-site
2	BUILDERS & GENERAL CONTRACTORS	Duldig J A E 10 Ross st Everard Park	5757	1955	Premise Match	11m	North West
3	BUILDERS & BUILDING CONTRACTORS	Charlesworth, H. W., 22 Fourth Ave., Black Forest	37786	1950	Premise Match	11m	North
4	BUILDERS & GENERAL CONTRACTORS	Sellars C E 27 Norman ter Everard Park	8871	1955	Premise Match	14m	East
	BUILDERS & BUILDING CONTRACTORS	Sellar, C. E., & Sons., 27 Norman Terr., Black Forest	37495	1950	Premise Match	14m	East
5	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Wade I H 9 Ross st Everard Park	8938	1965	Premise Match	18m	West
6	CHEMISTS (Retail, Industrial & Manufacturing)	Scott G K F 11 Ross st Everard Park	34174	1965	Premise Match	37m	West
7	TOOLMAKERS	Swiecicki R 17 Fourth av Everard Park	6211	1973	Premise Match	41m	North East
	TOOLMAKERS	Swiecicki R 17 Fourth av Everard Park	7173	1965	Premise Match	41m	North East
8	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	Machin W 27 Aroha ter Black Forest	2272	1973	Premise Match	49m	South East
	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	Machin W 27 Aroha ter Black Forest	673	1965	Premise Match	49m	South East
9	BUILDERS & GENERAL CONTRACTORS	Gobble C 1 Selkirk av Black Forest	47620	1965	Premise Match	73m	South
10	PAINTERS, DECORATORS & GLAZIERS	Ryntjes T 15 Halmon st Everard Park	25318	1965	Premise Match	74m	West
11	PAINTERS, DECORATORS & GLAZIERS	McGirr J 70 Third av Forestville	23053	1965	Premise Match	76m	North East
12	INSTRUMENT MAKERS & REPAIRERS	Zietz H P 13 Fourth av Everard Park	34519	1973	Premise Match	82m	North East
	INSTRUMENT MAKERS & REPAIRERS	Zietz H P 13 Fourth av Everard Park	42124	1965	Premise Match	82m	North East
	INSTRUMENT MAKERS & REPAIRERS	Zietz H P 13 Fourth av Everard Park	14600	1955	Premise Match	82m	North East
13	BATTERY SPECIALISTS	O'Brien R D 3 Selkirk av Black Forest	36445	1965	Premise Match	92m	South
14	UPHOLSTERERS	Hopkins F L 66 Third av Forestville	6171	1955	Premise Match	97m	North East

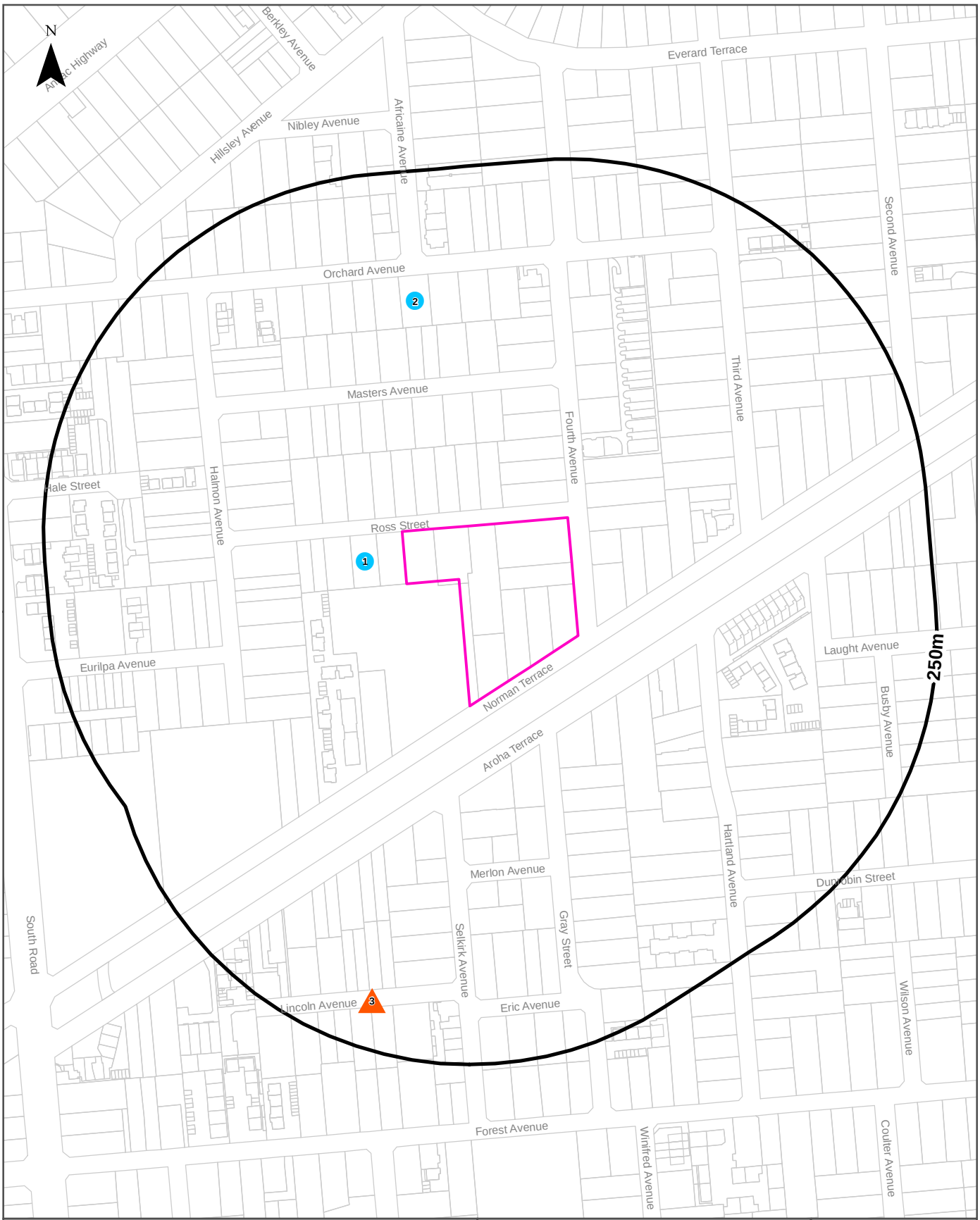
Business Directory Records 1910-1991
Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
15	Florists	Babbage, Thos W, Aroha ter, Forest-	7842	1920	Road Match	39m

Dry Cleaners, Motor Garages & Service Stations

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Legend

- Site Boundary
- Buffer 250m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 50 100 150 200 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 31 July 2025

Historical Business Directories

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Wade I H 9 Ross st Everard Park	8938	1965	Premise Match	18m	West
2	Dry Cleaners, Dyers & Laundries	Tezner J 17 Orchard av Everard Park	50037	1965	Premise Match	141m	North

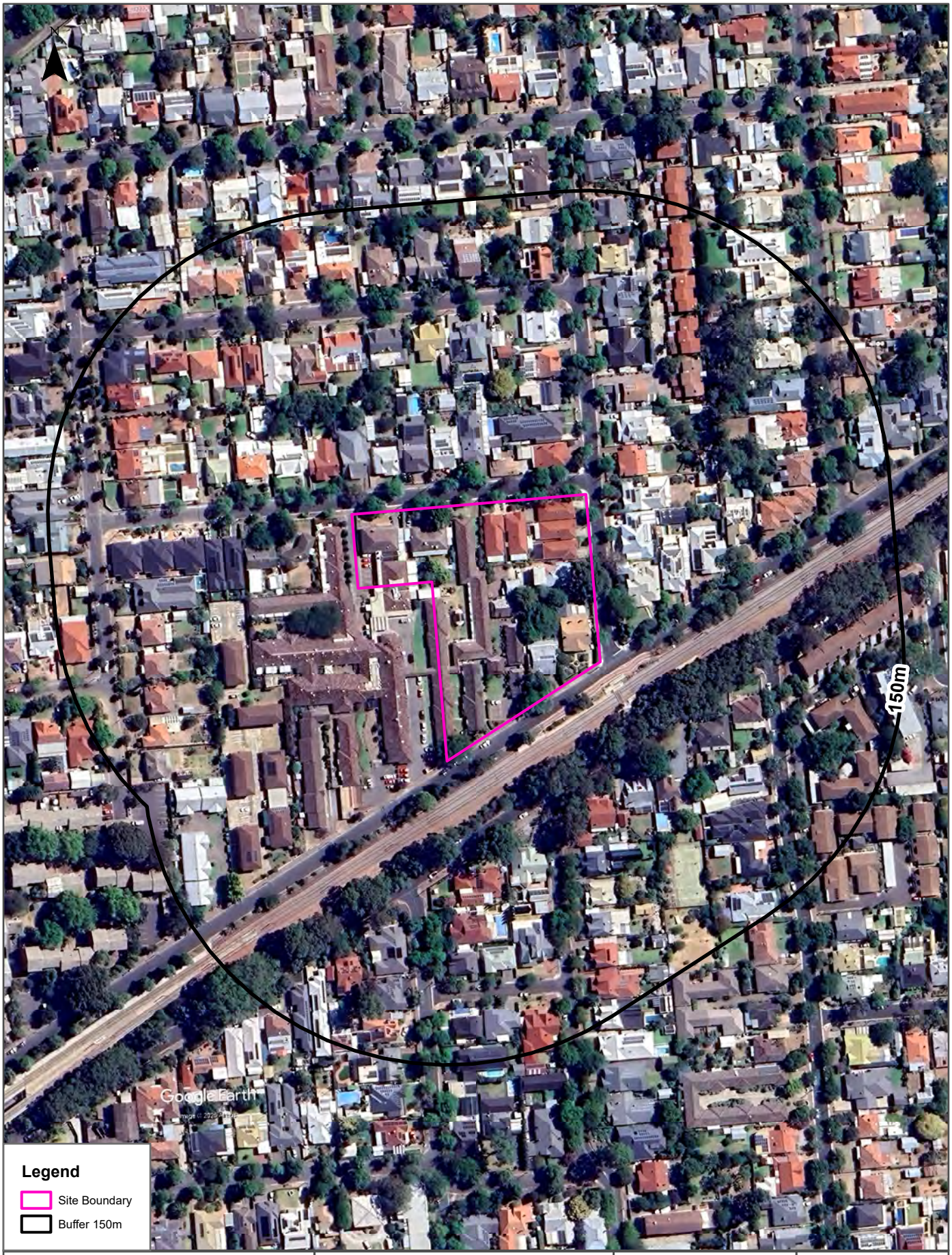
Dry Cleaners, Motor Garages & Service Stations 1930-1991 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
3	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Strautnieks A 1 Lincoln av Black Forest	22533	1955	Road Match	198m

Aerial Imagery 2025

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 54	Date: 30 July 2025

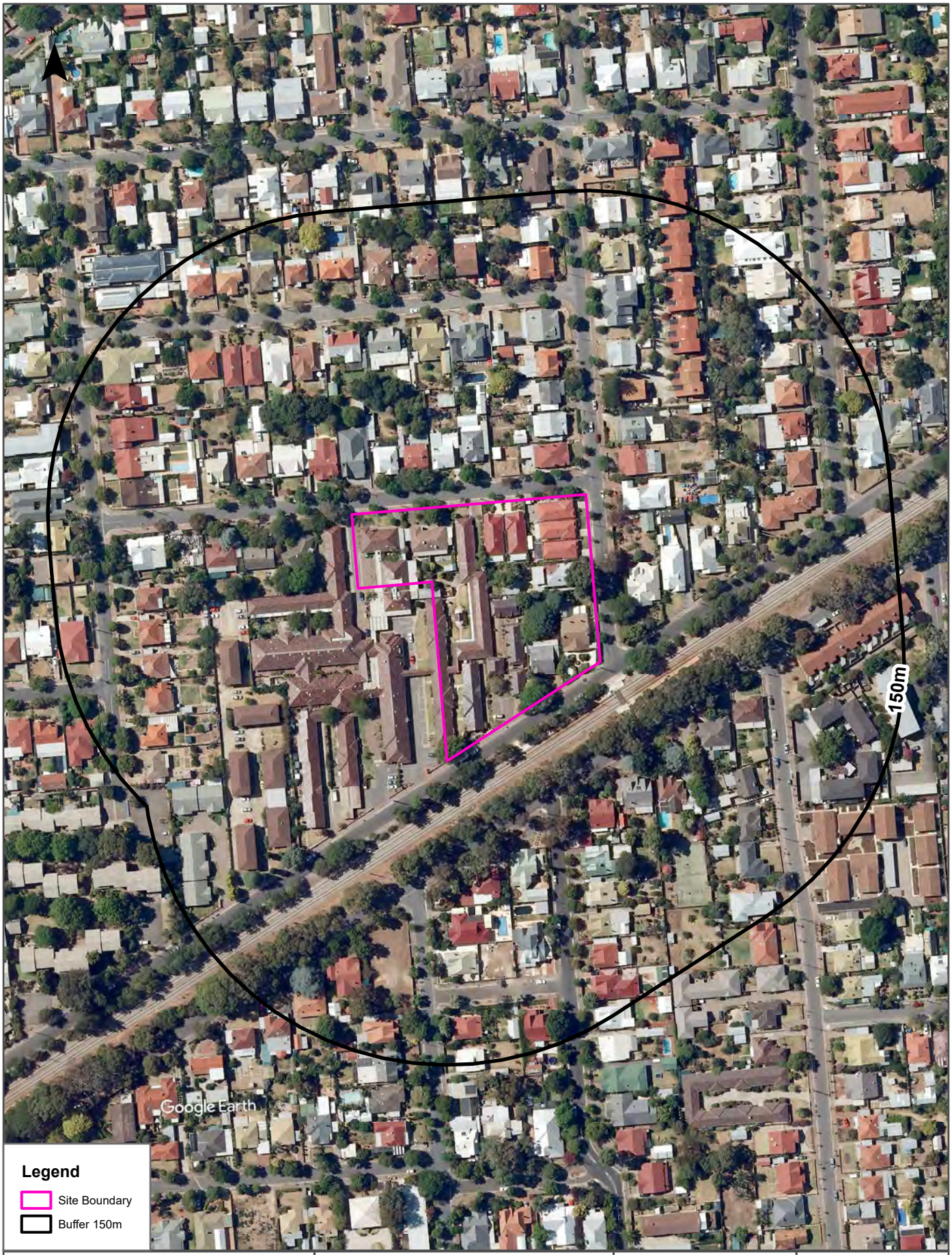
Aerial Imagery 2014

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 54	Date: 30 July 2025

Aerial Imagery 2008

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 54	Date: 30 July 2025

Aerial Imagery 1997-1998

Norman Terrace, Fourth Avenue & Ross Street, Everard Park SA 5035

Aerial Imagery 1986-1989

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Data Sources: Aerial Imagery:
© South Australia Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 30 July 2025

Aerial Imagery 1979

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Data Sources: Aerial Imagery:
© South Australia Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 30 July 2025

Aerial Imagery 1968-1969

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Data Sources: Aerial Imagery:
© South Australia Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 30 July 2025

Aerial Imagery 1959-1961

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Data Sources: Aerial Imagery:
© South Australia Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 30 July 2025

Aerial Imagery 1949

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Scale:	Data Sources: Aerial Imagery:	Coordinate System:	Date: 30 July 2025
0 25 50 75 100 Meters	© South Australia Department for Environment & Water	GDA 1994 MGA Zone 54	

Aerial Imagery 1935-36

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

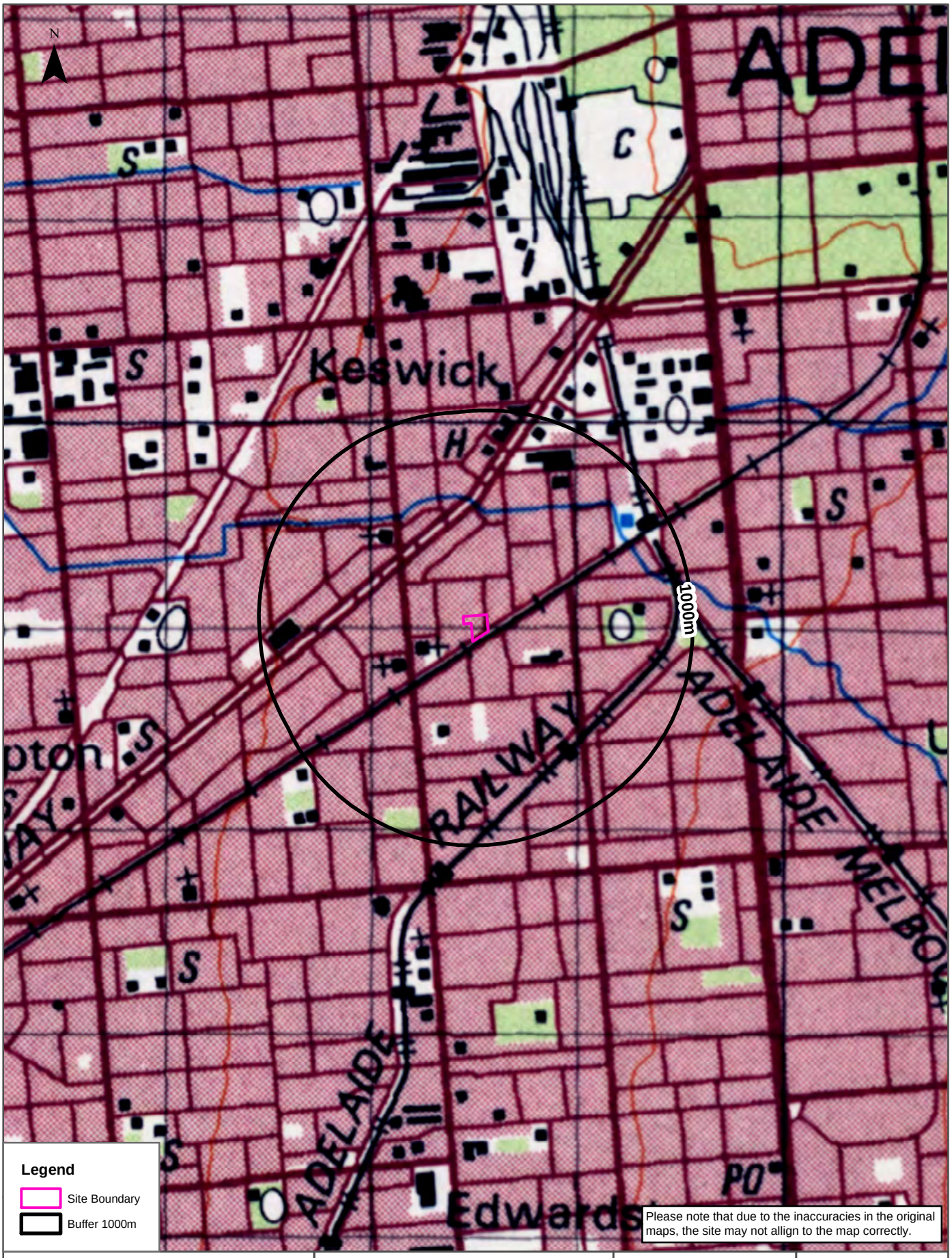
Data Sources: Aerial Imagery:
© 2025 Geoscience Australia & National Library of Australia

Coordinate System:
GDA 1994 MGA Zone 54

Date: 30 July 2025

Historical Map 1982

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

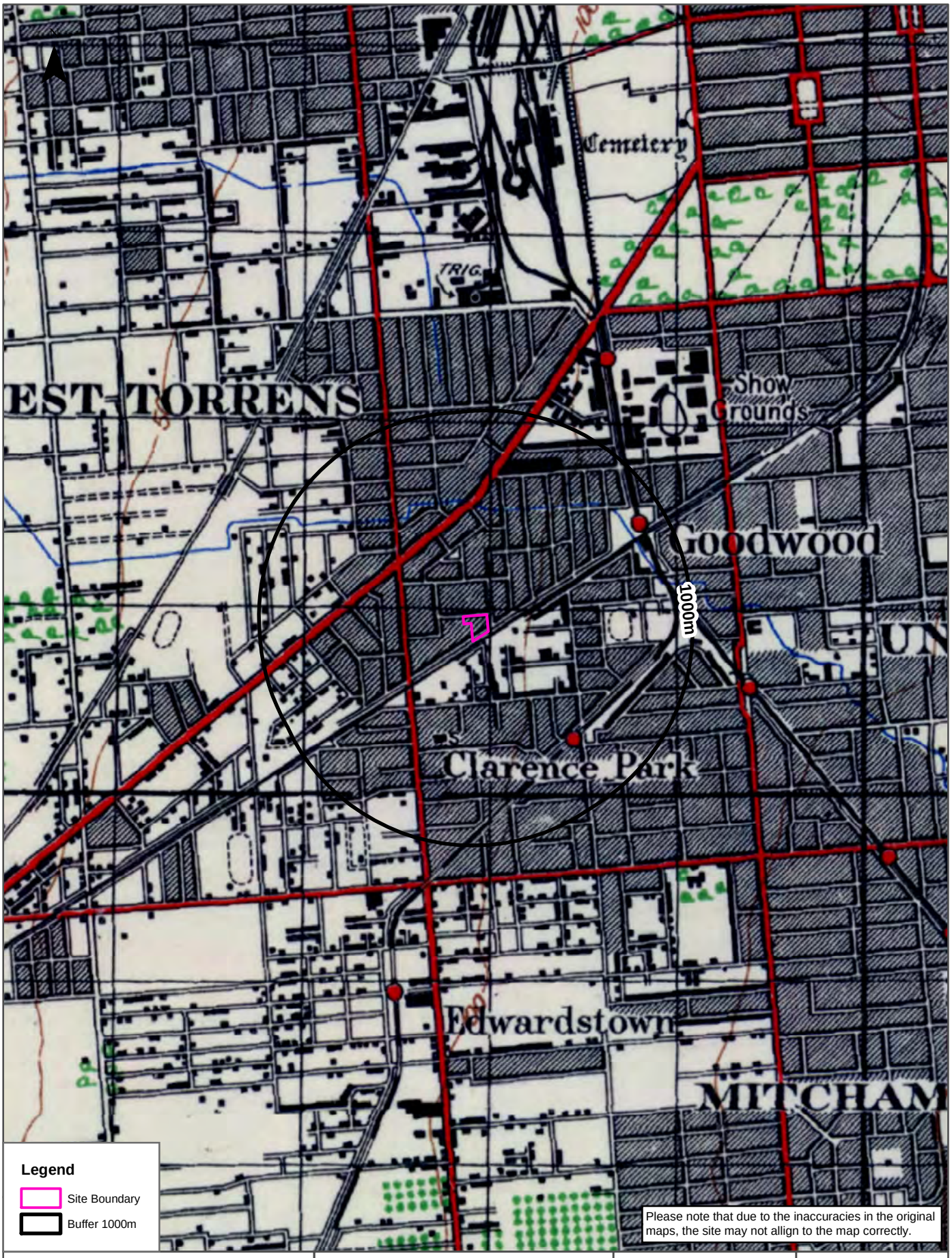


Scale:	Data Source: NATMAP 1:100,000 Topographic Maps Geoscience Australia	Coordinate System: GDA 1994 MGA Zone 54	Date: 30 July 2025

0 290 580 870 1,160 Meters

Historical Map c.1937

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Scale: 0 290 580 870 1,160 Meters

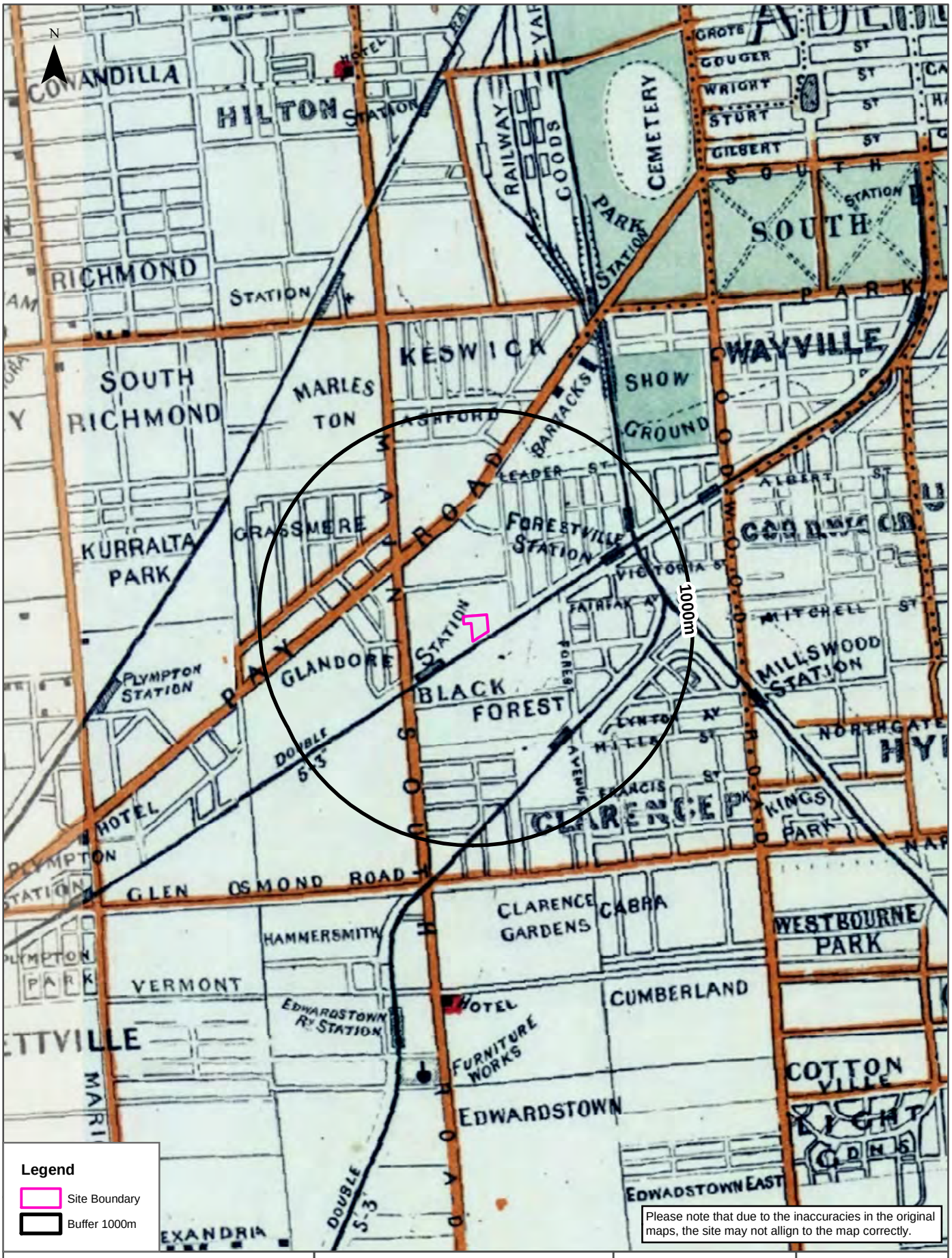
Data Source: Australia 1:63360
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 54

Date: 30 July 2025

Historical Map 1926

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Scale:	Data Sources: Topographic Maps of South Australia Compiled from Reconnaissance Surveys by W.H. Edmunds	Coordinate System: GDA 1994 MGA Zone 54	Date: 30 July 2025

0 290 580 870 1,160
Meters

381

Mining

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Mines and Mineral Deposits

Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir
N/A	No records in buffer							

Drillholes

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Hydrogeology & Groundwater

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site

Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-8163	55132				9.75		26.20		985		4.88	4.88	21.32	0m	On-site
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8162	55131				11.58		26.00		5783		8.53	8.53	17.47	44m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8164	55133				12.19		27.10		1527		3.66	3.66	23.44	61m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16085	63054	Operational	Domestic	1992-07-10	15.00		27.80	6.92	1205		4.80	4.80	23.00	78m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13958	60927			1987-04-28	6.50		27.40	7.60	1222	0.4000	4.00	4.00	23.40	104m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19020	169403		Domestic	1998-05-25	30.00		28.00		1216	1.2000	14.00	14.00	14.00	183m	North East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-32361	379471	Backfilled	Investigation	2023-02-07	30.00		25.90							188m	South West
		Aquifer Description								**Class**	Water Well				
6628-13130	60099			1984-10-28	12.00		24.50							196m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13195	60164	Operational	Domestic	1985-01-25	12.10		24.50	7.30	2052	0.2500	5.10	5.10	19.40	196m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31509	360736	Backfilled	Investigation	2021-07-05	30.00		28.00							203m	South East
		Aquifer Description								**Class**	Water Well				
6628-8161	55130				22.86		26.00	7.00	1145		13.72	13.72	12.28	204m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13194	60163	Operational	Domestic	1985-01-25	12.10		24.30	7.90	1384	0.2500	4.50	4.50	19.80	205m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19304	173732		Domestic	1998-09-28	20.00		24.40		1284		4.00	4.00	20.40	212m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32133	373234	Backfilled		2022-11-02	15.00		24.00							253m	West
		Aquifer Description								**Class**	Engineering Well				
6628-28088	288154						28.10							254m	North East
		Aquifer Description								**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-32269	376755	Backfilled		2023-02-07	30.00		25.20							254m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-13226	60195	Operational	Domestic	1985-02-11	22.00		27.50	7.60	1132	0.3000	13.00	13.00	14.50	261m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16988	147874		Domestic	1995-01-19	21.00		28.00	7.20	1250	0.5000				282m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22385	210960			2006-02-01	24.00		28.10		1087	0.1250	14.00	14.00	14.10	283m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32350	379425	Backfilled	Investigation	2023-02-02	35.00		25.10							292m	South West
		Aquifer Description								**Class**	Water Well				
6628-21041	195089		Domestic	2001-06-15	30.00		26.00		20063		9.00	9.00	17.00	302m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15426	62395	Operational	Domestic	1990-11-22	14.20	29.00		7.60	1195	1.0000	7.50	7.50	21.50	305m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17162	149665	Abandoned	Domestic	1995-01-05	21.00		25.50							305m	South West
		Aquifer Description								**Class**	Water Well				
6628-15444	62413	Operational	Domestic	1991-01-07	19.50	29.00		7.60	1095	1.0000	12.10	12.10	16.90	316m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15741	62710			1991-11-01	8.50		29.00	7.20	972		5.50	5.50	23.50	318m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32185	375366	Backfilled	Investigation	2022-11-24	20.00		29.00							320m	South East
		Aquifer Description								**Class**	Water Well				
6628-32182	375361		Investigation	2022-11-24	10.00	29.00		7.10	956		3.58	3.58	25.42	324m	South East
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-17816	156096		Domestic	1996-03-06	24.00		29.70	7.30	1127	0.5000				328m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32351	379432	Backfilled	Investigation	2023-01-25	35.00		24.60							332m	South West
		Aquifer Description								**Class**	Water Well				
6628-21512	198142		Drainage		22.00		29.30		1172	1.0000	7.00	7.00	22.30	339m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8165	55134				4.27		26.10		2527					341m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32638	382847				60.00		24.00							342m	West
		Aquifer Description								**Class**	Water Well				
6628-31308	355301		Investigation	2020-11-20	8.50	23.75	23.82	8.36	3056		2.72	2.79	21.03	344m	West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-30983	352391			2020-11-25	17.50	23.69	23.77	7.66	3012		3.04	3.12	20.65	345m	West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Engineering Well				
6628-32470	381486			2020-11-26	27.25	23.66	23.65	10.13	844		11.34	11.34	12.32	346m	West
		Aquifer Description								**Class**	Water Well				
6628-22922	230985	Backfilled			3.00		23.40							349m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-18925	168539		Domestic	1998-02-28	24.00		29.70		871	0.5000	11.00	11.00	18.70	354m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-17154	149566		Investigation	1995-02-10	13.00		23.80							355m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21511	198141		Drainage	2003-10-16	22.00		29.60		838	1.0000	6.80	6.80	22.80	357m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8166	55135				9.14		26.20		2030		2.74	2.74	23.46	365m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17153	149565		Investigation	1995-02-10	8.00		23.80							372m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25787	264052		Investigation	2007-07-26	9.00		23.40							373m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25788	264053		Investigation	2007-07-26	8.00		23.50							373m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17152	149564		Investigation	1995-02-10	8.00		23.70							374m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32637	382842	Backfilled	Investigation	2023-08-18	25.00		23.20							378m	West
		Aquifer Description								**Class**	Water Well				
6628-25797	264062			2007-07-31	8.00		23.50							380m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-25798	264063			2007-07-31	8.00		23.50							380m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-25799	264064			2007-07-27	7.90		23.50							382m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-25782	264047		Investigation	2007-07-20	7.50		23.50				5.70	5.70	17.80	383m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25794	264059			2007-07-26	8.00		23.50							383m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-25796	264061			2007-07-31	8.00		23.50							385m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-25793	264058			2007-07-26	8.00		23.40							387m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-25795	264060			2007-07-26	8.00		23.40							387m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-8124	55093				4.88	23.00			2660	0.2500	1.52	1.52	21.48	388m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31754	368494	Backfilled		2022-02-17	31.00		23.00							397m	West
		Aquifer Description								**Class**	Engineering Well				
6628-25789	264054		Investigation		8.00		23.40							398m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16523	138540		Domestic	1993-11-29	18.00		24.90	6.70	2194					399m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31753	368493	Backfilled		2022-03-12	30.00		23.20							399m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-8167	55136			1934-08-01	5.18		25.20		2475		1.68	1.68	23.52	400m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-25783	264048		Investigation	2007-07-20	7.50		23.20							401m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31875	369385	Backfilled		2022-04-02	30.00		23.90							403m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-31872	369381	Backfilled		2022-03-28	26.00		24.00							410m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-25778	264043		Investigation	2007-07-19	7.50		23.20							411m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8135	55104	Abandoned		1934-09-13	116.43		24.50		4212	9.0900	14.63	14.63	9.87	412m	South West
		Aquifer Description								**Class**	Water Well				
6628-25779	264044		Investigation	2007-07-19	7.50		23.10							419m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31126	354260			2021-08-27	6.50	24.40		12.60	1271		2.91	2.91	21.49	419m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Engineering Well				
6628-25784	264049		Investigation	2007-07-20	9.00		23.00							420m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25780	264045		Investigation	2007-07-17	9.00		23.00							427m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25790	264055		Investigation	2007-07-27	7.70		23.10							428m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25781	264046		Investigation	2007-07-20	12.20		23.00				8.30	8.30	14.70	433m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25786	264051		Investigation	2007-07-23	9.00		23.00							433m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25785	264050		Investigation	2007-07-23	12.00		23.00							440m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19612	176036		Drainage	1999-06-17	17.00		25.80							446m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25792	264057		Investigation	2007-07-31	10.00		22.90							446m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25791	264056		Investigation	2007-07-31	10.00		22.90							453m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32459	381162		Investigation	2021-02-12	8.50	24.40	24.45	8.11	620		2.97	3.03	21.43	466m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33609	394532	Backfilled	Investigation	2025-02-12	35.00									475m	South West
		Aquifer Description								**Class**	Water Well				
6628-17809	156089		Irrigation	1996-02-04	30.00		27.50	7.20	1160	0.5000				482m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20698	187903		Domestic	2001-01-01	14.00		30.00		1094					487m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32290	377339	Backfilled		2023-01-30	40.00		24.00							489m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-32251	375592	Backfilled		2023-01-10	13.00		24.20							492m	South West
		Aquifer Description								**Class**	Engineering Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-33608	394531	Dry	Investigation	2025-02-28	35.00									492m	South West
		Aquifer Description								**Class**	Water Well				
6628-19494	175128		Domestic	1998-08-22	30.00		31.20		865	0.5000	11.00	11.00	20.20	498m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8136	55105						24.40		2470					505m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33436	392872	Backfilled	Investigation	2025-02-12	35.00									507m	South West
		Aquifer Description								**Class**	Water Well				
6628-18041	162531				7.80		25.40				5.50	5.50	19.90	513m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31304	355296		Environmental	2021-03-18	7.50	24.98	24.98	7.00	3009		2.85	2.85	22.13	513m	South West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-8122	55091				7.62		22.70		1385					513m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32463	381167		Investigation	2020-09-12	30.50	24.58	24.57	12.07	2680		12.73	12.73	11.85	515m	South West
		Aquifer Description								**Class**	Water Well				
6628-32358	379459	Backfilled	Investigation	2023-01-18	13.00		24.40							516m	South West
		Aquifer Description								**Class**	Water Well				
6628-19535	175299		Domestic	1997-10-02	20.00		28.20			1.0000	7.70	7.70	20.50	517m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31237	355068		Investigation	2021-03-22	17.00	24.90	24.89	9.00	1395		2.58	2.58	22.32	517m	South West
		Aquifer Description								**Class**	Water Well				
6628-32230	375532	Backfilled		2023-01-18	20.00		24.20							517m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-31511	360738	Backfilled		2021-07-29	25.00		24.00							518m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-23175	235594			2007-10-04	20.00		26.20		1418	35.0000	7.00	7.00	19.20	520m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31027	353557		Investigation	2020-11-11	14.00	24.64	24.63	8.50	591		3.00	3.00	21.64	520m	South West
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Water Well				
6628-32222	375522	Backfilled		2022-12-20	20.00		23.10							520m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-31236	355067		Investigation	2021-03-23	17.00	25.04	25.03	6.43	1581		2.71	2.71	22.33	522m	South West
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Water Well				
6628-31310	355303		Investigation	2020-11-26	9.00	24.54	24.60	8.22	1476		2.77	2.83	21.77	525m	South West
		Aquifer Description								**Class**	Water Well				
6628-31302	355294		Environmental	2021-03-17	8.00	24.58	24.58	7.39	670		2.99	2.99	21.59	526m	South West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-33613	394536	Dry	Investigation	2025-03-05	30.00					1.0000				528m	South West
		Aquifer Description								**Class**	Water Well				
6628-32460	381164		Investigation	2021-02-19	7.00	25.01	25.07	6.87	420		3.09	3.15	21.92	529m	South West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-14025	60994			1987-09-01	10.00		26.30			0.3000	2.00	2.00	24.30	531m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-33616	394539	Dry	Investigation	2025-04-14	27.00									532m	South West
		Aquifer Description								**Class**	Water Well				
6628-16831	146792		Domestic	1994-12-10	18.00		30.60	6.80	1272					535m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33615	394538	Dry	Investigation	2025-04-11	33.00									537m	South West
		Aquifer Description								**Class**	Water Well				
6628-33614	394537	Dry	Investigation	2025-04-16	36.00					1.0000				540m	South West
		Aquifer Description								**Class**	Water Well				
6628-8129	55098	Abandoned		1945-01-01	50.90		22.00		1315		0.00	0.00	22.00	551m	West
		Aquifer Description								**Class**	Water Well				
6628-18118	162779		Domestic	1997-01-03	27.00		31.20		1826	0.5000	10.00	10.00	21.20	552m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25079	253620			2009-11-19	42.00		31.60		1072	1.0000				552m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-24744	247141			2007-11-08	25.00		31.80		813	0.2000	10.00	10.00	21.80	557m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16923	147631		Domestic	1994-11-10	21.00		28.00	6.70	921	0.5000				563m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32249	375576		Investigation	2022-11-22	9.00	26.55		6.97	1775		2.06	2.06	24.49	564m	South
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-13884	60853			1987-01-24	8.00		32.00	7.20	1284		4.10	4.10	27.90	566m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31303	355295		Environmental	2021-03-17	12.00	23.92	23.92	7.04	5164		2.81	2.81	21.11	568m	South West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-31165	354348			2021-01-13	36.00	25.30	25.29	8.62	731		13.13	13.13	12.17	570m	South West
		Aquifer Description		Hindmarsh Clay - Q3 aquifer [SU3642]						**Class**	Engineering Well				
6628-31215	354768		Investigation	2021-01-14	29.00	25.37	25.37	7.40	201	0.5000	13.21	13.21	12.16	572m	South West
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Water Well				
6628-11790	58759			1980-06-29	9.10		26.10	7.90	1440	1.2000	2.10	2.10	24.00	573m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12550	59519		Observation	1983-10-14	60.00	31.34	31.42	7.40	1094	0.2500	10.98	11.07	20.36	575m	East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-32250	375591	Backfilled	Investigation	2022-11-22	20.00		26.80							575m	South
		Aquifer Description								**Class**	Water Well				
6628-20920	193051		Domestic	2002-05-17	18.00		30.50		1188	0.2500	12.50	12.50	18.00	576m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31149	354323		Investigation	2021-01-13	16.00	25.14	25.13	7.24	1492		2.69	2.69	22.45	576m	South West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-23732	241404			2007-10-23	24.00		26.90		989	0.5000	9.00	9.00	17.90	586m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18772	167553		Domestic	1997-11-01	30.00		30.50		966	0.5000	9.00	9.00	21.50	591m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8121	55090				27.43		22.00		5469	0.6300	24.38	24.38	-2.38	603m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-18722	167421		Domestic	1997-10-29	16.50		30.50		1121	1.8000	11.00	11.00	19.50	605m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31851	369337	Backfilled		2022-05-03	30.00		23.90							608m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-18493	164820	Operational	Domestic	1997-04-12	24.00		28.30		932	1.5000	12.10	12.10	16.20	611m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12639	59608	Operational	Domestic	1983-11-02	16.40		29.50	7.20	1105	1.5000	4.30	4.30	25.20	618m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8160	55129				8.23		29.60		200		1.98	1.98	27.62	621m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32175	375299	Backfilled			30.00		23.90							623m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-19470	174617		Drainage	1999-04-07	18.00		22.00		2567		6.00	6.00	16.00	626m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32291	377340	Backfilled	Investigation	2023-02-08	40.00		22.90							626m	South West
		Aquifer Description								**Class**	Water Well				
6628-8131	55100						22.00		3055					627m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8132	55101						22.00		3374					627m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14033	61002			1987-04-01	15.00		29.40	7.30	1010	0.3000	6.00	6.00	23.40	629m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8130	55099						22.00		4633					629m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8169	55138				7.92		31.40		1313					632m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8176	55145				6.71		28.40		1142					634m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17627	154937		Domestic	1996-01-09	24.00		31.30	7.10	4595	0.5000				636m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32357	379458	Backfilled	Investigation	2023-01-21	12.50		24.70							637m	South West
		Aquifer Description								**Class**	Water Well				
6628-23733	241405			2007-10-24	24.00		29.60		964	0.5000	11.00	11.00	18.60	642m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8126	55095			1949-01-01	5.49		20.90		1959		2.44	2.44	18.46	644m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31508	360735	Backfilled	Investigation	2021-07-13	30.00		22.90							646m	South West
		Aquifer Description								**Class**	Water Well				
6628-8137	55106				9.75		24.80		1470					646m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8170	55139				10.97		32.00		1299		7.32	7.32	24.68	648m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18566	166238		Domestic	1997-06-16	18.00		29.70		988		10.50	10.50	19.20	651m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-31859	369347	Backfilled		2022-05-10	30.00		24.10							651m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-8128	55097			1945-01-01	53.34		20.80		743		6.71	6.71	14.09	651m	West
		Aquifer Description								**Class**	Water Well				
6628-33178	391389	Backfilled		2024-07-16	20.00									656m	South West
		Aquifer Description								**Class**	Water Well				
6628-20645	186043		Domestic	2001-06-22	16.00		25.60		528		12.00	12.00	13.60	662m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18869	168290		Domestic	1998-03-04	23.00		22.00		1043		11.00	11.00	11.00	664m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32183	375364		Investigation	2022-12-19	16.00	32.63		6.10	963		4.73	4.73	27.90	664m	South East
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Water Well				
6628-8127	55096				10.67		20.50		3945		6.40	6.40	14.10	670m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8174	55143	Unknown	Exploration	1969-08-07	7.62	64.31		7.50	1170		3.35	3.35	60.96	670m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Engineering Well				
6628-8159	55128						25.10		728					675m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32635	382840	Backfilled	Investigation	2023-07-25	25.00		24.30							677m	South West
		Aquifer Description								**Class**	Water Well				
6628-8173	55142	Unknown	Exploration	1969-08-13	6.25	65.07								685m	South East
		Aquifer Description								**Class**	Engineering Well				
6628-19911	177391		Domestic	1999-11-25	24.00		28.20		1160	1.0000	10.10	10.10	18.10	687m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21963	202884			2004-11-10	37.50		33.00		918	1.0000	12.00	12.00	21.00	687m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12336	59305	Operational	Domestic	1983-03-28	13.00		32.20	7.20	1172		6.00	6.00	26.20	689m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26478	271042	Backfilled			16.70		28.00				12.50	12.50	15.50	691m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25396	258832		Investigation	2010-07-06	13.50		28.00				12.25	12.25	15.75	693m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20834	190430		Domestic	2001-11-23	22.00		33.00		882	0.5000	15.00	15.00	18.00	694m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32105	373166	Backfilled		2022-06-17	25.00		23.90							694m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-31704	365649	Backfilled		2022-02-23	15.00		23.20							695m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-17814	156094		Domestic	1996-02-19	24.00		33.10	7.10	950	0.5000				697m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25397	258833		Investigation	2010-07-06	13.00		28.30				12.12	12.12	16.18	705m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8133	55102				5.33		22.00		1685		3.05	3.05	18.95	706m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-12143	59112	Backfilled	Domestic	1983-01-24	13.70		24.00	7.50	517	1.0000	5.70	5.70	18.30	708m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30198	316377			2011-08-31	13.00		28.00				10.80	10.80	17.20	708m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30197	316376			2011-08-31	13.00		28.60				10.67	10.67	17.93	715m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33619	394542	Backfilled	Investigation	2025-03-13	15.00									716m	North West
		Aquifer Description								**Class**	Water Well				
6628-30993	352829	Backfilled		2020-10-30	31.50		23.30							718m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-8175	55144	Unknown	Exploration	1969-08-04	4.72	62.97		8.00	1385		3.05	3.05	59.92	720m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Engineering Well				
6628-31121	354250	Backfilled		2020-11-17	48.00		26.10							722m	South
		Aquifer Description								**Class**	Engineering Well				
6628-31122	354252	Backfilled		2020-11-17	60.00		26.10							722m	South
		Aquifer Description								**Class**	Engineering Well				
6628-31125	354259	Backfilled		2020-11-17	60.00		26.10							722m	South
		Aquifer Description								**Class**	Engineering Well				
6628-16176	63145	Operational	Domestic	1992-10-24	18.00		22.00	6.80	1362		9.00	9.00	13.00	724m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16686	142399		Domestic	1994-08-16	21.00		22.40	6.80	1289					725m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12361	59330			1983-05-10	14.60		24.00		871	0.6000	9.10	9.10	14.90	726m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31742	367837	Backfilled	Investigation	2022-03-17	15.50		27.20							731m	North
		Aquifer Description								**Class**	Water Well				
6628-13572	60541	Operational	Irrigation	1985-11-01	11.50		27.00	7.30	1278	0.4400	3.00	3.00	24.00	737m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30583	333128	Backfilled	Investigation	2020-02-04	18.00		26.60							737m	North
		Aquifer Description								**Class**	Water Well				
6628-31862	369359	Backfilled		2022-05-10	27.00		24.80							741m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-17120	148668		Domestic	1995-03-14	14.00		22.70	7.40	1799	2.0000				744m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32170	375213	Backfilled	Environmental	2022-12-12	20.00		27.00							744m	North
		Aquifer Description								**Class**	Water Well				
6628-8158	55127			1963-10-17	4.57									747m	North
		Aquifer Description								**Class**	Engineering Well				
6628-22542	216403			2005-05-25	21.00		28.90		1093	1.0000				750m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13853	60822			1983-01-01	10.00		21.80				3.00	3.00	18.80	751m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20202	180894		Domestic	2000-04-11	8.50		28.70		1066	0.8000	4.00	4.00	24.70	751m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-32104	373165	Backfilled		2022-05-17	30.00		23.20							752m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-30195	316374			2011-08-31	12.00		28.00				10.97	10.97	17.03	753m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8172	55141	Unknown	Exploration	1969-08-11	7.47	65.68		8.00	1170		4.57	4.57	61.11	755m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Engineering Well				
6628-14049	61018			1987-11-26	14.00		31.80	7.40	1233	1.2500	3.00	3.00	28.80	756m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13241	60210	Operational	Domestic	1985-01-01	20.00		20.20	7.80	1720	0.4000	7.00	7.00	13.20	759m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31741	367836	Backfilled	Investigation	2022-03-15	16.00		26.90							760m	North
		Aquifer Description								**Class**	Water Well				
6628-18653	166995		Investigation	1997-10-08	10.80		32.00				8.80	8.80	23.20	764m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13270	60239	Operational	Drainage	1984-11-27	11.00		27.30			1.5000	2.40	2.40	24.90	766m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30588	333134	Backfilled	Investigation	2020-02-07	16.00		27.90							766m	North
		Aquifer Description								**Class**	Water Well				
6628-32214	375502		Investigation	2022-10-19	11.00	24.13		6.50	763		8.29	8.29	15.84	769m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-32912	387166	Backfilled	Investigation	2022-10-18	23.50									770m	North
		Aquifer Description								**Class**	Water Well				
6628-20997	194744		Domestic	2002-11-29	19.00		22.60		921	0.8000	10.50	10.50	12.10	771m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32171	375214	Backfilled	Environmental	2022-12-13	20.00		27.60							771m	North
		Aquifer Description								**Class**	Water Well				
6628-25398	258834		Investigation	2010-07-05	13.00		29.30							772m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13204	60173	Operational	Domestic	1984-09-01	8.30		33.00			0.4400	4.30	4.30	28.70	782m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18414	164473		Domestic	1997-01-04	27.00		33.20			0.5000	9.00	9.00	24.20	786m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30730	337209	Backfilled	Investigation	2020-02-04	18.00		26.60							791m	North
		Aquifer Description								**Class**	Water Well				
6628-32138	373489	Backfilled					27.00							791m	North
		Aquifer Description								**Class**	Water Well				
6628-8168	55137				9.14		33.30		1028		7.01	7.01	26.29	804m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31005	353469		Monitoring	2020-12-01	30.00	25.00	25.18	11.92	1873		13.51	13.70	11.49	805m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31006	353471		Monitoring	2020-12-03	37.50	25.04	25.16	10.22	1150		13.63	13.76	11.41	806m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-31746	367870	Backfilled	Investigation	2022-03-11	15.00		27.60							806m	North
		Aquifer Description								**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-31311	355304		Investigation	2020-11-26	8.50	25.05	25.14	7.66	771		3.04	3.13	22.01	808m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30584	333130	Backfilled	Investigation	2020-02-06	18.00		26.90							811m	North
		Aquifer Description								**Class**	Water Well				
6628-30196	316375			2011-08-31	13.00		28.90				10.45	10.45	18.45	815m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16385	134455		Domestic	1993-03-25	18.00		33.00	6.80	938					817m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-721	47795	Unknown		1948-08-31	6.10									817m	North
		Aquifer Description								**Class**	Engineering Well				
6628-8177	55146				6.10		34.10	7.00	1045		5.79	5.79	28.31	822m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31823	369198	Backfilled			30.00		25.40							826m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-31847	369318	Backfilled		2022-05-17	30.00		25.40							826m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-30585	333131	Backfilled	Investigation	2020-02-06	18.00		27.40							832m	North
		Aquifer Description								**Class**	Water Well				
6628-22985	231299			2007-04-24	42.00		34.60		905	1.0000	17.00	17.00	17.60	841m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31740	367835	Backfilled	Investigation	2022-03-16	16.00		28.00							841m	North East
		Aquifer Description								**Class**	Water Well				
6628-30589	333135	Backfilled	Investigation	2020-02-10	16.00		28.70							845m	North East
		Aquifer Description								**Class**	Water Well				
6628-720	47794				87.17		26.70		2498					848m	North
		Aquifer Description		Chinaman Gully Formation - T2 aquifer [SU4466]						**Class**	Water Well				
6628-15613	62582	Operational	Domestic	1991-06-15	10.50		26.70	8.20	629	1.0000	4.10	4.10	22.60	851m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12296	59265	Backfilled		1983-02-25	20.00		24.40							852m	North
		Aquifer Description								**Class**	Water Well				
6628-32229	375531	Backfilled	Investigation	2022-11-14	20.00		22.00							852m	South West
		Aquifer Description								**Class**	Water Well				
6628-15425	62394	Operational	Domestic	1990-12-04	12.00	28.00		7.50	1010	1.0000	3.50	3.50	24.50	855m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30586	333132	Backfilled	Investigation	2020-02-07	18.00		27.80							859m	North
		Aquifer Description								**Class**	Water Well				
6628-26576	272233		Investigation	2012-06-26	4.00		32.20							861m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21167	196317		Monitoring	2003-01-30	11.00		29.90				8.20	8.20	21.70	862m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32215	375509		Investigation	2022-11-15	9.50	21.37		9.84	1438		1.97	1.97	19.40	862m	South West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-8171	55140				7.32		32.20	7.50	1255					862m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-26575	272232		Investigation	2012-06-26	10.00		32.50				5.80	5.80	26.70	863m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8005	54974				9.75		34.70		985		6.10	6.10	28.60	864m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32369	379499	Abandoned	Environmental	2023-03-27	8.00		28.60							868m	South
		Aquifer Description								**Class**	Water Well				
6628-32371	379501	Backfilled	Environmental	2023-03-27	9.00		28.50							870m	South
		Aquifer Description								**Class**	Water Well				
6628-21111	195565		Drainage	2002-09-27	15.00		20.00		3632	0.6250	5.00	5.00	15.00	872m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30587	333133	Backfilled	Investigation	2020-02-07	18.00		28.40							876m	North East
		Aquifer Description								**Class**	Water Well				
6628-32370	379500	Backfilled	Environmental	2023-03-27	7.50		28.60							877m	South
		Aquifer Description								**Class**	Water Well				
6628-8123	55092				26.20		22.40		842					877m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32702	384005	Backfilled	Environmental	2023-10-25	6.00									878m	South
		Aquifer Description								**Class**	Water Well				
6628-8125	55094				31.09		19.80		2213		10.67	10.67	9.13	879m	West
		Aquifer Description								**Class**	Water Well				
6628-13168	60137	Operational	Domestic	1984-12-02	10.00		32.50			0.6300	6.00	6.00	26.50	880m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23440	237448			2008-01-11	32.00		35.30		942	0.5000	12.00	12.00	23.30	880m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26574	272231		Investigation	2012-06-29	4.00		32.60							881m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15926	62895	Operational	Domestic	1991-06-01	11.00		20.00				9.00	9.00	11.00	882m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-24599	245699	Backfilled					22.80							883m	South West
		Aquifer Description								**Class**	Water Well				
6628-26573	272230		Investigation	2012-06-29	12.00		32.60				9.80	9.80	22.80	883m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32703	384007	Backfilled	Environmental	2023-10-25	9.30									883m	South
		Aquifer Description								**Class**	Water Well				
6628-17253	150836		Domestic	1995-04-27	15.00		34.30	7.10	1010					886m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17391	152776		Domestic	1995-09-25	21.00		35.50	7.40	1099	2.0000				887m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20117	178751		Domestic	2000-02-03	18.00		20.00		1895	0.5000	4.50	4.50	15.50	887m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15537	62506	Operational	Domestic	1991-05-03	12.00	28.00		7.50	1149	1.2500	4.30	4.30	23.70	889m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25113	254195				29.20		33.30			0.1700				893m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-8038	55007						23.50		785					895m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29617	311098		Environmental	2018-07-20	17.00		24.30							896m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20605	185813		Domestic	2001-05-24	16.00		19.00		3706	0.2500	8.00	8.00	11.00	897m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32213	375500		Investigation	2022-10-21	14.00	23.65		7.13	408		8.03	8.03	15.62	900m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-32223	375523	Backfilled	Investigation	2022-10-20	15.00		23.80							901m	North
		Aquifer Description								**Class**	Water Well				
6628-26571	272228		Investigation	2012-07-02	11.00		34.00				8.67	8.67	25.33	906m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26572	272229		Investigation	2012-07-02	14.00		34.00				8.64	8.64	25.36	906m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26577	272234		Investigation	2012-06-26	15.00		34.00				9.20	9.20	24.80	906m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29940	314489		Environmental	2018-09-25	15.00		27.20							906m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26578	272235		Investigation	2012-06-26	10.25		34.00				8.00	8.00	26.00	907m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23463	237479	Backfilled		2008-01-15	32.00		35.50		724					910m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20515	184765	Operational	Irrigation	2000-12-20	54.00		24.60	7.60	934	10.0000	19.00	19.00	5.60	917m	South West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-26569	272226		Investigation	2012-06-28	10.00		34.00				9.80	9.80	24.20	924m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26570	272227		Investigation	2012-06-28	20.00		34.00				11.80	11.80	22.20	924m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32103	373164	Backfilled		2022-06-23	40.00		22.60							924m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-15724	62693	Operational	Domestic	1991-11-01	20.10		35.70	7.50	945	2.5000	8.10	8.10	27.60	925m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8143	55112	Decommissioned		1964-01-01	59.74		24.60	7.90	888	10.1000	13.72	13.72	10.88	927m	South West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-29498	307338		Investigation	2018-01-24	16.00		26.80							929m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29937	314486		Environmental	2018-09-26	14.60		27.70							930m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32380	379584		Investigation	2023-04-06	15.00		24.00							944m	North
		Aquifer Description								**Class**	Water Well				
6628-14057	61026			1987-11-07	16.50		20.40	7.70	882	1.2500	6.20	6.20	14.20	952m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8157	55126				13.11		29.30		2387					955m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-8120	55089	Backfilled	Observation	1950-08-11	60.96	20.37	20.09	7.90	617	20.2100	7.21	6.93	13.16	956m	North West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-17811	156091		Domestic	1996-02-15	24.00		35.80	6.80	1016	0.5000	11.00	11.00	24.80	962m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18092	162659		Domestic	1996-10-06	31.00		35.80	7.50	927	0.5000				962m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31974	371085	Backfilled		2022-03-23	70.00		26.00							966m	South
		Aquifer Description								**Class**	Engineering Well				
6628-19574	175925	Backfilled	Environmental; Recreational	1999-06-16	34.00		35.30		1038	1.5000	16.00	16.00	19.30	967m	East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-28828	294176		Investigation	2017-05-25	18.50		23.80							967m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18491	164818	Operational	Domestic	1997-04-04	24.00		18.30		3827	1.0000	9.50	9.50	8.80	968m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27402	280472		Investigation	2014-04-04	18.00		26.40				14.38	14.38	12.02	968m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20164	180564		Environmental; Recreational	2000-03-08	35.00		35.50		876	1.0000	16.00	16.00	19.50	973m	East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-7987	54956			1934-08-01	12.19		33.90		486		3.96	3.96	29.94	973m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8182	55151				10.06		27.50		1113		3.20	3.20	24.30	973m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8181	55150				7.01	32.00			1313	0.1300	3.35	3.35	28.65	976m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27408	280478		Investigation	2014-05-12	7.30		26.60				4.74	4.74	21.86	986m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28387	289353						27.30							988m	South
		Aquifer Description								**Class**	Water Well				
6628-32328	379087		Investigation	2021-08-17	39.00	25.91		8.07	1224		15.00	15.00	10.92	988m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-27399	280469		Investigation	2014-02-20	14.00		26.20				6.70	6.70	19.50	991m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32331	379110		Investigation	2021-08-11	30.00	25.82		8.50	1520		14.92	14.92	10.90	991m	South
		Aquifer Description								**Class**	Water Well				
6628-18121	162782		Domestic	1996-12-03	18.00		23.80		1832		6.00	6.00	17.80	992m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31620	363649			2021-11-19	36.50		32.20		1004	0.7000	6.00	6.00	26.20	992m	South East
		Aquifer Description								**Class**	Water Well				
6628-32993	387698	Backfilled	Investigation	2023-10-13	12.00									994m	North West
		Aquifer Description								**Class**	Water Well				
6628-31501	360715		Investigation	2021-08-12	15.00	25.71		7.65	1408		3.25	3.25	22.46	995m	South
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-32332	379111		Investigation	2021-08-13	35.00	25.81		9.26	910		14.96	14.96	10.85	995m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-32329	379089		Investigation	2021-08-23	29.00	25.77		12.91	1515		14.90	14.90	10.87	998m	South
		Aquifer Description		Hindmarsh Clay - Q3 aquifer [SU3642]						**Class**	Water Well				
6628-32379	379583		Investigation	2023-04-06	15.00		23.60							998m	North
		Aquifer Description								**Class**	Water Well				
6628-27400	280470		Investigation	2014-02-20	13.30		26.30				10.00	10.00	16.30	999m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20116	178750		Domestic	2000-03-04	21.00		20.70		666		11.00	11.00	9.70	1000m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31135	354270			2021-08-13	13.50	25.68		9.28	1473		3.16	3.16	22.52	1001m	South
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Engineering Well				
6628-32994	387699	Backfilled	Investigation	2023-10-13	11.00									1002m	North West
		Aquifer Description								**Class**	Water Well				
6628-29492	307332		Investigation	2018-01-18	15.00		27.90							1005m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8004	54973	Operational	Observation		15.24	36.31	36.30	7.70	1043	1.2500	10.28	10.27	26.03	1006m	East
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-31160	354343	Backfilled		2021-01-14	40.00		26.00							1008m	South
		Aquifer Description								**Class**	Engineering Well				
6628-728	47802													1009m	North
		Aquifer Description								**Class**	Engineering Well				
6628-32995	387700		Investigation	2023-10-23	11.00									1011m	North West
		Aquifer Description								**Class**	Water Well				
6628-730	47804													1014m	North
		Aquifer Description								**Class**	Engineering Well				
6628-16187	130609		Domestic		18.00		20.20	7.00	699		9.00	9.00	11.20	1015m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29497	307337		Investigation	2018-01-24	14.50		28.00							1015m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13696	60665			1986-04-24	36.40		36.00	7.50	1021	0.0000	0.00	0.00	36.00	1016m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15804	62773	Operational	Domestic	1991-12-03	15.00		32.40	7.10	1373		5.00	5.00	27.40	1016m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29483	307323		Investigation	2018-01-17	13.00		27.60							1017m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27407	280477		Investigation	2014-05-07	10.70		26.80				5.24	5.24	21.56	1018m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29613	310811		Investigation	2018-07-17	15.50		23.60							1019m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15972	62941		Drainage	1992-03-29	9.40		31.80	7.10	1105		4.70	4.70	27.10	1020m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8178	55147						34.90		871					1021m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-29443	307038		Environmental	2018-02-16	16.50		25.50							1022m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7793	54762				36.40		21.80		842					1023m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15734	62703	Operational	Domestic	1991-11-10	20.00		18.20	7.60	1270		11.00	11.00	7.20	1027m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27401	280471		Investigation	2014-02-21	12.00		26.00				6.07	6.07	19.93	1027m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28034	287403		Investigation	2015-08-06	17.50		26.00				13.80	13.80	12.20	1027m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28177	288531			2015-08-10	18.00		26.20				14.00	14.00	12.20	1029m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32174	375298	Backfilled	Investigation		15.00		33.60							1030m	South East
		Aquifer Description								**Class**	Water Well				
6628-22961	231140			2007-04-20	22.00		35.30		955	0.5000	8.00	8.00	27.30	1031m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27403	280473		Investigation	2014-04-04	9.00		26.10				4.84	4.84	21.26	1031m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12486	59455	Backfilled		1983-09-01	16.40		20.00				2.50	2.50	17.50	1033m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29936	314485		Environmental	2018-09-27	7.00		27.30							1033m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-729	47803													1033m	North
		Aquifer Description								**Class**	Engineering Well				
6628-27405	280475		Investigation	2014-05-01	7.50		26.00				5.03	5.03	20.97	1041m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27406	280476		Investigation		15.70		26.90				14.00	14.00	12.90	1042m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28033	287402		Investigation	2015-08-05	18.50		26.00				13.70	13.70	12.30	1042m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-11759	58728	Operational	Domestic; Observation	1981-01-01	9.70		27.30			0.2500	4.60	4.60	22.70	1043m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16679	142376		Domestic	1994-05-12	16.00		31.90	6.80	1452	3.0000				1044m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18234	163033		Domestic	1996-12-27	18.00		35.40		816	1.0000	6.30	6.30	29.10	1044m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31352	357169				28.00		33.50							1044m	South East
		Aquifer Description								**Class**	Mineral Well				
6628-16383	134453		Domestic	1993-03-19	21.00		19.80	7.50	694					1046m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18120	162781		Domestic	1996-11-29	19.00		33.90		633		9.00	9.00	24.90	1046m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29485	307325		Investigation	2018-01-16	7.00		27.60							1046m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-29445	307072		Environmental	2018-02-15	17.00		24.90							1053m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17817	156097		Domestic	1996-03-22	18.00		35.60	6.90	888	1.0000				1054m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8138	55107			1945-10-27	73.15		21.40		985	3.7900	24.69	24.69	-3.29	1054m	South West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-15862	62831	Operational	Domestic	1992-01-08	9.00		18.10				5.00	5.00	13.10	1056m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28035	287404		Investigation	2015-08-07	18.00		22.10				14.01	14.01	8.09	1056m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32087	371612		Investigation	2022-10-13	12.00	22.70		7.00	1520		9.54	9.54	13.16	1056m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-27404	280474		Investigation	2014-05-01	13.00		26.30				12.80	12.80	13.50	1057m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8003	54972				31.70		36.30		571					1059m	East
		Aquifer Description								**Class**	Water Well				
6628-22248	206446			2004-08-23	11.00		23.10			1.0000	3.00	3.00	20.10	1060m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29550	307522	Backfilled	Environmental	2018-04-13	13.50		29.00							1060m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16729	145740		Domestic	1992-10-24	13.10		20.10	7.30	3770	0.7500				1061m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32088	371613	Backfilled	Investigation	2022-10-13	30.00		22.70							1061m	North
		Aquifer Description								**Class**	Water Well				
6628-32389	379633	Backfilled	Investigation	2022-05-10	23.00		22.20							1061m	North
		Aquifer Description								**Class**	Water Well				
6628-29548	307520		Environmental	2018-04-12	15.00		28.30							1062m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8006	54975				10.06		37.00		785		7.77	7.77	29.23	1062m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20584	185666		Domestic	2001-03-05	18.00		18.20		1188	1.0000	6.10	6.10	12.10	1063m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8179	55148				13.72		35.10		886		9.75	9.75	25.35	1066m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22344	209667		Domestic	2004-01-06	32.00		37.20		733	0.5000	10.00	10.00	27.20	1073m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18467	164681	Backfilled	Domestic	1997-04-18	24.00		18.00		5954					1081m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32095	373099	Backfilled		2022-05-04	30.00		22.00							1082m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-29488	307328		Investigation	2018-01-15	12.00		28.10							1085m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32565	382316		Investigation	2022-06-30	14.50	30.38		6.77	1549		5.76	5.76	24.62	1086m	North East
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-31142	354309	Backfilled					22.00							1088m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-8183	55152				8.53		28.50		1427					1089m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27137	278560		Investigation	2013-11-29	12.00	25.30					10.79	10.79	14.51	1090m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20427	184006		Drainage	2000-11-30	18.00		18.00		1765	0.5000	4.90	4.90	13.10	1091m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27138	278561		Investigation	2013-11-29	15.00		26.00				11.67	11.67	14.33	1092m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29491	307331		Investigation	2018-01-19	15.00		28.00							1092m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28306	288910		Investigation	2016-02-16	19.00		25.30				13.28	13.28	12.02	1094m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-11937	58906			1982-02-04	13.00		20.00	7.10	783		7.00	7.00	13.00	1098m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12987	59956	Operational	Domestic	1984-01-23	9.00		33.90	8.20	838	1.2500	2.50	2.50	31.40	1098m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29500	307340		Investigation	2018-01-23	16.00		28.20							1099m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8180	55149						36.10		643					1100m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13479	60448	Operational	Drainage	1985-02-26	20.10		37.70	7.60	1183	0.6300	11.00	11.00	26.70	1101m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13718	60687		Drainage	1986-07-01	41.60		18.00	7.80	1121		6.10	6.10	11.90	1102m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29486	307326		Investigation	2018-01-16	15.00		27.30							1105m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12896	59865			1984-05-07	11.00		33.70							1106m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15805	62774	Operational	Domestic	1991-12-02	15.00		33.50	7.00	1160		6.00	6.00	27.50	1106m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27139	278562		Investigation	2013-11-29	16.00		25.90				13.89	13.89	12.01	1107m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29440	307034		Environmental	2018-02-13	10.00		24.70							1110m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29446	307073		Environmental	2018-02-21	17.00	24.07					10.91	10.91	13.16	1110m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29490	307330		Investigation	2018-01-22	11.00		28.50							1111m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29499	307339		Investigation	2018-01-23	10.00		27.60							1113m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31503	360717	Backfilled		2021-08-27	29.00		27.10							1114m	South
		Aquifer Description								**Class**	Engineering Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-28310	288914		Investigation	2016-02-15	19.00		24.70				15.40	15.40	9.30	1115m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12978	59947	Operational	Domestic	1983-11-01	13.40		19.40	7.40	945					1116m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7794	54763			1931-01-01	12.19		21.00				5.18	5.18	15.82	1124m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33617	394540	Backfilled	Investigation	2025-03-11	20.00									1130m	North West
		Aquifer Description								**Class**	Water Well				
6628-28308	288912		Investigation	2016-02-20	19.00		25.40				14.80	14.80	10.60	1135m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33618	394541	Backfilled	Investigation	2025-03-13	20.00									1135m	North West
		Aquifer Description								**Class**	Water Well				
6628-29944	314513		Environmental	2018-09-25	14.50		28.90							1136m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17429	152913		Domestic	1995-11-02	26.00		36.00	6.50	617	0.5000				1139m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8134	55103				3.05		18.70		8937		2.13	2.13	16.57	1143m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14355	61324	Operational	Domestic	1988-05-01	12.50	20.00		7.70	1172	0.3000	7.50	7.50	12.50	1144m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28307	288911		Investigation	2016-02-20	19.00		25.70				14.80	14.80	10.90	1145m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29439	307033		Environmental	2018-02-20	9.00		26.00							1146m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13575	60544	Operational	Irrigation	1985-12-09	15.00		21.40				11.50	11.50	9.90	1149m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14535	61504	Abandoned	Investigation	1981-12-11	10.25	34.00								1149m	South East
		Aquifer Description								**Class**	Engineering Well				
6628-30305	307035		Environmental	2018-02-28	17.00		26.00							1149m	North
		Aquifer Description								**Class**	Water Well				
6628-19988	177822		Domestic	1999-11-17	21.00		33.90		1676		7.80	7.80	26.10	1152m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16335	134405		Domestic	1992-12-10	21.00		22.20			0.2500	15.00	15.00	7.20	1155m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29341	306168		Environmental	2018-02-28	17.00		26.00							1155m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18090	162657		Domestic	1996-10-29	17.00		38.00	7.10	821	1.0000				1157m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8119	55088				11.58	18.00			428	1.2600	7.01	7.01	10.99	1157m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29487	307327		Investigation	2018-01-15	12.00		29.10							1163m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29494	307334		Investigation	2018-01-18	11.00		28.90							1165m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-19333	173832		Domestic	1998-12-04	18.00		24.40	7.50	1510	1.0000	6.60	6.60	17.80	1166m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29939	314488		Environmental	2018-09-26	8.50		27.90							1166m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13863	60832			1983-02-01	18.28	20.00		7.50	2103	1.0000	6.00	6.00	14.00	1169m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29551	307523		Investigation	2018-05-29	18.00	21.42					10.20	10.20	11.22	1171m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18393	164360		Domestic	1996-05-23	30.00		17.90		3230	0.5000	11.00	11.00	6.90	1172m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29448	307075		Environmental	2018-02-21	17.00		23.90				11.27	11.27	12.63	1173m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29938	314487		Environmental	2018-09-26	13.00		29.50							1176m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14506	61475	Operational	Irrigation	1989-07-15	12.00		28.00	7.30	1799		4.00	4.00	24.00	1179m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28309	288913			2016-02-17	19.00		25.20				14.60	14.60	10.60	1182m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18927	168541		Domestic	1998-03-18	24.00		18.00		440		10.50	10.50	7.50	1185m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15422	62391	Operational	Domestic	1990-11-14	13.00		38.00	7.90	1027		0.00	0.00	38.00	1186m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17929	156654		Domestic	1996-05-28	24.00		38.00	6.80	1066	2.0000				1189m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14543	61512	Abandoned	Investigation	1981-12-22	8.00	21.50								1190m	South West
		Aquifer Description								**Class**	Engineering Well				
6628-15423	62392	Operational	Domestic	1990-11-14	12.00		38.00	7.40	1776		0.00	0.00	38.00	1190m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22394	210970			2006-01-11	20.00		32.20		1923	0.8000	6.80	6.80	25.40	1190m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29933	314482		Environmental	2018-09-28	16.00		28.30							1191m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29935	314484		Environmental	2018-09-27	14.80		28.30							1191m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19176	171034		Drainage	1998-07-28	36.00		38.60		1194	1.2000	12.50	12.50	26.10	1193m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32134	373235	Backfilled		2022-11-02	15.00		20.70							1197m	North West
		Aquifer Description								**Class**	Engineering Well				
6628-14361	61330			1988-10-01	9.00		38.00	7.20	1005		9.00	9.00	29.00	1198m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33095	390802		Investigation	2024-04-18	13.00									1202m	North
		Aquifer Description								**Class**	Water Well				
6628-13190	60159	Operational	Drainage	1985-01-25	6.10		19.30				5.10	5.10	14.20	1203m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-13397	60366	Operational	Domestic	1985-02-27	18.50	20.00		8.00	1177	1.0000	7.70	7.70	12.30	1205m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23250	235972			2007-09-24	15.00		35.70		543	1.0000				1211m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31138	354276		Monitoring	2021-02-17	7.00	26.45	26.54	6.79	1224		2.93	3.02	23.52	1211m	South
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-19986	177820		Domestic	2000-01-10	27.00		38.10		1021		9.00	9.00	29.10	1212m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29489	307329		Investigation	2018-01-22	16.00		28.50							1219m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28448	289526				21.80		35.60			1.0000				1221m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8998	55967			1979-02-26	12.00		19.90	7.20	4640	0.1300	4.00	4.00	15.90	1222m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22584	218511		Investigation	2006-07-06	12.00		18.90				9.00	9.00	9.90	1223m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8007	54976				4.88		39.00		1444		4.88	4.88	34.12	1223m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29493	307333		Investigation	2018-01-18	7.00		28.00							1225m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8139	55108			1914-01-01	6.71		22.00		2199					1227m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13971	60940	Operational	Drainage	1987-05-01	12.19		21.50	7.40	1233		9.14	9.14	12.36	1237m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-724	47798			1934-01-01	13.41		24.00		3446		2.13	2.13	21.87	1239m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22587	218514		Investigation	2006-07-05	12.00		18.80				8.50	8.50	10.30	1240m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29484	307324		Investigation	2018-02-17	16.00		28.90							1243m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29934	314483		Environmental	2018-09-28	16.00		28.00							1245m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18447	164556		Domestic	1997-03-27	18.00		17.70		650		8.20	8.20	9.50	1246m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23251	235973			2007-09-24	22.00		36.00		781	1.2000	7.00	7.00	29.00	1248m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-11909	58878			1981-11-16	7.30		21.70	7.60	1732	1.5000	3.00	3.00	18.70	1249m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14378	61347	Operational	Industrial	1988-12-16	59.40		28.00	8.00	583	10.0000	0.00	0.00	28.00	1251m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-29447	307074		Environmental	2018-02-22	16.00	23.23					11.45	11.45	11.79	1251m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33598	394490	Dry	Investigation	2025-06-12	7.00									1255m	North
		Aquifer Description								**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-29590	309609		Environmental	2018-02-16	14.00		24.30				13.11	13.11	11.19	1259m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30153	315979		Environmental	2019-04-16	13.50		35.70							1259m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33597	394489	Backfilled	Investigation	2025-06-11	30.00									1259m	North
		Aquifer Description								**Class**	Water Well				
6628-22586	218513		Investigation	2006-07-05	12.00		18.60				9.00	9.00	9.60	1261m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33620	394544	Backfilled	Investigation	2025-06-15	30.00									1261m	North West
		Aquifer Description								**Class**	Water Well				
6628-15806	62775	Operational	Domestic	1991-11-28	24.50		39.50	7.70	945		10.20	10.20	29.30	1263m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22585	218512		Investigation	2006-07-05	12.00		18.60				9.00	9.00	9.60	1266m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28504	289713		Investigation		8.00		32.90				5.82	5.82	27.08	1267m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8184	55153				5.49		32.40	6.70	1455		3.66	3.66	28.74	1267m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29444	307039		Environmental	2018-02-19	18.00		22.10							1268m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7795	54764				42.70		19.90		971					1271m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20020	178057	Operational	Irrigation	2000-01-14	54.00		32.00		2841	2.7500	14.00	14.00	18.00	1274m	North East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-32106	373167			2021-09-23	40.00	25.70		8.88	471		14.82	14.82	10.88	1276m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Engineering Well				
6628-20032	178069	Operational	Irrigation	2000-01-19	24.00		32.00		1832		7.00	7.00	25.00	1278m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16340	134410		Domestic	1993-02-10	24.00		18.90	7.20	1266					1280m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32100	373158		Investigation	2022-10-26	10.00	19.59		7.21	2063		6.05	6.05	13.54	1281m	North West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-31505	360721		Investigation	2021-07-16	41.00	25.60		7.45	856		22.01	22.01	3.59	1284m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-22591	218518		Investigation	2006-07-03	12.00		18.30				8.60	8.60	9.70	1286m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22590	218517		Investigation	2006-07-04	10.00		18.40				8.50	8.50	9.90	1289m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22589	218516		Investigation	2006-07-04	12.00		18.40				8.50	8.50	9.90	1290m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27387	280457				8.00		33.10				5.50	5.50	27.60	1294m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32597	382411			2021-07-28	31.00	25.69		7.77	703		14.99	14.99	10.70	1294m	South
		Aquifer Description		Hindmarsh Clay - Q3 aquifer [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-26237	267650		Investigation	2011-10-06	8.00		33.40				6.00	6.00	27.40	1295m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27389	280459		Investigation		8.00		33.90				5.80	5.80	28.10	1296m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18162	162898		Domestic	1996-09-07	18.00		36.80		1351	18.0000	8.00	8.00	28.80	1297m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32102	373162	Backfilled	Investigation	2022-10-26	30.00		19.40							1298m	North West
		Aquifer Description								**Class**	Water Well				
6628-22588	218515		Investigation	2006-07-04	12.00		18.40				8.50	8.50	9.90	1299m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30932	349717		Environmental	2020-10-06	11.00		26.00							1299m	North
		Aquifer Description								**Class**	Water Well				
6628-26236	267649		Investigation	2011-10-06	8.00		33.40				6.00	6.00	27.40	1301m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30939	350643		Environmental	2020-10-05	15.60		26.00							1301m	North
		Aquifer Description								**Class**	Water Well				
6628-23410	236883			2008-05-06	11.00		22.00		1614	17.0000	4.00	4.00	18.00	1302m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31418	360161		Investigation	2021-07-28	30.00	25.65		8.08	979		14.95	14.95	10.70	1302m	South
		Aquifer Description		Hindmarsh Clay - Q3 aquifer [SU3642]						**Class**	Water Well				
6628-26235	267648		Investigation	2011-10-06	8.00		33.70				6.30	6.30	27.40	1308m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28193	288553		Investigation	2015-06-19	8.00		33.30				6.00	6.00	27.30	1312m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32598	382413			2021-07-07	15.00	25.58		9.44	172		3.50	3.50	22.08	1312m	South
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Water Well				
6628-15415	62384			1990-10-06	7.90		37.10				6.40	6.40	30.70	1313m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31415	360123		Investigation	2021-07-08	17.00	25.49		6.99	3830		3.05	3.05	22.44	1313m	South
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Water Well				
6628-7792	54761	Operational	Drainage	1956-10-25	19.20	22.00				0.1300	10.97	10.97	11.03	1313m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27388	280458		Investigation		8.00		33.50				5.80	5.80	27.70	1317m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31680	365415		Environmental	2021-12-10	11.50		32.90							1317m	North East
		Aquifer Description								**Class**	Water Well				
6628-7796	54765			1934-08-04	65.23		20.00		929	22.1000	10.06	10.06	9.94	1317m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17333	151211		Domestic	1995-07-25	30.00		22.00	7.30	661	0.5000				1322m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17466	153046		Domestic	1995-12-27	23.00		40.00	7.00	1027	0.1894				1323m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-23173	235591			2007-10-11	24.00		37.20		893	0.5000	8.00	8.00	29.20	1323m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22582	218506		Investigation	2006-06-09	9.00		33.70				7.50	7.50	26.20	1324m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32023	371265		Monitoring	2022-09-18	6.00		30.40							1325m	North East
		Aquifer Description								**Class**	Water Well				
6628-29549	307521		Environmental	2018-04-12	15.00		28.00							1326m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15505	62474	Operational	Drainage	1991-03-21	17.80	37.00		7.60	872	1.2500	6.80	6.80	30.20	1327m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8142	55111				7.92		23.80		1585		2.74	2.74	21.06	1328m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29495	307335		Investigation	2018-01-25	17.00		28.00							1329m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31417	360126		Investigation	2021-07-14	8.00	25.43		7.58	1392		2.97	2.97	22.46	1329m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31579	362108		Investigation	2021-10-26	11.50		32.50							1330m	North East
		Aquifer Description								**Class**	Water Well				
6628-33612	394535	Backfilled	Investigation	2025-02-24	20.00									1330m	North
		Aquifer Description								**Class**	Water Well				
6628-12804	59773	Backfilled		1984-01-24	16.50		23.30				10.80	10.80	12.50	1336m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31864	369361	Backfilled		2022-05-17	20.00		20.20							1336m	North
		Aquifer Description								**Class**	Engineering Well				
6628-13959	60928			1987-04-01	9.10		33.70	7.60	503	0.5000	4.20	4.20	29.50	1339m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32024	371266	Dry	Monitoring	2022-09-18	6.00		30.50							1341m	North East
		Aquifer Description								**Class**	Water Well				
6628-15153	62122	Operational	Domestic	1990-01-09	10.00		35.80				4.00	4.00	31.80	1345m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29441	307036		Environmental	2018-02-22	17.00	22.44					11.15	11.15	11.29	1345m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31580	362109		Investigation	2021-10-27	11.50		32.50							1346m	North East
		Aquifer Description								**Class**	Water Well				
6628-33098	390805			2024-04-17	12.00									1346m	North
		Aquifer Description								**Class**	Water Well				
6628-8999	55968		Observation	1979-02-24	12.00	21.57		7.50	1524	0.5700	3.18	3.18	18.39	1348m	South West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-31578	362107		Investigation	2021-10-26	10.00		32.70							1349m	North East
		Aquifer Description								**Class**	Water Well				
6628-14346	61315	Operational	Drainage	1988-06-28	15.00	19.00				1.5000	9.00	9.00	10.00	1352m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29442	307037		Environmental	2018-02-20	18.00		21.40				13.74	13.74	7.66	1352m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-33152	391247		Investigation	2024-05-28	10.00									1354m	North West
		Aquifer Description								**Class**	Water Well				
6628-21960	202837	Backfilled			8.00		17.40							1355m	North West
		Aquifer Description								**Class**	Water Well				
6628-8093	55062	Operational		1945-01-01	64.01		16.00	7.70	1832	10.7400	7.32	7.32	8.68	1355m	West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-31079	353855		Monitoring	2020-12-07	10.50	26.87	26.96	6.42	2199		3.23	3.32	23.64	1356m	South
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-31116	354034		Investigation	2021-02-08	30.00	26.87	27.77	8.34	717		20.00	20.90	6.87	1357m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33151	391246		Investigation	2024-06-04	12.00									1359m	North West
		Aquifer Description								**Class**	Water Well				
6628-8145	55114			1931-06-19	6.10		26.00				4.27	4.27	21.73	1360m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32021	371256	Dry	Monitoring	2022-09-19	6.00		30.60							1362m	North East
		Aquifer Description								**Class**	Water Well				
6628-18858	168230		Drainage	1998-03-02	8.00		25.30		1945	0.2500	5.00	5.00	20.30	1365m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21961	202838	Backfilled			8.00		17.20							1367m	North West
		Aquifer Description								**Class**	Water Well				
6628-20916	193028		Domestic	2000-11-30	30.00		37.40		589	0.5000	9.00	9.00	28.40	1374m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29496	307336		Investigation	2018-01-24	17.00		28.00							1377m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16179	63148	Operational	Domestic	1992-10-28	14.10		36.00	6.90	1357	1.0000	6.10	6.10	29.90	1378m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33153	391248		Investigation	2024-05-28	12.00									1379m	North West
		Aquifer Description								**Class**	Water Well				
6628-32225	375525		Investigation	2022-11-29	17.40	40.05		7.16	98		7.73	7.73	32.32	1380m	South East
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Water Well				
6628-15193	62162	Operational	Domestic	1990-01-03	15.00		16.70	7.30	3241		7.00	7.00	9.70	1385m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12046	59015			1982-09-18	13.00		16.50				6.00	6.00	10.50	1386m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8012	54981				12.80		40.00		786					1386m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17624	154934		Domestic	1995-12-16	24.00		34.90	7.30	1222	0.5000				1388m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-10998	57967		Observation	1978-10-17	8.40	33.13		8.40	2179	0.6000	4.77	4.77	28.36	1389m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16830	146791		Domestic	1994-11-24	15.50		16.40	6.80	977					1390m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20363	182463		Domestic	1999-04-19	18.00		40.60		816	0.7500	3.00	3.00	37.60	1390m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-16970	147782		Domestic	1995-01-23	21.00		36.20	6.90	888					1391m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18774	167555		Domestic	1997-12-15	19.00		35.20		1832		9.00	9.00	26.20	1392m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21976	202913		Domestic		23.00		40.00		900	1.1365	6.00	6.00	34.00	1393m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8098	55067				3.96	17.00			2570	0.1400	2.13	2.13	14.87	1394m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20362	182462		Domestic	2000-08-26	15.00		33.80		1188	0.8000	4.80	4.80	29.00	1395m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15880	62849	Operational	Domestic	1992-01-23	18.00		37.80	7.00	1234		9.00	9.00	28.80	1410m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17956	159793		Domestic	1996-08-20	28.00		38.60	7.20	871	0.5000				1410m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32089	371615		Investigation	2022-10-10	11.00	19.47		7.20	1204		7.48	7.48	11.99	1410m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-8013	54982			1969-12-19	17.68		40.00							1410m	East
		Aquifer Description								**Class**	Water Well				
6628-723	47797	Operational	Drainage	1947-05-14	18.29	28.00			271	0.4400	11.58	11.58	16.42	1413m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32022	371257	Dry	Monitoring	2022-09-19	4.50		30.60							1414m	North East
		Aquifer Description								**Class**	Water Well				
6628-18235	163034		Domestic	1996-12-31	24.00		37.70		1049		7.80	7.80	29.90	1415m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31510	360737	Backfilled	Investigation	2021-08-07	30.00		30.40							1415m	South
		Aquifer Description								**Class**	Water Well				
6628-18124	162785		Domestic	1996-11-20	24.00		36.50		1468	0.5000	8.00	8.00	28.50	1420m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21039	195084		Drainage		30.00		38.70		910	0.5000	9.00	9.00	29.70	1422m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32020	371255	Dry	Monitoring	2022-09-16	4.50		30.60							1428m	North East
		Aquifer Description								**Class**	Water Well				
6628-33097	390804			2024-04-15	12.50									1430m	North
		Aquifer Description								**Class**	Water Well				
6628-7988	54957						36.10		2216					1434m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15637	62606	Operational	Domestic	1991-09-10	16.80		40.00	7.60	1016	1.5000	12.30	12.30	27.70	1436m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15194	62163	Operational	Domestic	1990-01-21	14.00		33.50	7.60	1569		10.00	10.00	23.50	1437m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8185	55154				9.45		33.50		1999		7.01	7.01	26.49	1437m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17549	153508		Domestic	1995-12-19	18.00		16.30	7.30	523	1.0000				1440m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-20468	184050		Domestic	2000-12-18	19.50		29.50		1328	0.7000	8.00	8.00	21.50	1442m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21138	195741		Irrigation	2002-02-07	24.00		16.90		816	0.8000	7.00	7.00	9.90	1445m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14357	61326	Operational	Domestic	1988-07-01	12.00	18.00		7.40	1832	0.2000	5.30	5.30	12.70	1446m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20818	190067		Monitoring	2001-07-25	17.00		26.70				13.75	13.75	12.95	1447m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-26957	275812	Backfilled	Investigation	2013-05-10	12.00		19.60				10.20	10.20	9.40	1449m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28296	288870		Investigation	2016-02-03	12.00		19.60				10.00	10.00	9.60	1450m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26958	275813	Backfilled	Investigation	2013-05-13	12.00		19.40				9.80	9.80	9.60	1454m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32018	371253	Dry	Monitoring	2022-09-16	4.40		30.50							1454m	North East
		Aquifer Description								**Class**	Water Well				
6628-32019	371254	Dry	Monitoring	2022-09-16	6.00		30.40							1454m	North East
		Aquifer Description								**Class**	Water Well				
6628-32566	382317		Investigation	2021-06-24	11.00	15.82		6.57	2245		3.47	3.47	12.35	1454m	West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-26796	274784			2012-03-15	42.00		18.30		1328	3.1570	3.00	3.00	15.30	1455m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16178	63147	Operational	Domestic	1992-10-24	13.10		18.60	7.20	5422	0.7500	3.20	3.20	15.40	1459m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32017	371252	Dry	Monitoring	2022-09-16	6.00		30.30							1459m	North East
		Aquifer Description								**Class**	Water Well				
6628-28293	288867		Investigation	2016-01-29	12.00		19.50				10.50	10.50	9.00	1461m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26226	267639	Backfilled	Investigation	2011-10-07	11.50		19.50				9.60	9.60	9.90	1463m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30933	349718		Environmental	2020-10-07	9.00		27.00							1464m	North
		Aquifer Description								**Class**	Water Well				
6628-31888	369451	Backfilled		2022-05-24	30.00		19.10							1464m	North
		Aquifer Description								**Class**	Engineering Well				
6628-28297	288871		Investigation	2016-01-29	12.00		19.30				9.80	9.80	9.50	1465m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30934	349719		Environmental	2020-10-08	16.80		27.00							1465m	North
		Aquifer Description								**Class**	Water Well				
6628-18598	166640		Domestic	1997-07-29	18.00		17.60		1586	0.1250	9.00	9.00	8.60	1466m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26227	267640	Backfilled	Investigation	2011-10-13	11.00		19.20				10.00	10.00	9.20	1466m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8092	55061				8.84	16.00		7.00	1320	3.7900	4.88	4.88	11.12	1466m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-32016	371251	Dry	Monitoring	2022-09-16	6.00		30.10							1469m	North East
		Aquifer Description								**Class**	Water Well				
6628-14970	61939	Operational	Domestic	1989-07-14	11.20	18.00		7.80	2047	0.3000	5.20	5.20	12.80	1470m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8144	55113				7.01	23.00			2941	0.5100	3.20	3.20	19.80	1470m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8146	55115				6.71		25.60		1699					1473m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12453	59422	Operational	Domestic	1983-01-01	10.00		33.90		1518		3.00	3.00	30.90	1478m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22311	206678			2005-10-22	18.00		40.00		1051	1.0000	8.50	8.50	31.50	1478m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28298	288872			2016-01-28	12.00		19.20				9.80	9.80	9.40	1479m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26959	275814	Backfilled		2013-05-10	11.50		19.30							1481m	North
		Aquifer Description								**Class**	Engineering Well				
6628-28294	288868		Investigation	2016-02-03	12.00		19.10				10.00	10.00	9.10	1483m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31877	369431	Backfilled		2022-06-01	20.00		18.90							1490m	North
		Aquifer Description								**Class**	Engineering Well				
6628-18800	167676			1997-09-12	18.00		29.20		1199		9.20	9.20	20.00	1493m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-422	47519			1978-11-10	13.00	23.00		7.50	1636	0.8200	3.00	3.00	20.00	1494m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29040	299980		Investigation	2017-05-31	12.00		19.10				8.90	8.90	10.20	1495m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17618	154847		Domestic	1995-11-21	24.00		17.10	7.40	1222	0.5000				1497m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22530	215282		Domestic		5.20		28.10				4.80	4.80	23.30	1498m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27173	279160			2013-11-19	20.00		41.60		1089					1499m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25880	265099	Unknown	Investigation; Managed Aquifer Recharge (incl ASR)	2010-04-15	166.00		40.00		2989	2.0000	22.00	22.00	18.00	1501m	East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-28295	288869		Investigation	2016-01-28	12.00		19.20				9.50	9.50	9.70	1501m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31874	369383	Backfilled		2022-05-11	20.00		18.80							1501m	North
		Aquifer Description								**Class**	Engineering Well				
6628-21606	198983		Investigation	2003-09-12	9.50		16.50				6.55	6.55	9.95	1502m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21607	198984		Investigation	2003-09-12	9.50		16.70				6.49	6.49	10.21	1503m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-26228	267641	Backfilled	Investigation	2011-10-13	11.00		19.10				10.20	10.20	8.90	1504m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13956	60925			1987-05-02	18.00		40.00		465	0.7500	8.00	8.00	32.00	1505m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16849	147082		Domestic	1994-12-13	17.00		41.90	7.90	1642	0.8000				1506m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-24731	247093			2008-09-19	20.00		40.00		365	1.0000	10.90	10.90	29.10	1508m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23326	236162			2007-12-21	26.00		40.00		726	0.9000	6.00	6.00	34.00	1509m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16008	62977	Operational	Domestic	1992-04-02	18.00		16.00	7.40	597		9.00	9.00	7.00	1511m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29684	312603		Investigation	2018-05-29	12.00		18.60							1511m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17426	152910		Domestic	1995-10-26	25.00		41.50	6.90	605	0.5000				1512m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21604	198981		Investigation	2003-08-19	10.70		16.40				7.45	7.45	8.95	1514m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Stratigraphic Well				
6628-33075	388053	Backfilled	Investigation	2024-04-03	14.50						11.50	11.50		1514m	North
		Aquifer Description								**Class**	Water Well				
6628-33076	388054	Backfilled	Investigation	2024-04-03	13.50						12.20	12.20		1514m	North
		Aquifer Description								**Class**	Water Well				
6628-20884	191593		Domestic	2002-06-27	12.00		19.40		1793	1.0000	3.00	3.00	16.40	1517m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13363	60332			1985-04-01	9.50		15.00				6.00	6.00	9.00	1519m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7996	54965				7.32		37.90		2156					1521m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-30979	352309			2021-07-17	41.00	26.97		7.85	749		17.20	17.20	9.77	1523m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Engineering Well				
6628-22044	203647		Monitoring		9.60		16.30				7.86	7.86	8.44	1524m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17363	151240		Domestic	1995-06-15	18.50		15.40	7.10	6504	1.0000				1526m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18265	164083		Domestic	1997-02-15	20.00		36.60		1597		8.00	8.00	28.60	1526m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12573	59542	Operational	Domestic	1983-03-22	20.00		22.90	7.40	1692	1.0000	3.90	3.90	19.00	1527m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32099	373156		Investigation	2022-10-31	10.50	17.75		7.76	783		6.09	6.09	11.66	1527m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-12869	59838	Operational	Domestic	1984-04-04	34.50		22.80	7.30	1850	1.5000	4.00	4.00	18.80	1529m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16896	147423		Domestic	1995-02-10	20.00		15.40	7.20	1132					1530m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-21605	198982		Investigation	2003-09-12	9.50		16.20				6.63	6.63	9.57	1530m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32101	373160	Backfilled		2022-10-31	30.00		18.00							1531m	North
		Aquifer Description								**Class**	Engineering Well				
6628-33031	387902		Environmental	2024-01-31	7.50									1533m	North East
		Aquifer Description								**Class**	Water Well				
6628-33623	394547	Backfilled	Investigation	2025-06-20	30.00									1533m	North
		Aquifer Description								**Class**	Water Well				
6628-23643	240202			2008-06-18	26.00		41.30		1042	1.0000	14.70	14.70	26.60	1536m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33047	387953		Environmental	2023-12-06	12.50									1536m	North
		Aquifer Description								**Class**	Water Well				
6628-21217	196656		Domestic	2003-03-13	30.00		41.70		733	0.5000	9.00	9.00	32.70	1538m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33072	388050	Backfilled	Investigation	2024-04-02	13.00						10.10	10.10		1538m	North
		Aquifer Description								**Class**	Water Well				
6628-22043	203646		Monitoring	2004-05-13	9.40		16.20				7.94	7.94	8.26	1540m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27178	279201		Investigation	2014-02-20	30.00		18.60				8.10	8.10	10.50	1541m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33048	387954		Environmental	2023-12-06	15.00									1541m	North
		Aquifer Description								**Class**	Water Well				
6628-7780	54749			1965-09-07	6.99						4.70	4.70		1541m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Engineering Well				
6628-7779	54748			1931-10-01	20.42		17.60		3003		8.53	8.53	9.07	1543m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21603	198980		Investigation	2003-08-19	10.00		16.40				7.02	7.02	9.38	1544m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33033	387905		Environmental	2024-01-31	7.10									1545m	North East
		Aquifer Description								**Class**	Water Well				
6628-33074	388052	Backfilled	Investigation	2024-04-02	15.00						11.60	11.60		1546m	North
		Aquifer Description								**Class**	Water Well				
6628-11692	58661			1979-10-21	12.60		42.80	8.40	882	5.0000	6.00	6.00	36.80	1548m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-722	47796				12.80		27.10		2199					1548m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-11760	58729		Observation	1980-05-01	17.98		14.40	8.40	572		4.26	4.26	10.14	1554m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33032	387903	Dry	Environmental	2024-02-01	7.00									1555m	North East
		Aquifer Description								**Class**	Water Well				
6628-21608	198985		Investigation	2003-09-12	10.00		16.00				7.42	7.42	8.58	1558m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21602	198979		Investigation	2003-08-19	10.00		16.00				7.45	7.45	8.55	1559m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-32107	373168	Backfilled		2022-03-03	75.00		28.00							1561m	South
		Aquifer Description								**Class**	Engineering Well				
6628-24652	246838		Investigation	2006-10-16	16.10		25.30				13.80	13.80	11.50	1563m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17516	153319		Domestic	1995-12-28	18.00		37.70	7.00	1452					1568m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33049	387955		Environmental	2023-12-05	13.50									1568m	North
		Aquifer Description								**Class**	Water Well				
6628-16617	141365		Domestic	1994-04-26	18.00		37.50	7.20	1541					1571m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16148	63117	Operational	Domestic	1992-09-09	19.80		42.60	7.40	750	1.7000	8.00	8.00	34.60	1572m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8015	54984						43.00		1145					1572m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14100	61069			1988-04-07	19.00		15.90	7.60	534	1.0000	6.00	6.00	9.90	1574m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15235	62204	Operational	Domestic	1990-02-27	16.50	15.00		7.70	734	1.5000	7.20	7.20	7.80	1574m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8100	55069				6.40		19.20		2527		2.44	2.44	16.76	1575m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8147	55116				6.40		27.10		2698		5.49	5.49	21.61	1575m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31467	360337	Backfilled	Environmental	2021-07-27	13.00		19.30							1576m	North
		Aquifer Description								**Class**	Water Well				
6628-7797	54766				9.14	17.00			700	0.1300	6.71	6.71	10.29	1578m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16380	134450		Irrigation	1992-10-29	49.00		40.00	7.70	975	1.0000				1579m	South East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-17540	153480		Domestic	1995-12-26	24.00		36.00	7.30	2585	0.5000				1580m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8149	55118	Backfilled	Observation	1934-09-01	62.48	25.96	25.90	9.00	545	8.8400	14.37	14.31	11.59	1580m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-16177	63146	Operational	Domestic	1992-10-22	20.00		15.80	7.50	1021	1.0000	5.50	5.50	10.30	1585m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16634	142105		Domestic	1994-03-15	24.00		15.90	6.60	13623					1585m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33030	387901		Environmental	2024-02-01	7.00									1585m	North East
		Aquifer Description								**Class**	Water Well				
6628-33073	388051	Backfilled	Investigation	2024-04-04	15.00						13.60	13.60		1587m	North
		Aquifer Description								**Class**	Water Well				
6628-26871	275349			2011-10-01	20.00		30.30		836	0.7000	7.00	7.00	23.30	1589m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-24650	246836		Investigation	2006-10-16	16.00		24.00				13.60	13.60	10.40	1590m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-12052	59021	Operational	Domestic	1982-10-25	18.20		15.70	7.50	547	4.0000	6.00	6.00	9.70	1593m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32226	375526		Investigation	2022-11-04	11.00	17.88		6.95	3931		2.70	2.70	15.18	1593m	South West
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-33242	391857	Backfilled			18.50						15.20	15.20		1593m	North East
		Aquifer Description								**Class**	Water Well				
6628-17271	150955		Industrial	1994-12-05	18.00		16.40			0.4000				1594m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21872	201429	Abandoned	Irrigation	2004-06-15	50.00		25.60		1939					1594m	North
		Aquifer Description								**Class**	Water Well				
6628-22343	209666		Drainage	2004-05-13	18.00		37.70		1928	0.5000	8.00	8.00	29.70	1595m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8148	55117				59.74	26.00			854	3.1600				1596m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-31466	360336	Backfilled	Environmental	2021-07-27	15.00		19.90							1598m	North
		Aquifer Description								**Class**	Water Well				
6628-8141	55110				5.49		21.10		4626					1598m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33607	394524		Investigation	2025-06-04	14.50						10.80	10.80		1600m	North
		Aquifer Description								**Class**	Water Well				
6628-15154	62123	Operational	Domestic	1990-01-07	28.00		36.20	7.70	1928		18.00	18.00	18.20	1601m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25033	253427		Domestic	2003-11-18	45.00		43.40		810	1.5000	15.00	15.00	28.40	1604m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8140	55109				9.14		20.80		5097					1604m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23646	240205			2007-06-18	26.00		40.00		698	1.0000	14.00	14.00	26.00	1605m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33050	387956		Environmental	2023-12-05	12.00									1606m	North
		Aquifer Description								**Class**	Water Well				
6628-13826	60795			1986-11-19	12.20		15.50	7.60	4900	0.1300	6.10	6.10	9.40	1610m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28167	288514	Backfilled	Investigation	2016-02-10	13.50		16.20				7.50	7.50	8.70	1610m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33243	391858	Backfilled			24.50									1611m	North East
		Aquifer Description								**Class**	Water Well				
6628-28166	288513	Backfilled	Investigation	2016-02-11	15.00		16.20				7.70	7.70	8.50	1614m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32450	380348	Backfilled	Environmental				20.00				11.40	11.40	8.60	1614m	North
		Aquifer Description								**Class**	Water Well				
6628-23403	236876		Investigation	2007-08-31	13.00		42.30				10.80	10.80	31.50	1615m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17628	154938		Domestic	1995-12-07	24.00		30.30	7.20	683	0.5000				1619m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-7998	54967			1934-08-01	14.63		39.80		1355		7.92	7.92	31.88	1619m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33244	391859	Backfilled			20.00						15.00	15.00		1621m	North East
		Aquifer Description								**Class**	Water Well				
6628-19575	175926		Domestic	1999-08-21	32.00		14.00		2460	0.5000	9.00	9.00	5.00	1622m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17954	159791		Domestic	1996-08-16	18.00		30.20	7.40	1591	1.0000				1624m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22783	228378		Investigation	2007-02-07	17.00		25.10				15.80	15.80	9.30	1624m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8014	54983			1934-10-16	18.90	43.00			66	0.5100	10.36	10.36	32.64	1626m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32449	380347	Backfilled					19.70							1627m	North
		Aquifer Description								**Class**	Water Well				
6628-17185	149790		Domestic	1995-04-04	22.00		14.40	7.30	1306	1.0000				1630m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32910	387155	Backfilled	Investigation	2024-01-30	12.00						10.00	10.00		1632m	North West
		Aquifer Description								**Class**	Water Well				
6628-7798	54767			1938-02-24	76.20		15.40		676	5.0500	8.53	8.53	6.87	1633m	North West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-28168	288515	Backfilled	Investigation	2016-02-11	12.00		15.80							1635m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31137	354272			2021-02-15	26.00		18.00							1635m	North
		Aquifer Description								**Class**	Engineering Well				
6628-24651	246837		Investigation	2006-10-24	16.00		25.30				13.80	13.80	11.50	1637m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12483	59452	Operational	Domestic	1982-09-14	13.40	15.00				0.7000	6.70	6.70	8.30	1639m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25575	262313			2009-05-13	36.00		41.80		868	1.2000	14.00	14.00	27.80	1639m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32224	375524	Backfilled	Investigation	2022-11-09	20.00		16.00							1639m	South West
		Aquifer Description								**Class**	Water Well				
6628-32268	376744		Investigation	2022-12-13	16.50	16.05		5.84	16644		2.09	2.09	13.96	1639m	South West
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Water Well				
6628-29685	312604		Investigation	2018-05-29	10.00	17.37		7.00	1013		7.04	7.04	10.33	1641m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-28686	290855	Backfilled			12.00		42.50							1642m	South East
		Aquifer Description								**Class**	Water Well				
6628-23402	236875	Backfilled	Investigation	2007-08-30	12.30		42.40				10.50	10.50	31.90	1643m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32911	387163	Backfilled	Investigation	2024-01-29	9.00						8.00	8.00		1643m	North West
		Aquifer Description								**Class**	Water Well				
6628-14062	61031			1987-12-01	9.50		41.90	7.10	772		7.00	7.00	34.90	1645m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-24649	246835	Backfilled	Investigation	2006-10-16	16.00		24.10				13.80	13.80	10.30	1645m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22782	228377		Investigation	2007-02-07	18.00		25.80				16.00	16.00	9.80	1647m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15725	62694	Operational	Domestic	1991-10-16	20.40		43.90	7.20	1647	1.0000	8.50	8.50	35.40	1651m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8016	54985				21.34	44.00			956	0.5100	15.24	15.24	28.76	1651m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13274	60243	Operational	Domestic	1985-01-09	20.00	16.00		7.30	1067	0.5000	6.00	6.00	10.00	1652m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16925	147633		Domestic	1994-11-24	22.50		34.60	7.40	1266					1653m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-716	47790			1933-03-01	13.11		32.70							1653m	North East
		Aquifer Description								**Class**	Water Well				
6628-19414	174198		Domestic	1999-02-19	18.00		30.00		1490	0.4000	4.80	4.80	25.20	1655m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20455	184034		Domestic	2000-12-02	21.00		32.70		1390	1.0000	7.00	7.00	25.70	1658m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25466	261980		Investigation	2008-10-22	15.00		42.80				12.30	12.30	30.50	1662m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31350	357164			2021-05-24	18.50		43.90		942	0.4000	9.50	9.50	34.40	1662m	South East
		Aquifer Description								**Class**	Water Well				
6628-21320	197106		Drainage	2003-06-12	84.00		16.00		722	1.2000	12.50	12.50	3.50	1665m	North West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-23573	238864			2008-03-06	57.75		43.20		372	0.8300	18.30	18.30	24.90	1665m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-24948	253023			2009-02-04	50.00		44.00		766	2.0000	18.60	18.60	25.40	1665m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23816	241703			2008-05-28	28.00		40.50		1345	1.5000				1666m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33606	394522		Investigation	2025-06-04	15.00						10.80	10.80		1666m	North
		Aquifer Description								**Class**	Water Well				
6628-717	47791			1933-03-01	14.33		32.70		5133		12.19	12.19	20.51	1667m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32448	380343	Backfilled	Investigation	2023-05-24	15.50		18.50				10.00	10.00	8.50	1672m	North
		Aquifer Description								**Class**	Water Well				
6628-7778	54747				41.45		17.50			7.5800	7.01	7.01	10.49	1672m	North
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-25465	261979		Investigation	2008-10-22	15.00		42.80				12.00	12.00	30.80	1673m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23681	240277			2007-11-02	31.00		44.10		739	1.0000	8.00	8.00	36.10	1674m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23767	241499			2008-02-08	20.00		44.10		849	0.5000	9.00	9.00	35.10	1675m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-32451	380349	Backfilled					19.30							1686m	North
		Aquifer Description								**Class**	Water Well				
6628-8996	55965			1979-03-01	15.00		18.00	7.70	2125	0.5100	3.50	3.50	14.50	1687m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28165	288512	Backfilled	Investigation	2016-02-11	15.00		15.30				8.50	8.50	6.80	1689m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23656	240229			2007-03-22	20.00		44.20		827	0.5000	12.50	12.50	31.70	1690m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-11354	58323		Observation	1980-03-24	14.40	38.40		7.30	1596	1.2500	5.89	5.89	32.51	1692m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18119	162780		Domestic	1996-11-25	18.00		38.80		1614	0.5000	7.00	7.00	31.80	1694m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31465	360335	Backfilled	Environmental	2021-07-27	15.00		18.60							1695m	North
		Aquifer Description								**Class**	Water Well				
6628-8027	54996				17.37	44.00			785	0.3800	11.89	11.89	32.11	1695m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16378	134448		Drainage	1993-05-21	6.00		14.00							1696m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-24648	246834	Backfilled	Investigation	2006-10-21	16.50		24.00				13.80	13.80	10.20	1704m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28754	291838		Investigation	2017-03-20	9.00		15.20				7.10	7.10	8.10	1709m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28252	288324		Investigation	2014-07-23	14.00		18.60				10.00	10.00	8.60	1710m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20134	179101		Domestic	1999-11-13	34.00		14.00		2432	0.5000	10.00	10.00	4.00	1711m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31873	369382	Backfilled		2022-04-29	20.00		17.50							1711m	North
		Aquifer Description								**Class**	Engineering Well				
6628-21475	198071		Domestic	2003-07-23	33.00		44.00		744	7.0000	10.00	10.00	34.00	1712m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28116	288291			2014-07-23	14.00		18.10							1712m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28753	291837		Investigation	2017-03-20	9.00		15.20				7.10	7.10	8.10	1712m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32130	373228		Investigation	2022-11-15	11.00	17.11		7.47	408		7.41	7.41	9.70	1719m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-7997	54966				10.97	41.00			1573	0.3800	5.18	5.18	35.82	1720m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21873	201430		Irrigation	2004-06-17	44.00		23.50			0.3750	22.50	22.50	1.00	1722m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17264	150893		Domestic	1995-05-17	16.00		14.00	7.00	4053	2.0000				1724m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27441	280588		Investigation		14.00		18.50							1725m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-17902	156585		Drainage	1996-05-30	15.00		40.90	6.80	1367	2.2000				1728m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27450	280647		Investigation		14.00		18.00							1729m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31109	353935		Monitoring	2020-12-16	5.40		27.70							1729m	South
		Aquifer Description								**Class**	Water Well				
6628-31111	353939		Monitoring	2020-12-16	5.10		27.70							1731m	South
		Aquifer Description								**Class**	Water Well				
6628-17088	148597		Domestic	1995-01-27	18.00		17.40	6.70	11074	0.2500				1732m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31110	353936		Monitoring	2020-12-16	5.00		27.60							1733m	South
		Aquifer Description								**Class**	Water Well				
6628-7776	54745				12.50	15.00			1742	8.8400	5.18	5.18	9.82	1733m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8017	54986			1934-11-03	20.42	44.00			1130	0.6300	11.58	11.58	32.42	1734m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27093	278448			2013-08-26	13.50		18.10							1736m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-27438	280553		Investigation		14.00		18.50							1736m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23442	237451			2008-03-12	18.00		44.30		986	0.4000	12.00	12.00	32.30	1741m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-715	47789				15.24		34.00		5290					1741m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-703	47777			1949-10-07	48.77		32.00		1330	1.7700	39.62	39.62	-7.62	1743m	North
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-701	47775				33.53		32.10		2030		15.39	15.39	16.71	1744m	North
		Aquifer Description								**Class**	Water Well				
6628-16386	134456		Domestic	1993-05-20	15.30		45.00	7.10	827	1.0000				1746m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18126	162787		Domestic	1996-11-23	17.50		45.00	7.50	905	0.7500	9.00	9.00	36.00	1746m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7805	54774				66.14		15.10		793	8.8400	7.01	7.01	8.09	1750m	North West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-7999	54968				6.71		41.20		1427		5.49	5.49	35.71	1751m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8010	54979	Operational	Observation	1951-06-27	60.96	41.80	41.80	7.10	985	15.1515	28.40	28.40	13.40	1754m	South East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-31112	353948		Monitoring	2020-12-16	5.00		27.40							1755m	South
		Aquifer Description								**Class**	Water Well				
6628-25403	258844		Investigation	2010-06-09	5.50		25.60							1756m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15390	62359	Operational	Domestic	1990-10-08	16.10	40.00		7.60	1357	1.0000	6.00	6.00	34.00	1757m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-31858	369346	Backfilled		2022-05-07	20.00		17.00							1757m	North
		Aquifer Description								**Class**	Engineering Well				
6628-31944	370794	Backfilled		2022-07-22	30.00		17.00							1757m	North
		Aquifer Description								**Class**	Engineering Well				
6628-24647	246833		Investigation	2006-10-20	18.00		24.30				15.60	15.60	8.70	1758m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25401	258842		Investigation	2010-06-07	5.50		24.50							1758m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7994	54963				8.23		37.30	7.00	2030		5.79	5.79	31.51	1759m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18373	164331		Investigation	1997-01-14	20.00		32.70				19.70	19.70	13.00	1760m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13203	60172	Operational	Irrigation	1984-11-21	55.10		42.00		1038	3.0000	21.30	21.30	20.70	1764m	South East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]; Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19491	175125		Domestic	1999-04-25	30.00		14.40		1328	0.5000	13.00	13.00	1.40	1765m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12376	59345	Operational	Domestic	1983-05-01	9.14	14.00		7.20	1334	0.3800				1775m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19086	169826		Domestic	1998-08-11	18.00		45.70	6.90	883	1.0000	11.00	11.00	34.70	1775m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13201	60170			1984-09-16	63.50		42.10				21.30	21.30	20.80	1778m	South East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-8018	54987			1972-01-01	18.29	44.00			843	0.8800	7.01	7.01	36.99	1779m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25402	258843		Investigation	2010-06-07	4.50		23.90							1781m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25367	258792			2010-01-13	17.00		23.90							1783m	North
		Aquifer Description								**Class**	Water Well				
6628-15500	62469	Operational	Domestic	1991-03-12	17.20	44.00		7.90	750	1.2000	11.80	11.80	32.20	1784m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19260	172755		Domestic	1998-11-17	30.00		44.90		628	1.0000	11.00	11.00	33.90	1784m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-702	47776			1934-01-01	16.46	31.00			2675	0.2500	14.94	14.94	16.06	1785m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16819	146780		Domestic	1994-11-25	18.00		33.50	6.90	1647					1787m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23049	234154			2007-03-05	24.00		45.00		921	0.3750	12.00	12.00	33.00	1787m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13202	60171			1984-11-14	78.00		42.10				21.30	21.30	20.80	1788m	South East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-7804	54773				9.75		13.80		799		7.01	7.01	6.79	1791m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13491	60460	Operational	Irrigation	1985-10-21	20.00		42.30	8.20	894	0.5000	0.00	0.00	42.30	1793m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-8008	54977				70.41		39.90	8.00	999	10.1000	21.64	21.64	18.26	1794m	South East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-25400	258841		Investigation	2010-06-07	6.00		25.00							1795m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13911	60880			1987-03-01	13.00	34.00		7.40	1732	0.2000	7.80	7.80	26.20	1796m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7989	54958				6.71		40.00		2470		5.79	5.79	34.21	1797m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20406	183143		Domestic	2000-11-01	20.00		14.60		1883		9.00	9.00	5.60	1798m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25641	262689		Investigation	2010-09-15	6.00		19.70				3.40	3.40	16.30	1800m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23190	235863			2007-02-22	20.00		42.20		1365	0.7000	9.00	9.00	33.20	1801m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13482	60451		Observation	1985-10-09	72.50	31.72	31.80	8.46	749	10.0000	25.60	25.69	6.12	1802m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-17835	156150		Domestic	1996-03-05	13.00		14.00	7.60	1110	1.0000				1803m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25640	262688		Investigation	2010-09-15	5.00		20.00				1.98	1.98	18.02	1803m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18773	167554		Domestic	1997-11-15	30.00		16.10		5880	0.5000	9.00	9.00	7.10	1805m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31026	353534		Monitoring	2020-02-10	10.00		27.60							1805m	South
		Aquifer Description								**Class**	Water Well				
6628-17859	156316		Domestic	1996-04-23	18.00		37.60	7.10	1434					1809m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23835	241731			2008-10-29	24.50		44.60		1042	0.5000	9.00	9.00	35.60	1809m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17392	152777		Domestic	1995-09-27	24.00		13.70	7.60	495	0.5000				1810m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8151	55120		Observation		3.35	21.27		8.00	1645		2.09	2.09	19.18	1811m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23252	235984			2007-02-22	20.00		42.60		1340	0.5000	9.00	9.00	33.60	1813m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26093	266945	Backfilled		2011-09-14	5.00		26.40							1813m	North
		Aquifer Description								**Class**	Water Well				
6628-13957	60926			1987-04-13	19.00		13.20		766	0.8400	6.50	6.50	6.70	1814m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25399	258835		Investigation	2010-06-07	6.00		24.00							1815m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16384	134454		Domestic	1993-02-23	18.00		38.30	7.10	1838					1816m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18651	166993		Domestic	1997-10-03	18.00		14.80		1564		8.40	8.40	6.40	1816m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-25647	262695	Backfilled					23.70							1817m	North
		Aquifer Description								**Class**	Water Well				
6628-25404	258845		Investigation	2010-06-09	5.50		24.70							1818m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25642	262690		Investigation	2010-09-15	5.00		19.20				2.76	2.76	16.44	1819m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32108	373169	Backfilled		2022-03-25	70.00		28.00							1819m	South
		Aquifer Description								**Class**	Engineering Well				
6628-16248	131799		Domestic	1993-01-05	6.60		28.90		1064					1821m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22491	214299		Monitoring	2005-06-03	5.00		19.80							1822m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32129	373227		Investigation	2022-11-14	12.00	16.43		7.30	131		7.36	7.36	9.07	1823m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-22494	214302		Monitoring	2005-06-01	4.60		19.90				1.50	1.50	18.40	1824m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25643	262691		Investigation	2010-09-15	5.00		20.10				4.30	4.30	15.80	1826m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15560	62529	Operational	Domestic	1991-02-01	5.00		25.10		1278		4.00	4.00	21.10	1827m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16409	135504		Investigation	1993-11-03	8.00		15.00				5.50	5.50	9.50	1827m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-25368	258793		Investigation	2010-04-13	5.50		24.10				4.30	4.30	19.80	1827m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31871	369380	Backfilled		2022-05-19	30.00		16.70							1828m	North
		Aquifer Description								**Class**	Engineering Well				
6628-7777	54746				6.40		14.70		1200		3.66	3.66	11.04	1829m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22492	214300		Monitoring		5.00		19.50							1831m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8028	54997			1914-01-01	15.85		45.40		514					1832m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22493	214301		Monitoring	2005-06-01	3.60		19.20				2.00	2.00	17.20	1833m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-24949	253024			2009-05-20	50.00		45.50	7.16	693	1.0000	22.90	22.90	22.60	1833m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13481	60450	Operational	Observation	1985-09-30	70.00	32.04		7.70	1050	10.1000	21.00	21.00	11.04	1837m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-17359	151236		Domestic	1995-03-08	25.00		45.80	6.77	732	0.2500				1837m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8019	54988			1934-07-13	14.78	45.00				10.5000	10.66	10.66	34.34	1839m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26092	266944	Backfilled		2011-09-14	5.00		26.10							1840m	North
		Aquifer Description								**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-8186	55155	Backfilled		1968-01-01	7.01		29.00	8.00	1320		2.44	2.44	26.56	1841m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31120	354249	Backfilled	Investigation	2020-12-17	100.00		16.00							1842m	North
		Aquifer Description								**Class**	Water Well				
6628-31129	354263	Backfilled	Investigation	2020-11-17	100.00		16.00							1842m	North
		Aquifer Description								**Class**	Water Well				
6628-22496	214304		Monitoring	2005-05-30	5.00		20.00				1.30	1.30	18.70	1843m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19072	169659		Domestic	1998-07-23	29.00		45.70	7.04	637	0.8000	13.00	13.00	32.70	1844m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22495	214303		Monitoring	2005-05-30	5.00		19.90				1.00	1.00	18.90	1844m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16050	63019	Operational	Domestic	1992-05-07	15.40		13.80	7.50	4309	1.2000	5.00	5.00	8.80	1846m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19012	169381		Drainage	1998-05-08	24.00		14.90		1703		18.70	18.70	-3.80	1846m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22499	214307		Monitoring	2005-05-27	4.00		20.10				1.60	1.60	18.50	1846m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21104	195462		Domestic	2002-11-13	32.00		19.30		888	0.3125	7.00	7.00	12.30	1848m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16522	138539		Domestic	1993-10-19	15.30		46.10	7.50	944	1.0000				1849m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8150	55119			1954-01-01	6.10	22.00		7.40	1385	0.3200	3.05	3.05	18.95	1850m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8096	55065			1914-08-01	83.82		13.20		785					1851m	West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-8097	55066			1934-08-28	54.86		13.60		1070	10.1000	3.66	3.66	9.94	1851m	West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-21179	196385		Domestic	2003-01-23	18.50		45.90		843	0.5000	9.20	9.20	36.70	1852m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19495	175129		Domestic	1998-09-19	30.00		38.00		1793	0.5000	11.00	11.00	27.00	1853m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8099	55068				9.14		15.30	6.50	9170		4.57	4.57	10.73	1853m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7995	54964				8.53		40.70		3274					1854m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22503	214311		Monitoring	2005-05-26	4.00		19.00				1.90	1.90	17.10	1856m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22781	228375			2006-12-14	19.50		46.00		786	1.2628	10.00	10.00	36.00	1857m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22498	214306		Monitoring	2005-05-27	4.00		19.90				1.50	1.50	18.40	1860m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20553	185037		Investigation	2001-02-08	16.30		21.20							1861m	North
		Aquifer Description								**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-12930	59899			1984-01-01	9.00		16.20	7.40	3840					1862m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13629	60598			1986-04-28	4.50		29.80	8.20	4666	0.5000	1.00	1.00	28.80	1862m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31162	354345	Backfilled		2021-02-03	40.00		29.10							1866m	South
		Aquifer Description								**Class**	Engineering Well				
6628-16410	135505		Investigation	1993-11-03	8.00		14.80				5.50	5.50	9.30	1867m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22504	214312		Monitoring	2005-05-26	4.00		19.20				2.80	2.80	16.40	1867m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16408	135503		Investigation	1993-11-03	8.00		14.70				5.50	5.50	9.20	1869m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8009	54978	Operational	Drainage	1965-09-10	60.96		42.80		465	1.2600	28.96	28.96	13.84	1870m	South East
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-22501	214309		Monitoring	2005-05-25	4.00		19.60				1.40	1.40	18.20	1872m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29731	312803				10.00		14.00							1876m	North West
		Aquifer Description								**Class**	Water Well				
6628-17656	155112		Domestic	1996-01-15	24.00		43.50	7.60	910	0.5000				1877m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32445	380338		Investigation	2023-05-24	21.00		14.70				7.20	7.20	7.50	1881m	North West
		Aquifer Description								**Class**	Water Well				
6628-719	47793	Operational	Industrial	1962-02-08	156.97	19.45	19.23		2684	12.6300	10.02	9.80	9.43	1881m	North
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-23169	235587	Backfilled		2007-09-02	20.00		46.10			0.5000	9.00	9.00	37.10	1882m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23170	235588	Backfilled			23.00		46.20			0.5000	7.00	7.00	39.20	1882m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23171	235589				24.00		46.20		720	0.5000	9.00	9.00	37.20	1882m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26591	272282		Investigation	2012-07-31	5.00		19.90							1882m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26590	272281		Investigation	2012-07-31	5.00		19.70				1.48	1.48	18.22	1883m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31177	354373			2021-01-21	40.00	27.64	27.72	7.15	568		7.30	7.38	20.35	1889m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Engineering Well				
6628-18771	167552		Domestic	1997-08-22	18.00		45.50		739	0.5000	6.00	6.00	39.50	1890m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14534	61503	Abandoned	Investigation	1981-12-11	10.25	33.00								1892m	South
		Aquifer Description								**Class**	Engineering Well				
6628-22500	214308		Monitoring	2005-05-25	5.20		19.20				1.50	1.50	17.70	1894m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20719	188385		Domestic	2001-11-09	16.00		21.50		1850	0.4000	3.00	3.00	18.50	1896m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-32446	380339		Investigation	2023-05-24	9.00		14.50				6.60	6.60	7.90	1896m	North West
		Aquifer Description								**Class**	Water Well				
6628-13483	60452		Observation	1985-10-09	18.50	32.05	32.12	8.20	1061	0.0000	4.15	4.23	27.90	1898m	South
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-8095	55064				84.12		13.50		833					1899m	West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-22502	214310		Monitoring	2005-05-27	4.00		19.40				1.70	1.70	17.70	1900m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21389	197695		Monitoring	2003-03-28	9.00		14.20			0.0100	6.80	6.80	7.40	1901m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12256	59225		Observation	1983-03-10	255.60	26.91	26.21	7.60	198	0.2000	4.15	3.46	22.76	1902m	South
		Aquifer Description		South Maslin Sand - T3-4 aquifer [SU4154]						**Class**	Water Well				
6628-14292	61261	Operational	Industrial	1986-12-08	91.00		14.50	7.40	661		6.70	6.70	7.80	1904m	North West
		Aquifer Description		Port Willunga Formation - T2 aquifer [SU4791]						**Class**	Water Well				
6628-20469	184051		Domestic	2001-01-04	37.50		41.70		944	1.5000	14.00	14.00	27.70	1904m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23759	241491			2008-03-06	28.00		46.90		771	1.0000	12.00	12.00	34.90	1905m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26589	272280		Investigation	2012-07-31	5.00		19.30				1.68	1.68	17.62	1911m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26850	275043			2012-05-30	31.00		45.50			0.7000	10.20	10.20	35.30	1912m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7775	54744		Observation	1934-11-13	113.39	13.73	13.73	7.70	772	22.7300	8.47	8.47	5.26	1912m	North West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-18225	163024		Domestic	1997-01-28	14.00		13.20		827		6.80	6.80	6.40	1916m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19987	177821		Domestic	1999-11-19	27.00		38.00		1872	1.5000	12.00	12.00	26.00	1916m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32096	373140	Backfilled			1.40		14.00							1916m	West
		Aquifer Description								**Class**	Water Well				
6628-12255	59224		Observation	1983-03-03	148.00	27.04	26.23	6.60	9632	3.0000	2.10	1.30	24.94	1917m	South
		Aquifer Description		Chinaman Gully Formation - T2 aquifer [SU4466]						**Class**	Water Well				
6628-12928	59897	Operational		1984-02-26	57.00		32.30	7.00	799	0.5000	24.10	24.10	8.20	1918m	South
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-20347	182325			2000-09-21	36.00		45.60		961	0.5000	11.00	11.00	34.60	1920m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17819	156099		Domestic	1996-04-10	16.00		41.30	7.00	1620	1.4000				1921m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19496	175130		Domestic	1999-04-04	30.00		39.60		899	0.5000	10.00	10.00	29.60	1924m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19441	174366		Domestic	1999-03-06	26.00		46.00		677	0.6000	11.00	11.00	35.00	1925m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22497	214305		Monitoring	2005-05-30	4.00		19.70				1.70	1.70	18.00	1928m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-15427	62396			1991-01-05	16.00	47.00		7.80	645	1.5000	7.30	7.30	39.70	1930m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32097	373141	Backfilled			1.40		13.80							1930m	West
		Aquifer Description								**Class**	Water Well				
6628-14516	61485	Abandoned	Investigation	1980-05-26	10.25	36.50								1933m	North East
		Aquifer Description								**Class**	Engineering Well				
6628-15113	62082		Investigation	1980-06-20	10.00	36.00								1933m	North East
		Aquifer Description								**Class**	Engineering Well				
6628-23079	234190		Investigation	2007-08-10	12.50		17.30			0.0000	10.30	10.30	7.00	1936m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23754	241485			2007-07-18	30.00		44.00		998	0.6000	12.00	12.00	32.00	1936m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31916	369600	Backfilled		2022-06-20	38.25		15.90							1938m	North
		Aquifer Description								**Class**	Engineering Well				
6628-8094	55063	Rehabilitated	Observation		79.25	12.55	12.72	7.60	1457	2.0000	12.86	13.03	-0.31	1938m	West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-21390	197696		Monitoring	2003-03-28	9.00		14.10			0.0100	6.80	6.80	7.30	1941m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31178	354375		Investigation	2021-07-08	17.50	28.38		8.64	63		2.98	2.98	25.40	1942m	South
		Aquifer Description		Hindmarsh Clay - Q2 aquifer [SU3642]						**Class**	Water Well				
6628-23078	234189		Investigation	2007-08-10	11.00		17.40				10.30	10.30	7.10	1945m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21044	195093		Domestic	2002-07-27	29.00		12.60		1867	0.5000	15.00	15.00	-2.40	1946m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31141	354307		Monitoring	2021-02-10	11.00	27.48	27.66	11.68	1166		2.76	2.95	24.72	1946m	South
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-31167	354355		Investigation	2021-07-08	25.00	16.10	16.09							1946m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17915	156640		Investigation	1996-03-20	12.00		16.60	7.10	1032		9.45	9.45	7.15	1947m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18146	162874		Investigation	1996-03-20	16.57		16.60	7.40	1575		9.60	9.60	7.00	1947m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18147	162875		Investigation	1996-03-20	17.02		16.60	7.30	1479		10.23	10.23	6.37	1947m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18148	162876		Investigation	1996-03-20	16.21		16.60	7.60	1121		9.45	9.45	7.15	1947m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23076	234187		Investigation	2007-08-09	12.00		17.30				10.30	10.30	7.00	1947m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23074	234185		Investigation	2007-08-13	12.50		17.30				10.30	10.30	7.00	1950m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-33143	391238		Investigation	2024-05-22	9.20									1951m	North West
		Aquifer Description								**Class**	Water Well				
6628-16453	135726		Drainage	1993-09-14	21.00		36.00	8.00	1917	0.2000				1952m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

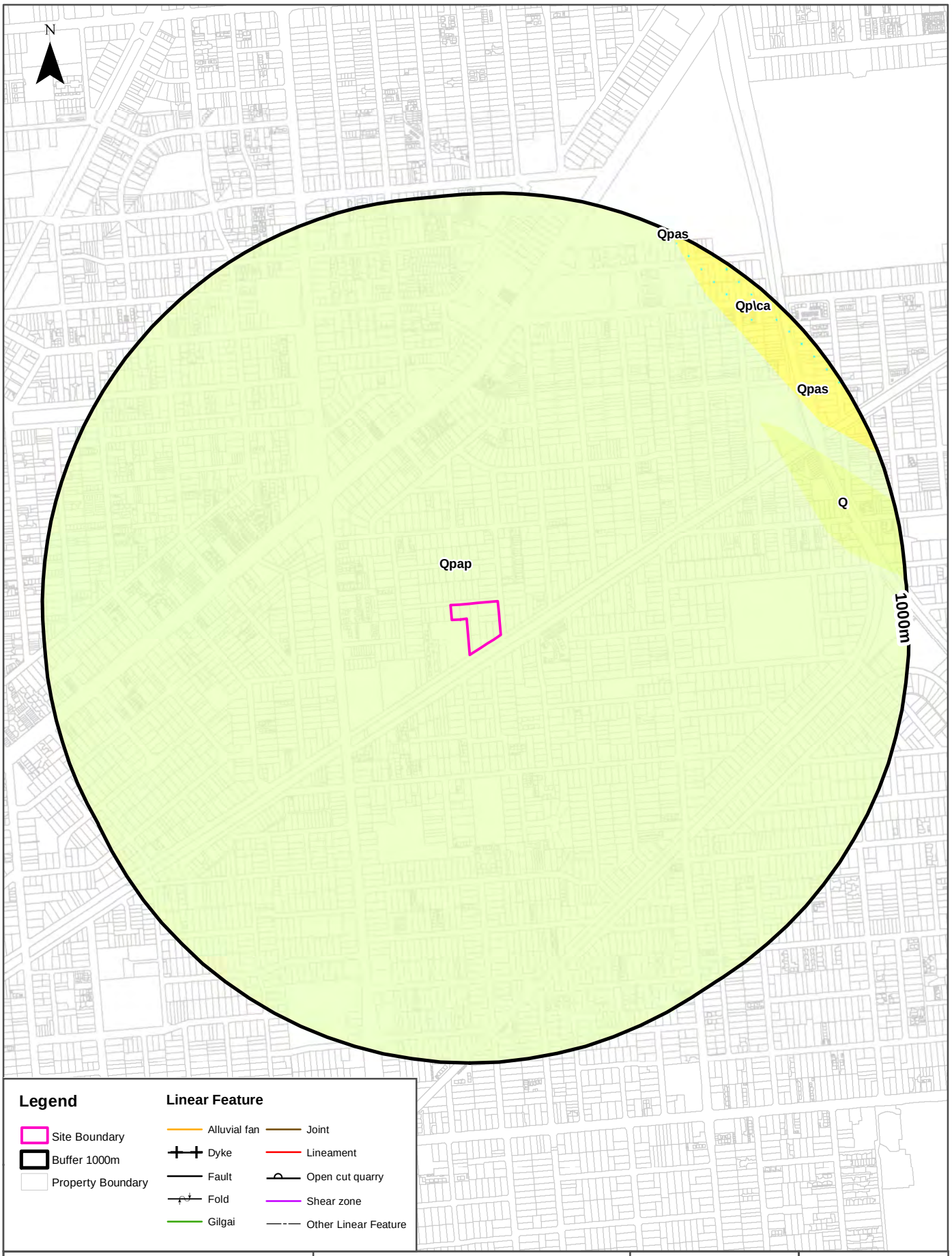
Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-21043	195092		Domestic	2002-08-09	36.00		13.00		1485	0.5000	11.00	11.00	2.00	1952m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8029	54998			1934-08-17	16.15		47.30							1952m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23077	234188		Investigation	2007-08-09	12.00		17.30				10.30	10.30	7.00	1953m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32098	373142	Backfilled			1.50		12.40							1953m	West
		Aquifer Description								**Class**	Water Well				
6628-11155	58124		Observation	1979-11-20	27.00	14.65		7.40	2510	0.6200				1954m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23452	237462			2008-03-06	26.00		42.60		1070	0.2500	14.00	14.00	28.60	1955m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20158	180558		Monitoring	2000-03-02	16.50		19.60				12.20	12.20	7.40	1957m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7993	54962		Observation		7.01	39.36		7.50	1580		3.95	3.95	35.41	1958m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16986	147872		Domestic	1995-02-06	16.00		47.90	7.10	843	0.5000				1963m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15238	62207	Operational	Domestic	1990-04-20	15.00		45.50	7.30	978		0.00	0.00	45.50	1964m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19334	173833		Domestic	1998-12-08	18.00		12.80		3396	1.0000	6.00	6.00	6.80	1966m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-32462	381166		Investigation	2020-02-12	11.80	15.96	15.96	6.68	967		7.39	7.39	8.57	1967m	North
		Aquifer Description		Hindmarsh Clay - Q1 aquifer [SU3642]						**Class**	Water Well				
6628-19469	174616		Domestic	1999-04-15	23.00		46.90		633	0.3790	12.00	12.00	34.90	1968m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-31869	369372	Backfilled		2022-05-27	20.00		16.00							1969m	North
		Aquifer Description								**Class**	Engineering Well				
6628-20124	179091		Domestic	1999-11-13	39.00		14.00		2517	0.5000	10.00	10.00	4.00	1970m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15832	62801	Operational	Domestic	1991-12-23	9.00		41.80	7.70	1502	1.2500	3.10	3.10	38.70	1976m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8081	55050	Rehabilitated	Observation	1914-09-08	70.70	13.97	13.17	7.30	1485	5.0000	12.07	11.27	1.91	1980m	West
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-8997	55966			1979-01-25	15.00		47.20	6.66	663	0.6000	10.00	10.00	37.20	1982m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13722	60691	Backfilled		1986-08-19			13.90							1985m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7803	54772				7.62		12.40	6.89	814					1988m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-8002	54971			1967-11-02	12.34		42.60	7.00	1645	0.4500	3.81	3.81	38.79	1989m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23462	237478			2008-01-19	36.00		45.40		1004	1.5000	7.00	7.00	38.40	1990m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-16246	130795		Domestic		18.00		34.70	7.10	1300		5.00	5.00	29.70	1993m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17366	151243		Domestic	1995-08-28	30.00		46.10	6.80	788	0.5000				1994m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14409	61378	Operational	Domestic		8.00		13.80				5.00	5.00	8.80	1997m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19659	176244		Domestic	1999-01-08	15.00		13.60		1474		7.50	7.50	6.10	1999m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-726	47800	Abandoned		1915-03-11	90.40		18.80		1300		1.22	1.22	17.58	1999m	North
		Aquifer Description		Chinaman Gully Formation - T3-4 aquifer [SU4466]						**Class**	Water Well				

Drillholes Data Source: Dept of Environment, Water and Natural Resources - South Australia

Geology 1:100,000

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Geology

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qpap	Pooraka Formation	Clay, sand and carbonate earth, silty, with gravel lenses.	Pleistocene alluvial/fluvial sediments	ST VINCENT BASIN	PLEISTOCENE	Pleistocene, Late	Pleistocene, Late	0m	On-site
Q	Quaternary rocks	Undifferentiated Quaternary rocks.		UNKNOWN	PLEISTOCENE-HOLOCENE	Quaternary	Quaternary	776m	East
Qpas	Keswick Clay	Clay, smectite-rich, grey-green, with red or yellow mottling and rare sand lenses.	Pleistocene alluvial/fluvial sediments	ST VINCENT BASIN	PLEISTOCENE	Pleistocene	Pleistocene	882m	North East
Qp\ca	Pleistocene calcrete	Undifferentiated Pleistocene calcrete.	Pleistocene rocks	UNKNOWN	PLEISTOCENE	Pleistocene	Pleistocene	911m	North East

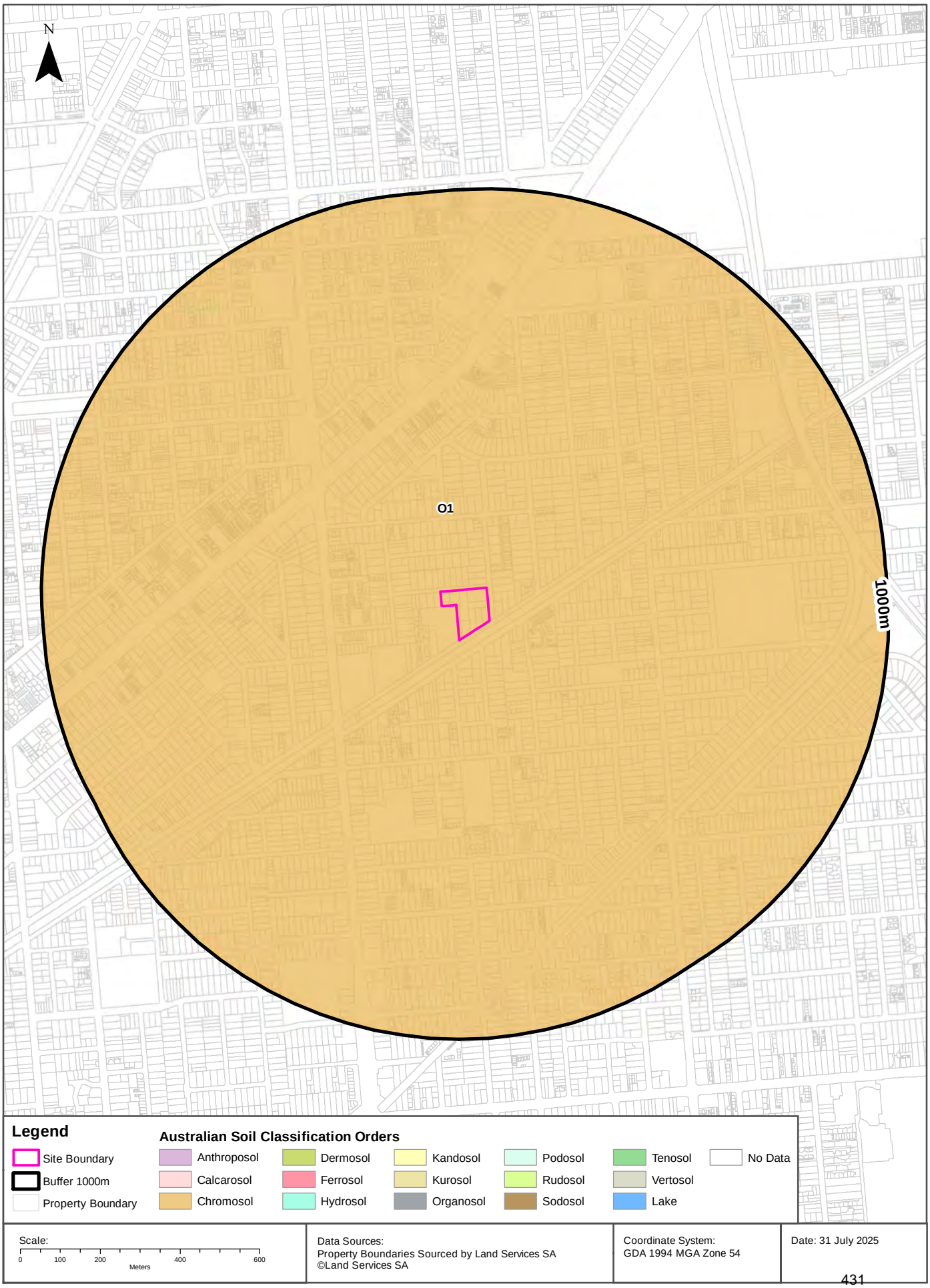
Linear Structures 1:100,000

Linear geological structures within the dataset buffer:

Map Code	Description	Distance	Direction
N/A	No records in buffer		

Atlas of Australian Soils

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Soils

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

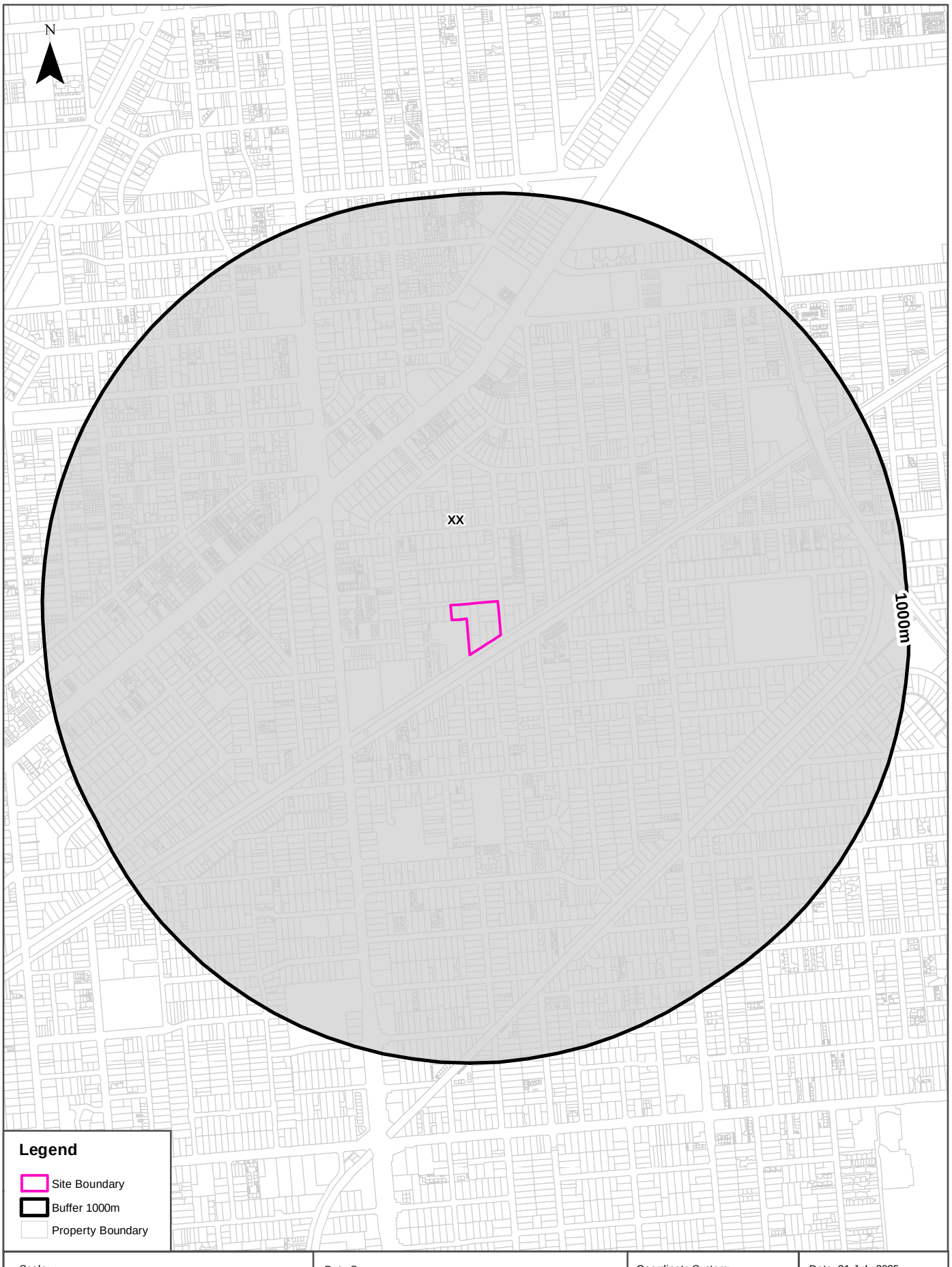
Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
O1	Chromosol	Outwash plains: hard alkaline red soils (Dr2.23 with small areas Dr2.33); small areas cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), also hard alkaline yellow mottled soils (Dy3.43); minor areas (Um6.21) and (Uf6.11); various alluvial soils (unclassified) in the stream valleys.	0m	On-site

Soil Types

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Soils

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

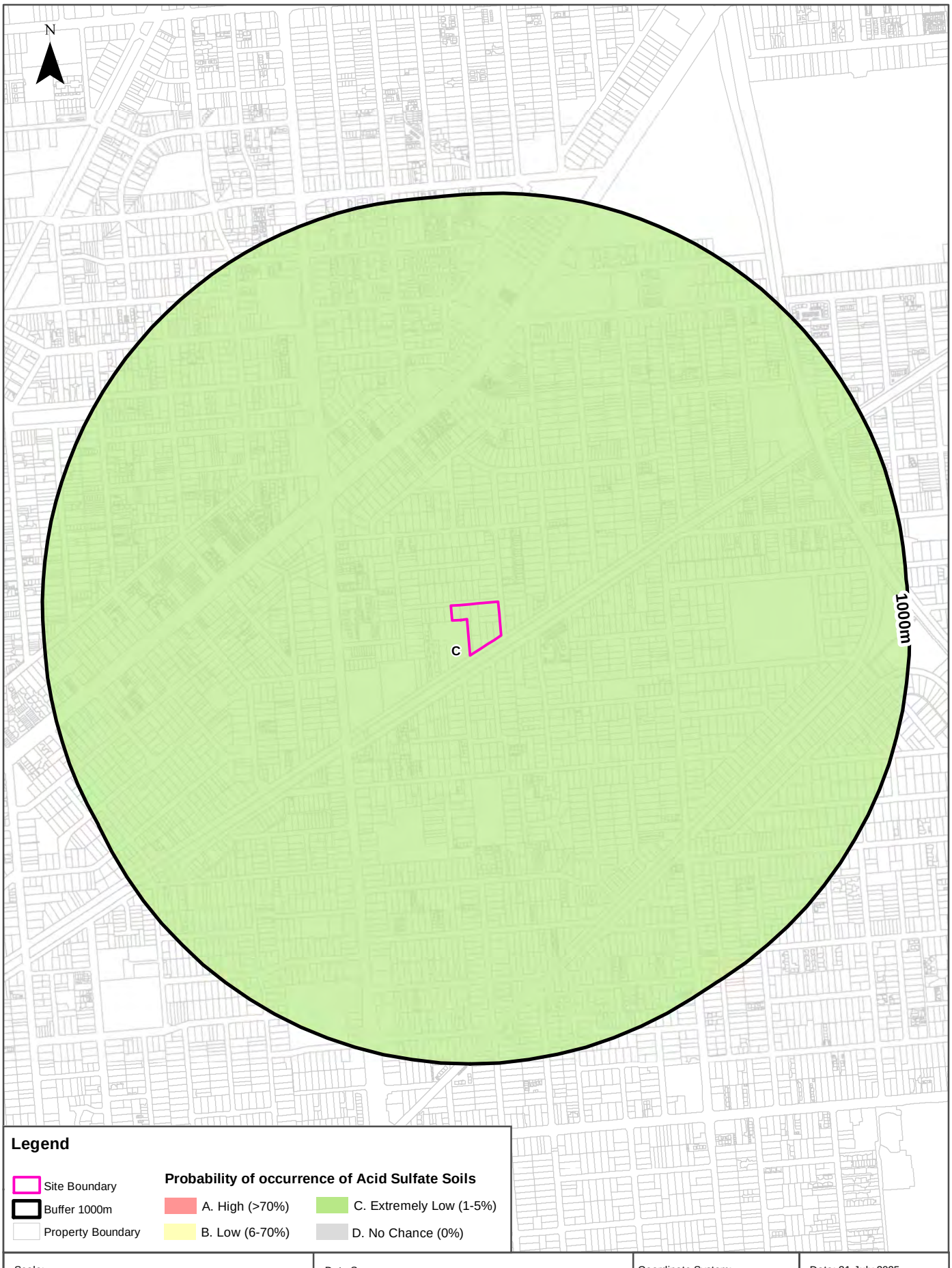
Soil Types

Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
XX	Not applicable - No assessment/analysis undertaken	0m	On-site

Atlas of Australian Acid Sulfate Soils

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



435

Acid Sulfate Soils

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

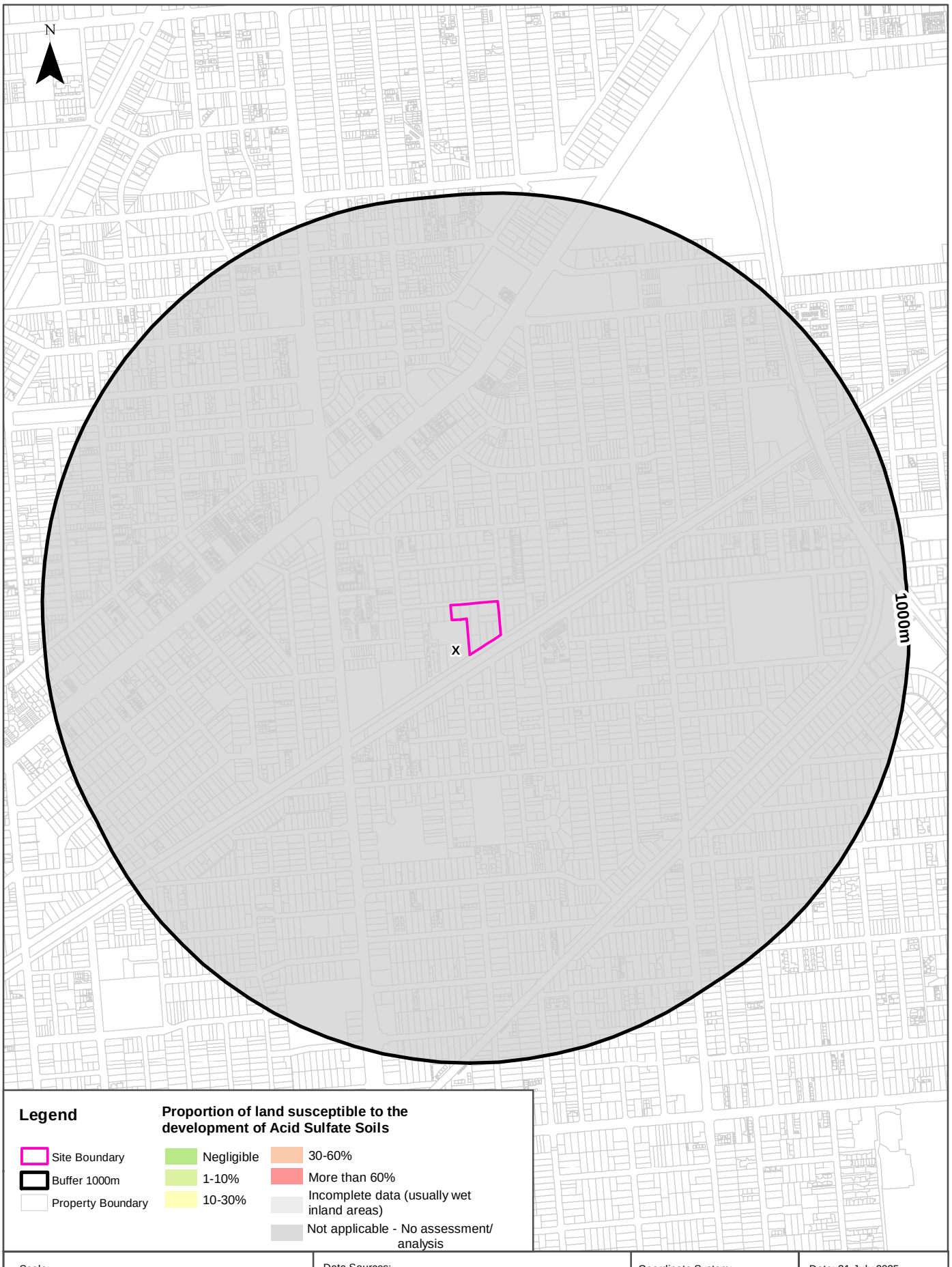
Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Acid Sulfate Soils Potential

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 31 July 2025

Acid Sulfate Soils

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

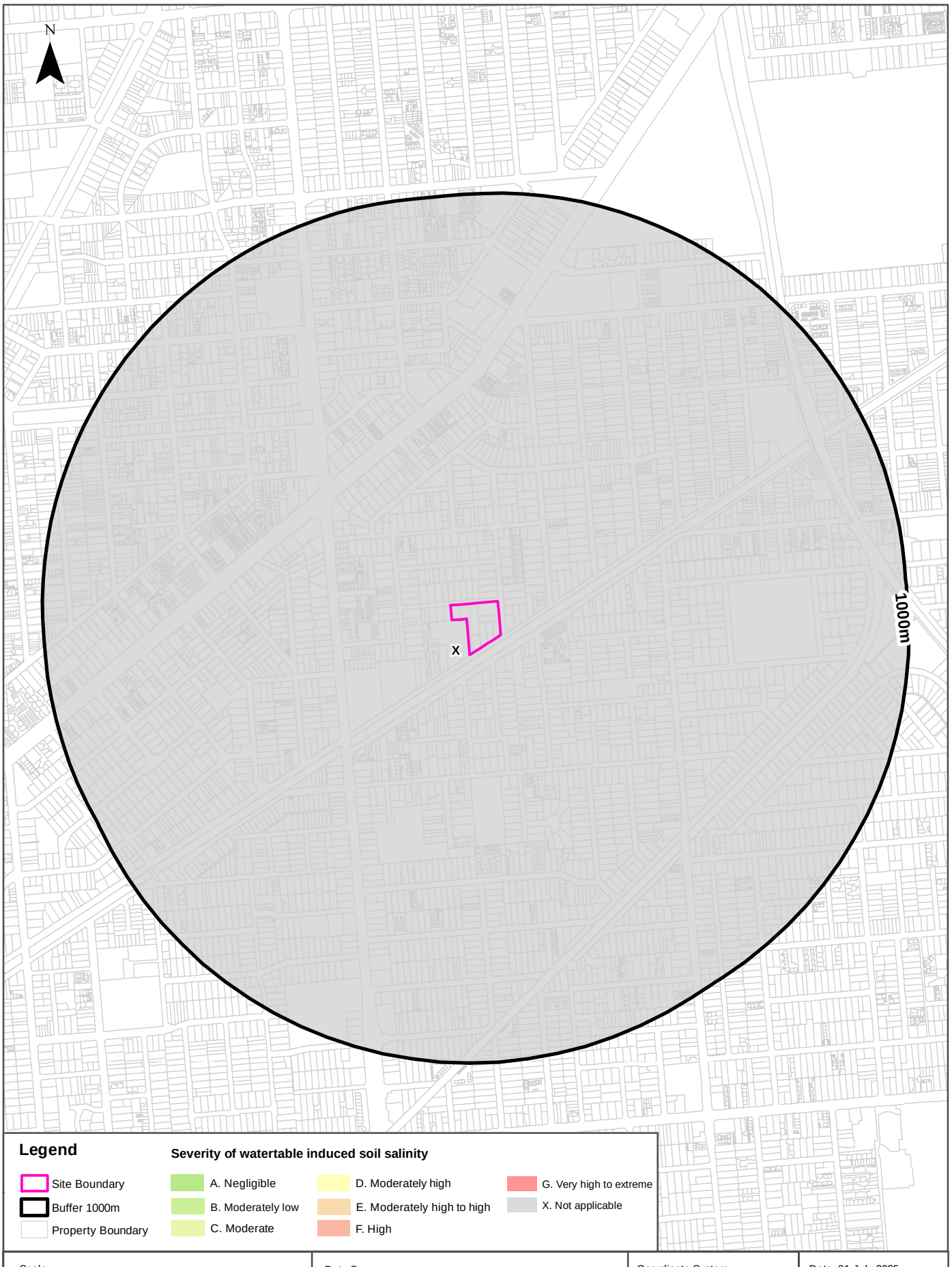
Acid Sulfate Soil Potential

Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

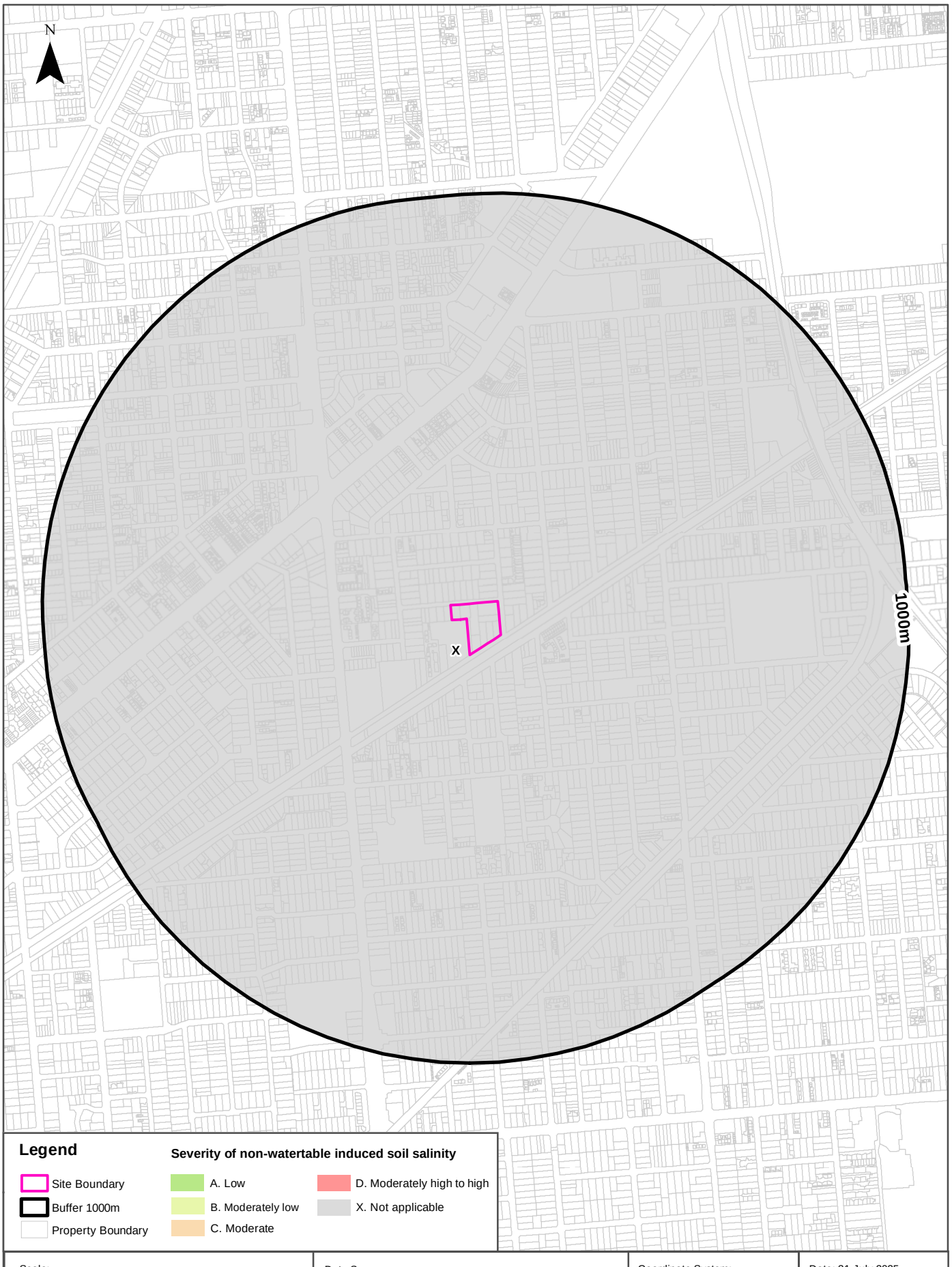
Soil Salinity - Watertable Induced

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



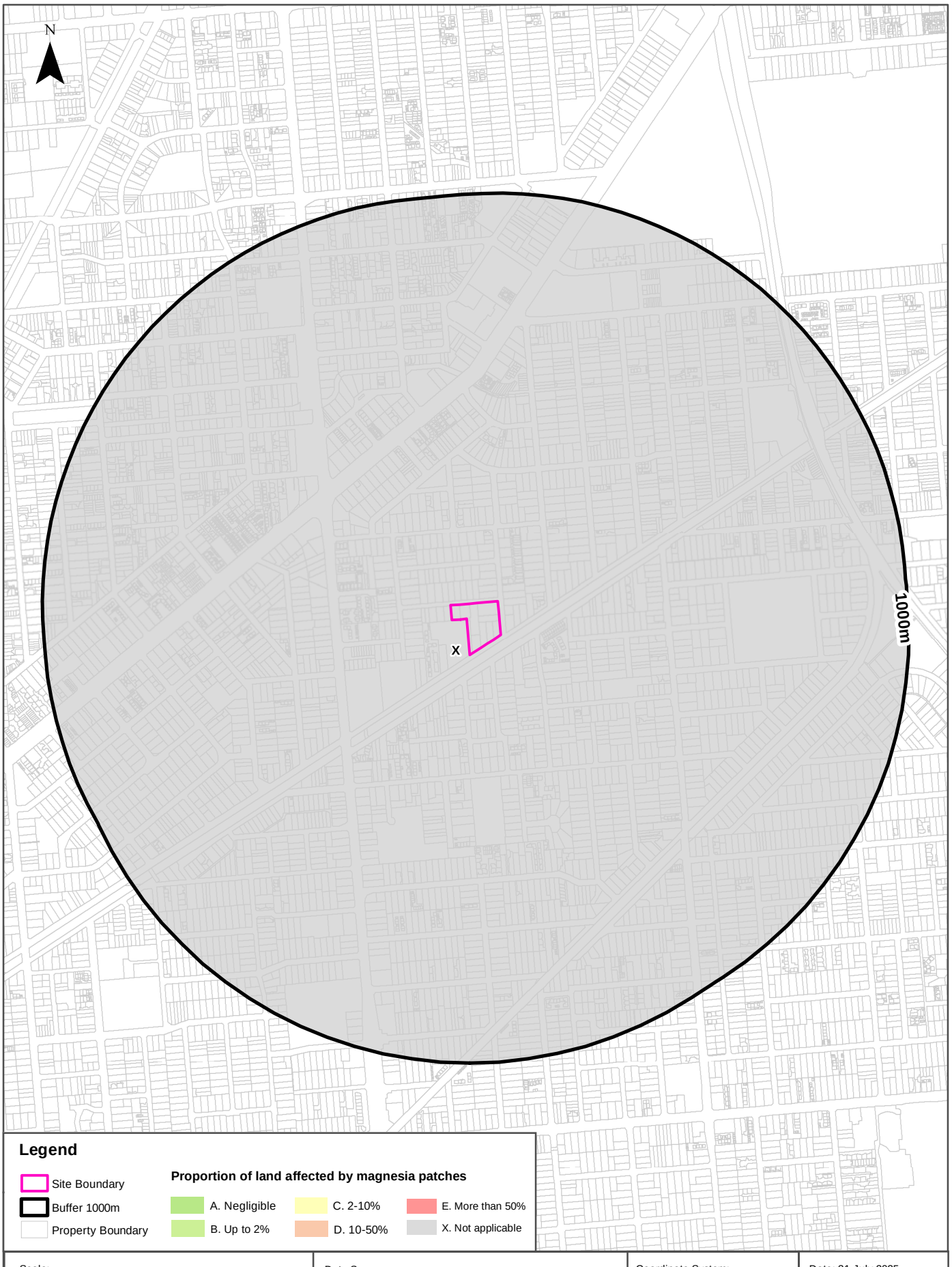
Soil Salinity - Non-watertable

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Soil Salinity - Non-watertable (Magnesia Patches)

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 31 July 2025

441

Soil Salinity

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Watertable Induced Data Source: Dept of Environment, Water and Natural Resources - South Australia

Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
X	Not applicable - No assessment/analysis undertaken			0m	On-site

Salinity Non-Watertable Data Source: Dept of Environment, Water and Natural Resources - South Australia

Soil Salinity - Non-Watertable (Magnesia Patches)

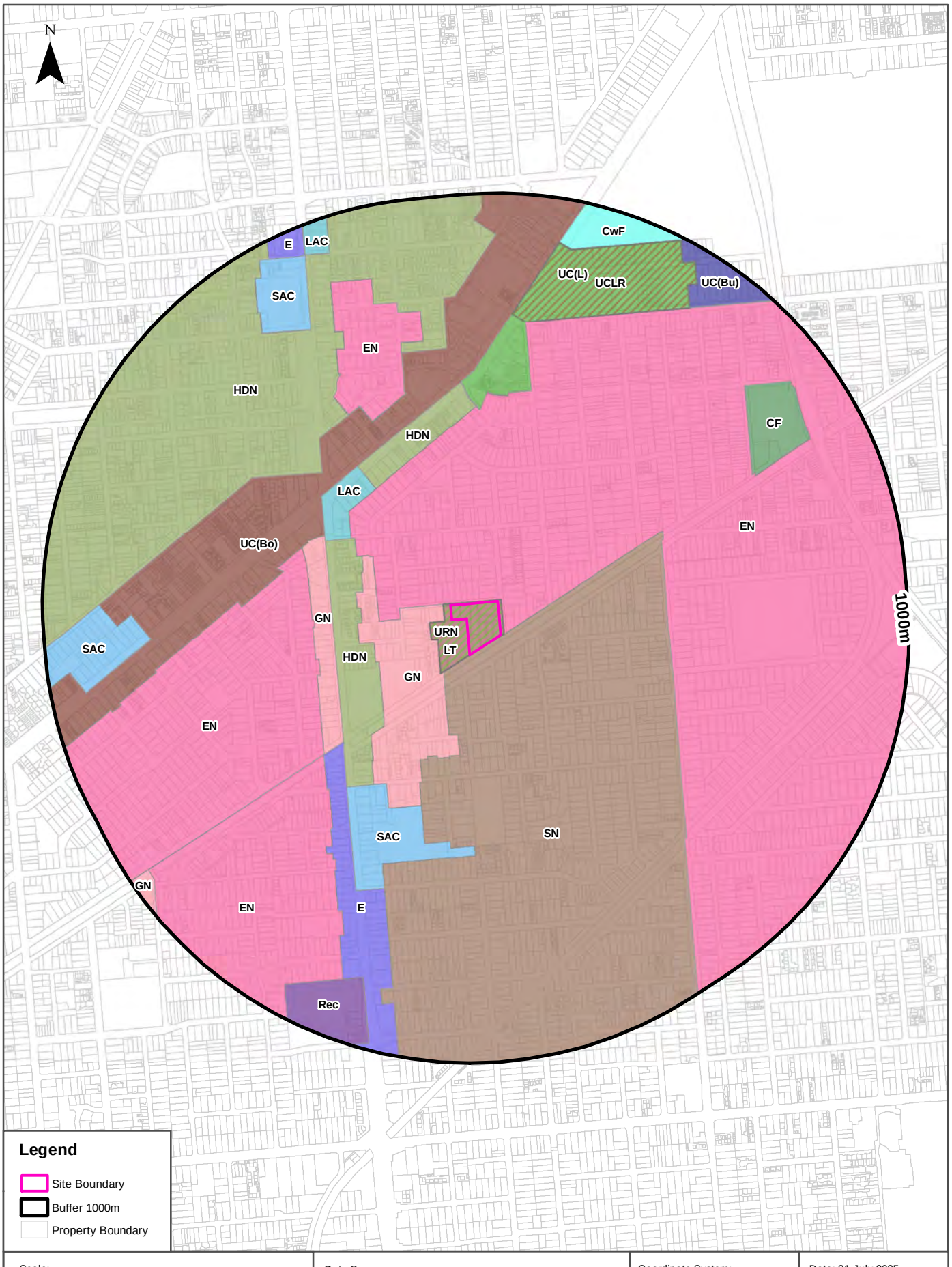
Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Non-Watertable (Magnesia Patches) Data Source: Dept of Environment, Water and Natural Resources - South Australia

Planning and Design Code Zones

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Planning

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
URN	Z6307	Urban Renewal Neighbourhood	19/03/2021	0	0m	On-site
SN	Z5707	Suburban Neighbourhood	19/03/2021	0	0m	South
EN	Z1506	Established Neighbourhood	15/06/2023	0	4m	East
GN	Z2102	General Neighbourhood	19/03/2021	0	18m	South West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	200m	West
GN	Z2102	General Neighbourhood	19/03/2021	0	291m	West
LAC	Z3603	Local Activity Centre	19/03/2021	0	293m	North West
EN	Z1506	Established Neighbourhood	19/03/2021	0	336m	West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	340m	North
UC(Bo)	Z6302	Urban Corridor (Boulevard)	19/03/2021	0	351m	North West
E	Z1501	Employment	19/03/2021	0	375m	South
SAC	Z5705	Suburban Activity Centre	19/03/2021	0	376m	South West
EN	Z1506	Established Neighbourhood	13/02/2025	0	435m	South West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	452m	North West
UC(L)	Z6304	Urban Corridor (Living)	19/03/2021	0	472m	North
EN	Z1506	Established Neighbourhood	19/03/2021	0	491m	North
CF	Z0903	Community Facilities	19/03/2021	0	697m	North East
SAC	Z5705	Suburban Activity Centre	19/03/2021	0	737m	West
SAC	Z5705	Suburban Activity Centre	19/03/2021	0	757m	North West
Rec	Z5401	Recreation	19/03/2021	0	832m	South
UC(Bu)	Z6303	Urban Corridor (Business)	19/03/2021	0	861m	North East
CwF	Z0913	Commonwealth Facilities	19/03/2021	0	880m	North
LAC	Z3603	Local Activity Centre	19/03/2021	0	912m	North West
E	Z1501	Employment	19/03/2021	0	928m	North West
GN	Z2102	General Neighbourhood	19/03/2021	0	948m	South West

Planning and Design Code Zones Data Source: Attorney-General's Department - South Australia

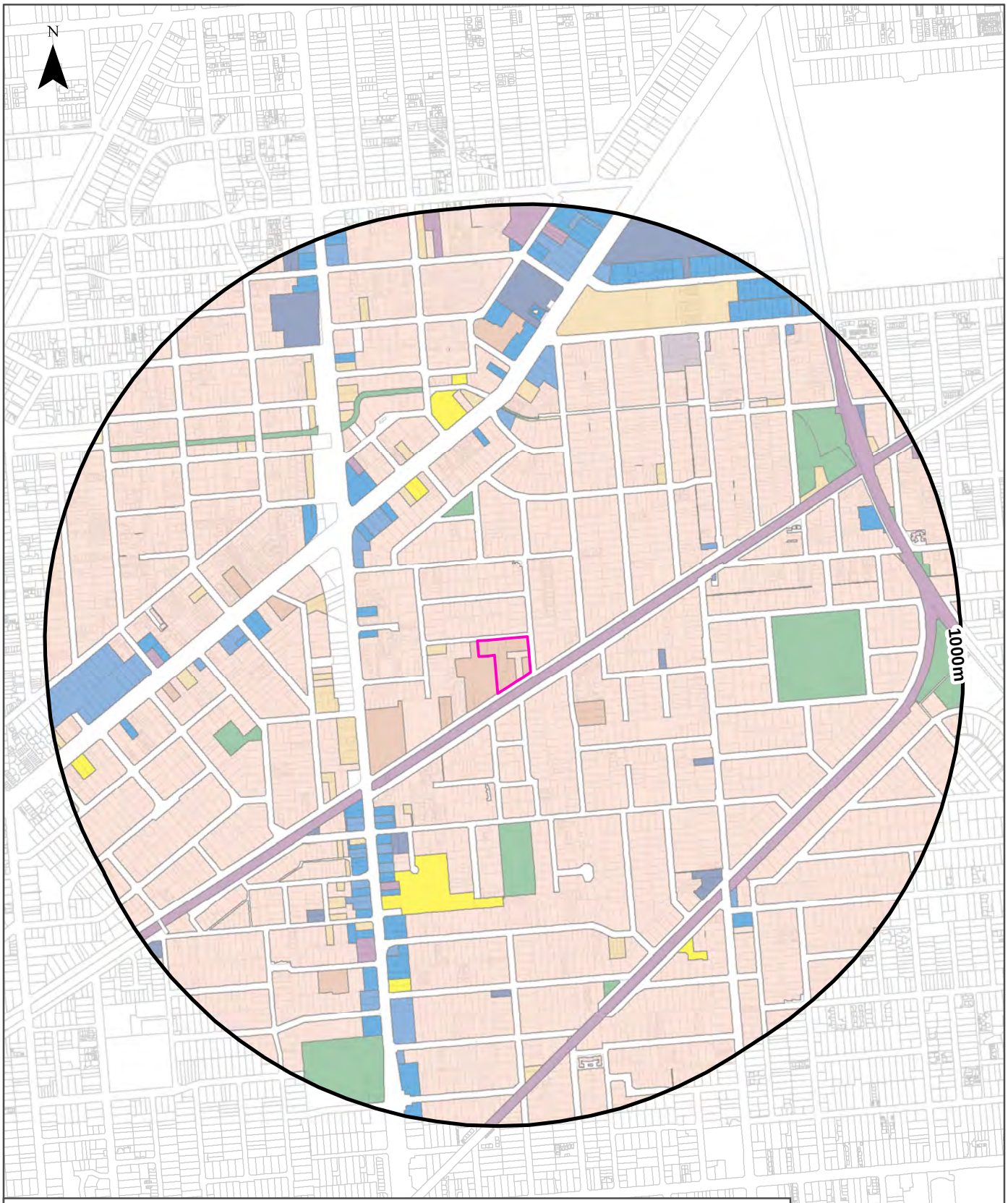
Planning and Design Code - Subzones

Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
LT	S3603	Landscape Transition	19/03/2021	0	0m	On-site
UCLR	S6302	Urban Corridor Living Retail	19/03/2021	0	687m	North

Land Use Generalised

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Planning

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

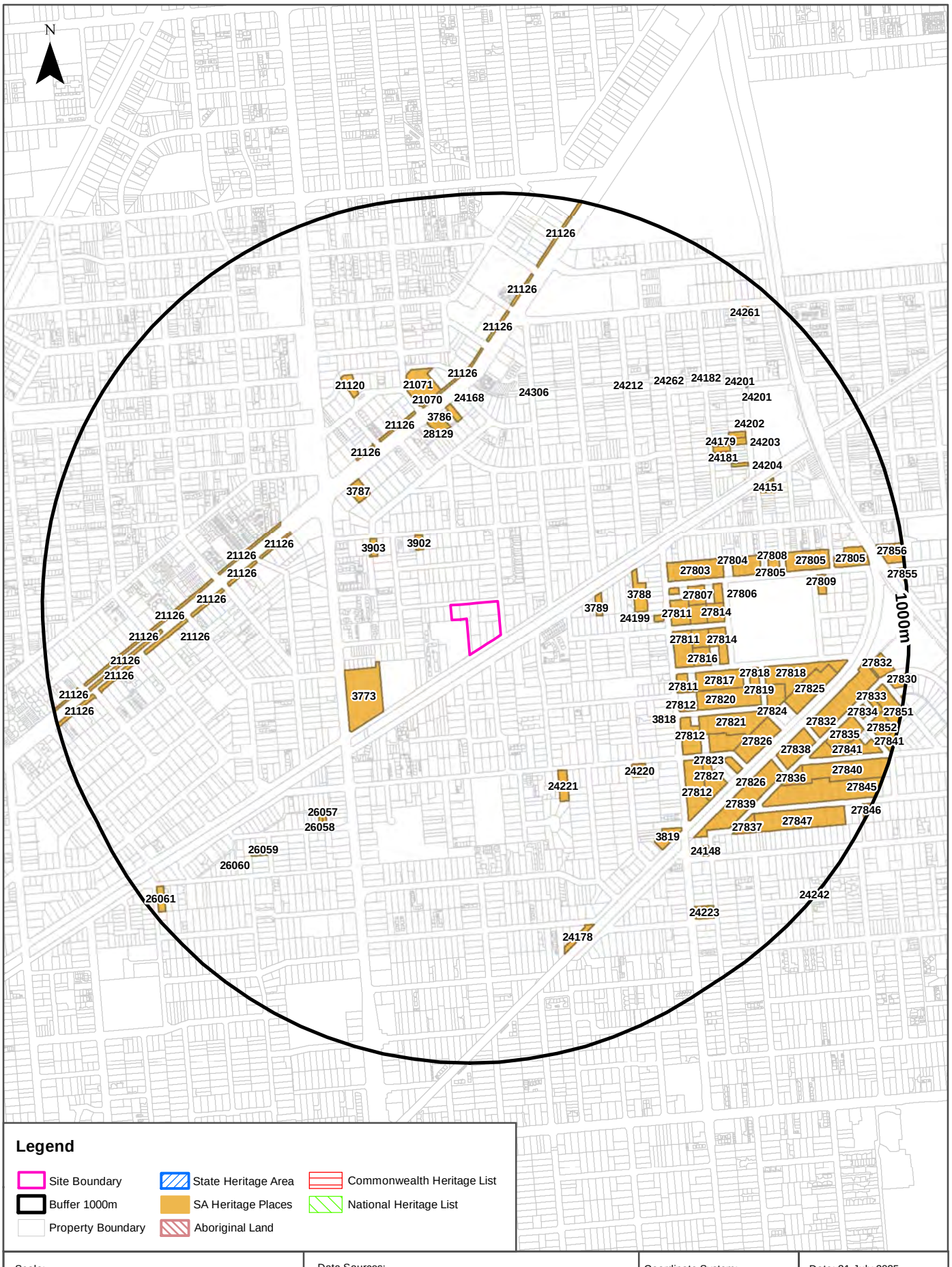
Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Non Private Residential	0m	On-site
Residential	0m	On-site
Utilities or Industry	13m	North East
Vacant Urban Land	74m	West
Commercial	231m	West
Reserves	293m	North
Public Institution	298m	East
Retail Commercial	312m	North West
Education	351m	North West
Vacant	424m	East
Recreation	564m	East
Food Industry	686m	North East

Heritage

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- State Heritage Area
- SA Heritage Places
- Aboriginal Land
- Commonwealth Heritage List
- National Heritage List

Scale: 0 100 200 400 600 Meters

Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 31 July 2025

Heritage

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch

National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch

State Heritage Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
N/A	No records in buffer		

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia

SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
3902	25 Orchard Avenue EVERARD PARK	Local	House	Dwelling	26/06/1997	152m	North West
3773	631 South Road EVERARD PARK	State	Home for the Aged	Retirement Village (former 'Ackland House')		206m	South West
3903	37 Orchard Avenue EVERARD PARK	Local	House	Dwelling	26/06/1997	215m	North West
3789	14 Aroha Terrace BLACK FOREST	Local	House	Dwelling	26/06/1997	238m	East
3788	8 Aroha Terrace BLACK FOREST	Local	House	Dwelling	26/06/1997	333m	East
3787	78-86 Anzac Highway EVERARD PARK	Local	Business: Commercial/Retail	Shops and Office (former Roxy Cinema)	26/06/1997	337m	North West
24221	25 Forest Avenue BLACK FOREST	Local	House	Dwelling		355m	South East
24199	22 East Avenue BLACK FOREST	Local	House	Dwelling		377m	East
3786	46-48 Anzac Highway EVERARD PARK	Local	Flat - Units	Flats (Everard Court) and fence	26/06/1997	414m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
28129	46 Anzac Highway EVERARD PARK	State	House	Everard Court (flats)		414m	North
27811	3 - 21 East Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	419m	East
27803	32 - 46 Chelmsford Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	420m	East
27810	1 East Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	420m	East
21126	Anzac Highway road reserve, VARIOUS SUBURBS	Local	Street Furniture	Avenue of Claret Ash Trees (Fraxinus raywoodii)	2/10/2008	422m	North West
3818	44A East Avenue BLACK FOREST	Local	Religious Building	Church (former Church of Christ)	26/06/1997	426m	South East
24168	40 Anzac Highway EVERARD PARK	Local	House	Dwelling and Office (Beverley - former Flats)		447m	North
24220	5-5A Forest Avenue BLACK FOREST	Local	House	Dwelling and fence		453m	South East
27807	37 - 39 Chelmsford Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	465m	East
27813	2 - 4 Allenby Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	465m	East
27812	27 - 51 East Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	466m	East
27815	1 - 3 Allenby Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	466m	East
27816	30 - 32 Fairfax Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	471m	East
27817	23 - 33 Fairfax Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	485m	East
21070	85-87 Anzac Highway ASHFORD	Local	Primary School	Ashford House School & Fence	2/10/2008	493m	North
21071	85-87 Anzac Highway ASHFORD	Local	Prominent Lone Tree	Tree- Gum Tree Stump (rear of Ashford House)	2/10/2008	493m	North
27820	2 - 16 Meredyth Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	498m	East
27814	4 - 14 Curzon Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	507m	East
24306	Third Avenue FORESTVILLE	Local	Bridge	Bridge Balustrades		512m	North
26057	3 Maud Street GLANDORE	Local		Dwelling	12/03/2015	521m	South West
27821	1 - 15 Meredyth Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	524m	East
26058	5 Maud Street GLANDORE	Local		Dwelling	12/03/2015	527m	South West
27806	33 Chelmsford Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	528m	East
21120	12 Tyson Street ASHFORD	Local	Prominent Lone Tree	Mature Oak (Querbcus robur) Tree	2/10/2008	562m	North West
27822	4 - 8 Irwin Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	564m	South East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
27804	22 - 28 Chelmsford Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	580m	East
27823	7 Irwin Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	580m	South East
24212	First Avenue FORESTVILLE	Local	Bridge	Bridge Balustrades		608m	North East
27827	64 - 68 Cromer Parade MILLSWOOD	Contributory		Contributory Item	16/12/2020	612m	South East
27818	1 - 19 Fairfax Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	613m	East
27819	2 Graham Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	617m	East
3819	74 East Avenue BLACK FOREST	Local	Hall	Clarence Park Institute	26/06/1997	618m	South East
27826	44 - 58 Cromer Parade MILLSWOOD	Contributory		Contributory Item	16/12/2020	627m	South East
24181	47-49 Charles Street FORESTVILLE	Local	House	Attached Dwellings		633m	North East
24180	43-45 Charles Street FORESTVILLE	Local	House	Attached Dwellings		641m	North East
24179	1/41-2/41 Charles Street FORESTVILLE	Local	House	Attached Dwellings		648m	North East
24204	54 Ethel Street FORESTVILLE	Local	House	Dwelling		660m	North East
27824	1 - 5 Graham Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	661m	East
27808	4 Northbrook Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	667m	East
27805	2 - 20 Chelmsford Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	668m	East
24262	Leah Street FORESTVILLE	Local	Bridge	Bridge Balustrades		674m	North East
24203	38-40 Ethel Street FORESTVILLE	Local	House	Attached Dwellings		684m	North East
27839	66 - 90 Millswood Crescent MILLSWOOD	Contributory		Contributory Item	16/12/2020	685m	South East
26059	5 Mersey Street GLANDORE	Local		Dwelling	12/03/2015	688m	South West
24202	34-36 Ethel Street FORESTVILLE	Local	House	Attached Dwellings		692m	North East
26060	7 Mersey Street GLANDORE	Local		Dwelling	12/03/2015	693m	South West
24151	1-1A Newman Street FORESTVILLE	Local	House	Dwelling (former Corner Shop)		697m	North East
27825	22 - 36 Cromer Parade MILLSWOOD	Contributory		Contributory Item	16/12/2020	712m	East
24148	86 Mills Street (cnr Millswood Crescent) CLARENCE PARK	Local	House	Dwelling (former Corner Shop and Dwelling)		715m	South East
24178	7A Byron Road (cnr Canterbury Tce) BLACK FOREST	Local		Princess Margaret Playground Arbour		718m	South

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
27838	52 - 62 Millswood Crescent MILLSWOOD	Contributory		Contributory Item	16/12/2020	736m	East
24182	Charles Street FORESTVILLE	Local	Bridge	Bridge Balustrades		738m	North East
27837	49 - 51 Millswood Crescent MILLSWOOD	Contributory		Contributory Item	16/12/2020	748m	South East
27847	43 - 63 Lynton Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	759m	South East
27845	10 - 54 Lynton Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	763m	South East
27836	47 Millswood Crescent MILLSWOOD	Contributory		Contributory Item	16/12/2020	778m	South East
27832	22 - 48 Millswood Crescent MILLSWOOD	Contributory		Contributory Item	16/12/2020	783m	East
27809	1 Argyle Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	784m	East
24201	Ethel Street FORESTVILLE	Local	Bridge	Bridge Balustrades		797m	North East
27840	1 - 37 Ormonde Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	804m	East
27841	2 - 28 Ormonde Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	813m	East
24223	16 Frederick Street CLARENCE PARK	Local	House	Dwelling		818m	South East
27835	39 - 45A Millswood Crescent MILLSWOOD	Contributory		Contributory Item	16/12/2020	837m	East
27834	37 Millswood Crescent MILLSWOOD	Contributory		Contributory Item	16/12/2020	892m	East
27833	33 Millswood Crescent MILLSWOOD	Contributory		Contributory Item	16/12/2020	912m	East
24261	67 Leader Street FORESTVILLE	Local	Business: Commercial/Retail	Corner Shop		918m	North East
27851	2 - 14 Ravensthorpe Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	920m	East
27852	1 - 5 Lloyd Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	926m	East
27856	14 - 22 Cranbrook Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	936m	East
26061	50 Pleasant Avenue GLANDORE	Local		Dwelling	12/03/2015	941m	South West
27830	5 - 31 Millswood Crescent MILLSWOOD	Contributory		Contributory Item	16/12/2020	957m	East
27846	17 - 35 Lynton Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	978m	South East
27855	11 - 19 Cranbrook Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	979m	East
24242	6 Hammond Street CLARENCE PARK	Local	House	Dwelling		991m	South East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
27850	1 - 11 Ravensthorpe Avenue MILLSWOOD	Contributory		Contributory Item	16/12/2020	991m	East

Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia

Aboriginal Land

Aboriginal Land within the dataset buffer:

Map Id	Grant Date	Address	Locality	Description	Title	Distance	Direction
N/A	No records in buffer						

Aboriginal Land Data Source: Department of State Development, Resources and Energy - South Australia

Natural Hazards

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Bushfire Overlays

Bushfire Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
N/A	No records in buffer					

Bushfire Overlays Data Source: Attorney-General's Department - South Australia

Bushfires and Prescribed Burns History

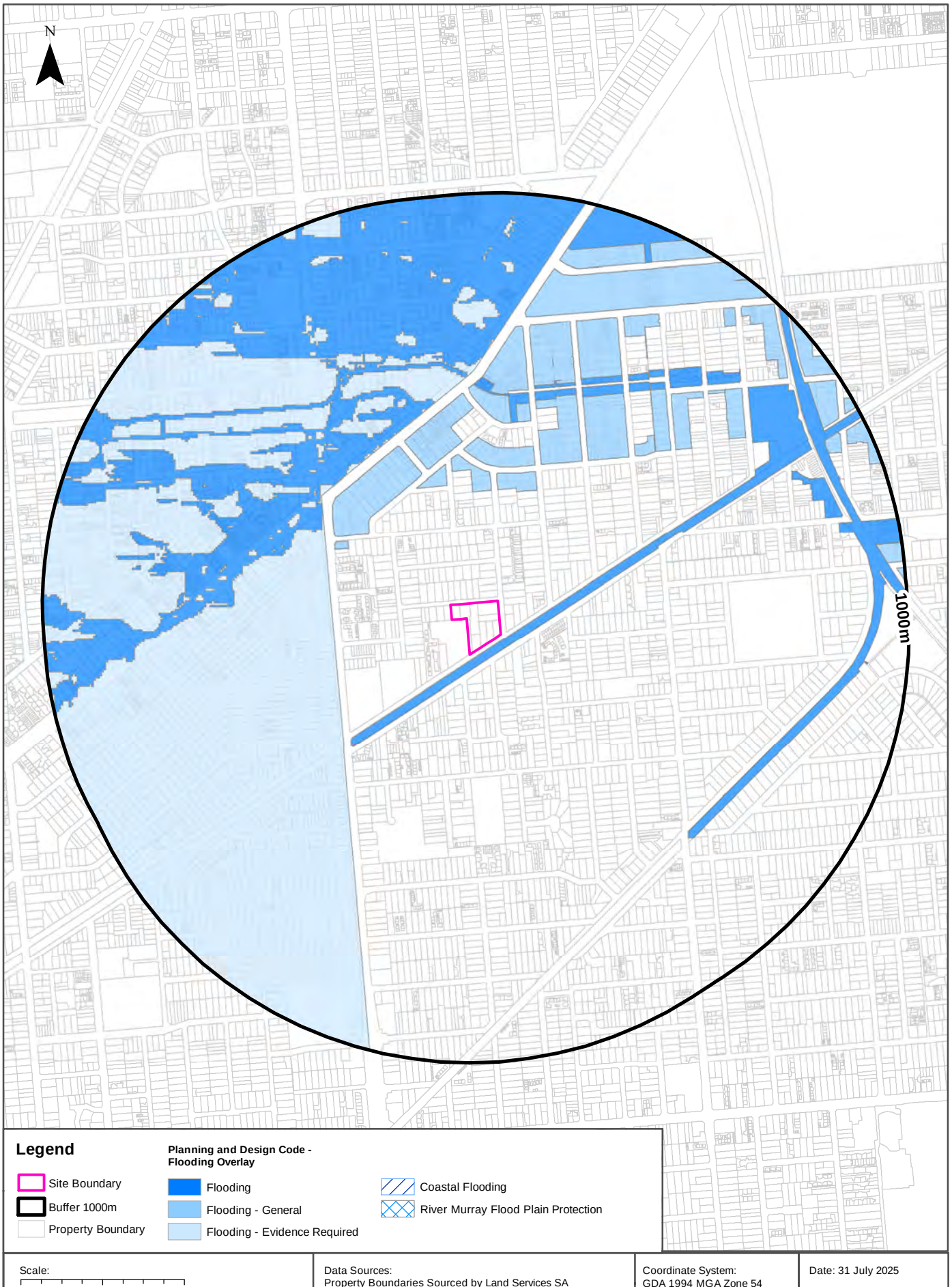
Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
N/A	No records in buffer						

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia

Natural Hazards - Flood

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035



Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 31 July 2025

Natural Hazards

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Flooding Overlays

Flooding Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2403	Hazards (Flooding)	The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.	29/02/2024		14m	North East
O2414	Hazards (Flooding - General)	The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.	29/02/2024		266m	North West
O2416	Hazards (Flooding - Evidence Required)	The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.	29/02/2024		291m	South West

Flooding Overlays Data Source: Attorney-General's Department - South Australia

Ecological Constraints

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Native Vegetation

Record ID	Vegetation Group	Vegetation Group Percentage	Structural Formation Description	Species and Stratum Details	Description of the Environment	Ground Truth Methodology	Capture Scale	Distance	Direction
N/A	No records within the buffer								

Ecological Constraints

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022

Ecological Constraints

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer						

Ecological Constraints

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer						

Ecological Constraints

Norman Terrace, Fourth Avenue & Ross Street, Everard Park, SA 5035

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

USE OF REPORT - APPLICABLE TERMS

The following terms apply to any person (End User) who is given the Report by the person who purchased the Report from Lotsearch Pty Ltd (ABN: 89 600 168 018) (Lotsearch) or who otherwise has access to the Report (Terms). The contract terms that apply between Lotsearch and the purchaser of the Report are specified in the order form pursuant to which the Report was ordered and the terms set out below are of no effect as between Lotsearch and the purchaser of the Report.

1. End User acknowledges and agrees that:
   (a) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
      (i) content provided to Lotsearch by third party content suppliers with whom Lotsearch has contractual arrangements or content which is freely available or methodologies licensed to Lotsearch by third parties with whom Lotsearch has contractual arrangements (**Third Party Content Suppliers**); and
      (ii) content which is derived from content described in paragraph (i);
   (b) Neither Lotsearch nor Third Party Content Suppliers takes any responsibility for or give any warranty in relation to the accuracy or completeness of any Third Party Content included in the Report including any contaminated land assessment or other assessment included as part of a Report;
   (c) the Third Party Content Suppliers do not constitute an exhaustive set of all repositories or sources of information available in relation to the property which is the subject of the Report (**Property**) and accordingly neither Lotsearch nor Third Party Content Suppliers gives any warranty in relation to the accuracy or completeness of the Third Party Content incorporated into the report including any contaminated land assessment or other assessment included as part of a Report;
   (d) Reports are generated at a point in time (as specified by the date/time stamp appearing on the Report) and accordingly the Report is based on the information available at that point in time and Lotsearch is not obliged to undertake any additional reporting to take into consideration any information that may become available between the point in time specified by the date/time stamp and the date on which the Report was provided by Lotsearch to the purchaser of the Report;
   (e) Reports must be used or reproduced in their entirety and End User must not reproduce or make available to other persons only parts of the Report;
   (f) Lotsearch has not undertaken any physical inspection of the property;
   (g) neither Lotsearch nor Third Party Content Suppliers warrants that all land uses or features whether past or current are identified in the Report;
   (h) the Report does not include any information relating to the actual state or condition of the Property;
   (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
   (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
   (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.
3. Neither Lotsearch (nor any of its officers, employees or agents) nor any of its Third Party Content Suppliers will have any liability to End User or any person to whom End User provides the Report and End User must not represent that Lotsearch or any of its Third Party Content Suppliers accepts liability to any such person or make any other representation to any such person on behalf of Lotsearch or any Third Party Content Supplier.
4. The End User hereby to the maximum extent permitted by law:
   (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any of its Third Party Content Supplier have any liability to it under or in connection with the

Report or these Terms;

(b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and

(c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.

5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:

    (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or

    (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,

    irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
12. These Terms are subject to New South Wales law.

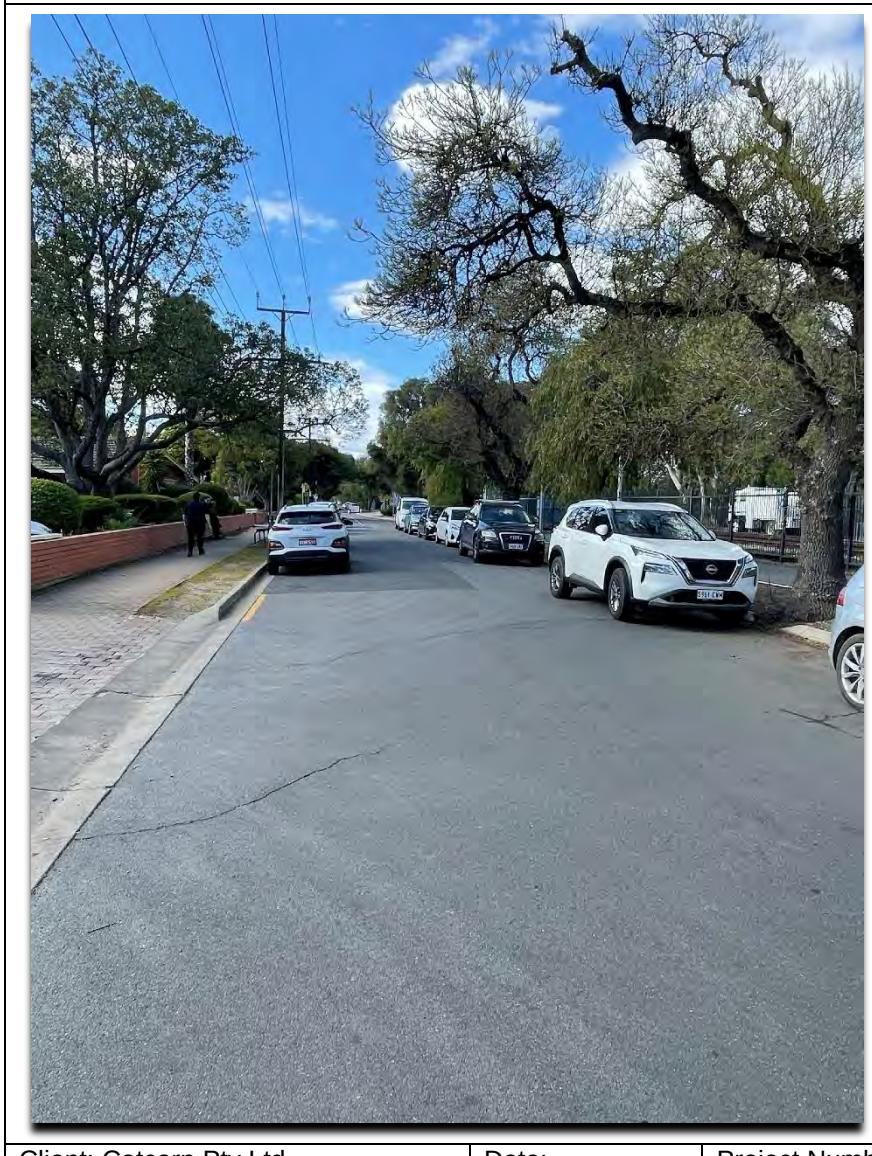
Appendix C

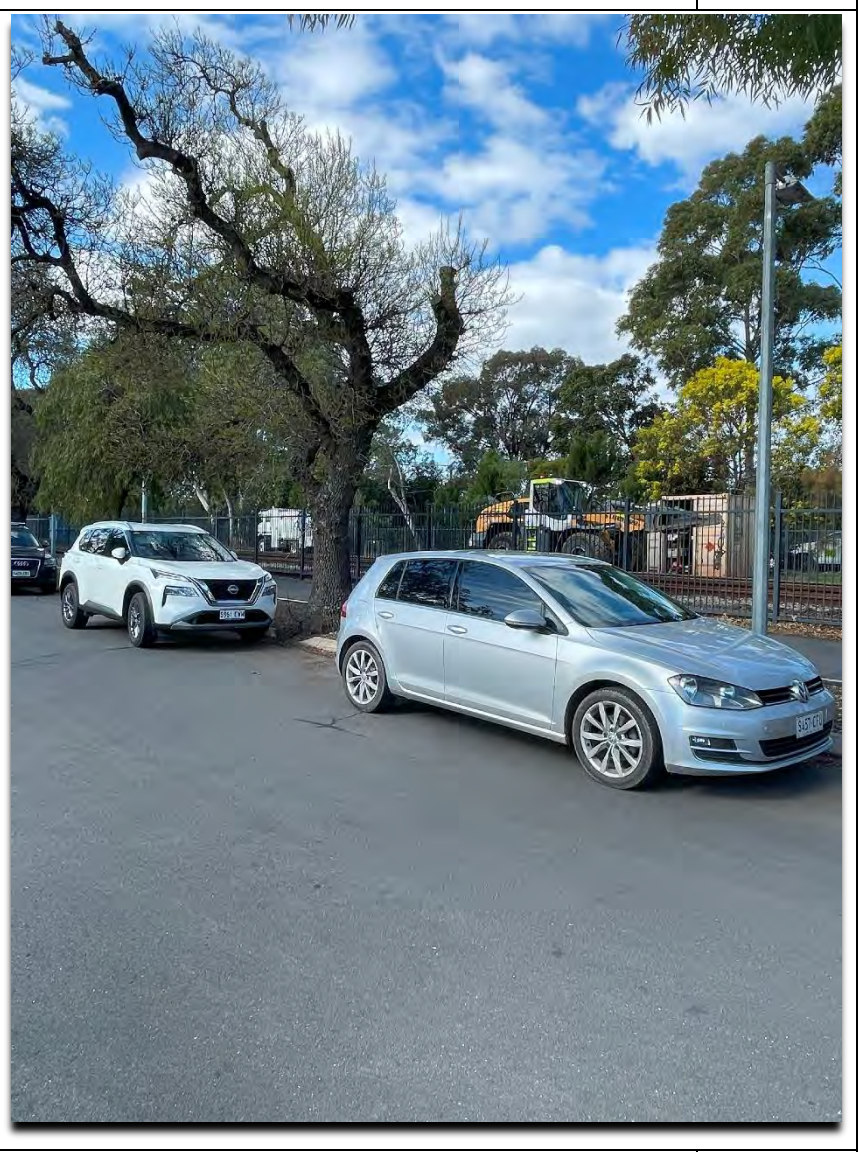
Site Photographs

Client: Catcorp Pty Ltd	Date: 07/08/2025	Project Number: 25059.01	Description: Looking north across site from Norman Terrace	Photo: 01, 02
Site: Norman Terrace, Everard Park				

Client: Catcorp Pty Ltd	Date: 07/08/2025	Project Number: 25059.01	Description: Looking north across site from Norman Terrace	Photo: 03, 04
Site: Norman Terrace, Everard Park				

Client: Catcorp Pty Ltd	Date: 07/08/2025	Project Number: 25059.01	Description: Looking south across site from Ross Street	Photo: 05, 06
Site: Norman Terrace, Everard Park				





Client: Catcorp Pty Ltd	Date: 07/08/2025	Project Number: 25059.01	Description: Norman Terrace looking east, railway line to the south	Photo: 07, 08
Site: Norman Terrace, Everard Park				

Client: Catcorp Pty Ltd	Date: 07/08/2025	Project Number: 25059.01	Description: Ross Street looking west	Photo: 09
Site: Norman Terrace, Everard Park				

Appendix D

Certificates of Title

SAPPA Parcel Report

Date Created: October 14, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/

Address Details

Unit Number:	
Street Number:	28
Street Name:	NORMAN
Street Type:	TCE
Suburb:	EVERARD PARK
Postcode:	5035

Property Details:

Council:	CITY OF UNLEY
State Electorate:	ASHFORD (2014), BADCOE (2018), BADCOE (2022)
Federal Electorate:	ADELAIDE (2013), ADELAIDE (2016), ADELAIDE (2019)
Hundred:	ADELAIDE
Valuation Number:	0900473006
Title Reference:	CT5649/292
Plan No. Parcel No.:	D2440A6

Zoning details next page

Scale ≈ 1:397 (on A4 page)

20 metres≈

Government of South Australia
Attorney-General's Department

Zone Details

Zones

Urban Renewal Neighbourhood (Z6307) - URN

Sub Zones

Landscape Transition (S3603) - LT

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management (O5710)

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy (O6302)

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Variations

Maximum Building Height (Metres) (V0002) - 8

Maximum building height is 8m

Concept Plan (V0006) - 116

Concept Plan 116 - Everard Park

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels

SAPPA Parcel Report

Date Created: October 14, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/

Address Details

Unit Number:	
Street Number:	29
Street Name:	NORMAN
Street Type:	TCE
Suburb:	EVERARD PARK
Postcode:	5035

Property Details:

Council:	CITY OF UNLEY
State Electorate:	ASHFORD (2014), BADCOE (2018), BADCOE (2022)
Federal Electorate:	ADELAIDE (2013), ADELAIDE (2016), ADELAIDE (2019)
Hundred:	ADELAIDE
Valuation Number:	0900472003
Title Reference:	CT5129/286
Plan No. Parcel No.:	D2440A5

Zoning details next page

Scale ≈ 1:468 (on A4 page)

20 metres≈

Government of South Australia
Attorney-General's Department

Zone Details

Zones

Urban Renewal Neighbourhood (Z6307) - URN

Sub Zones

Landscape Transition (S3603) - LT

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management (O5710)

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy (O6302)

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Variations

Maximum Building Height (Metres) (V0002) - 14

Maximum building height is 14m

Maximum Building Height (Metres) (V0002) - 8

Maximum building height is 8m

Concept Plan (V0006) - 116

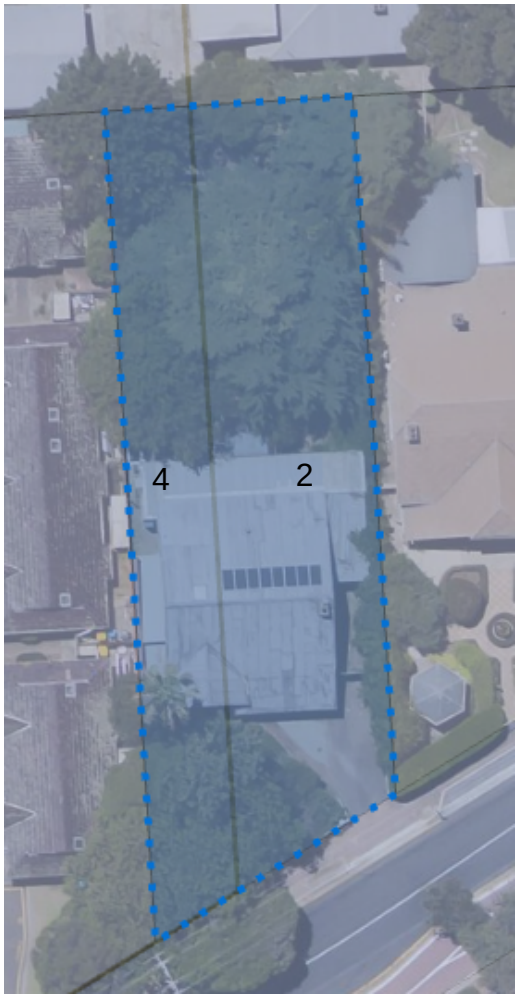
Concept Plan 116 - Everard Park

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels

Maximum Building Height (Levels) (V0008) - 4

Maximum building height is 4 levels



SAPPA Parcel Report

Date Created: October 14, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/

Address Details

Unit Number:	
Street Number:	34
Street Name:	NORMAN
Street Type:	TCE
Suburb:	EVERARD PARK
Postcode:	5035

Property Details:

Council:	CITY OF UNLEY
State Electorate:	ASHFORD (2014), BADCOE (2018), BADCOE (2022)
Federal Electorate:	ADELAIDE (2013), ADELAIDE (2016), ADELAIDE (2019)
Hundred:	ADELAIDE
Valuation Number:	0900468514
Title Reference:	CT5786/274
Plan No. Parcel No.:	D2440A4

Zoning details next page

Scale ≈ 1:541 (on A4 page)

20 metres≈

Government of South Australia
Attorney-General's Department

Zone Details

Zones

Urban Renewal Neighbourhood (Z6307) - URN

Sub Zones

Landscape Transition (S3603) - LT

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management (O5710)

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy (O6302)

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Variations

Maximum Building Height (Metres) (V0002) - 14

Maximum building height is 14m

Concept Plan (V0006) - 116

Concept Plan 116 - Everard Park

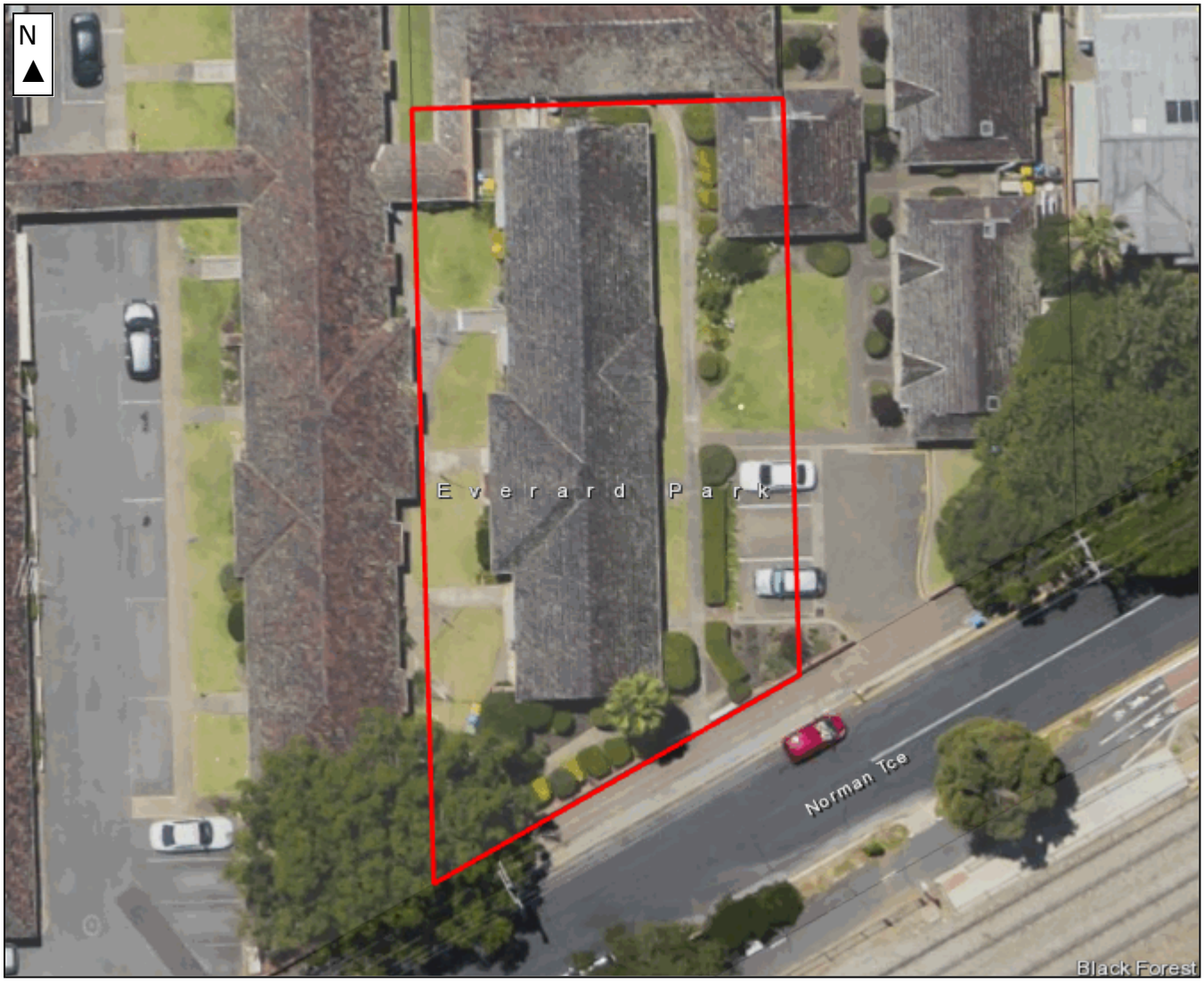
Maximum Building Height (Levels) (V0008) - 4

Maximum building height is 4 levels

SAPPA Parcel Report

Date Created: October 14, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/



Address Details

Scale ≈ 1:393 (on A4 page)

20 metres≈

Unit Number:	
Street Number:	34
Street Name:	NORMAN
Street Type:	TCE
Suburb:	EVERARD PARK
Postcode:	5035

Property Details:

Council:	CITY OF UNLEY
State Electorate:	ASHFORD (2014), BADCOE (2018), BADCOE (2022)
Federal Electorate:	ADELAIDE (2013), ADELAIDE (2016), ADELAIDE (2019)
Hundred:	ADELAIDE
Valuation Number:	0900468514
Title Reference:	CT5804/31
Plan No. Parcel No.:	F6522A75

Zoning details next page

Government of South Australia
Attorney-General's Department

Zone Details

Zones

Urban Renewal Neighbourhood (Z6307) - URN

Sub Zones

Landscape Transition (S3603) - LT

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management (O5710)

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy (O6302)

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Variations

Maximum Building Height (Metres) (V0002) - 14

Maximum building height is 14m

Concept Plan (V0006) - 116

Concept Plan 116 - Everard Park

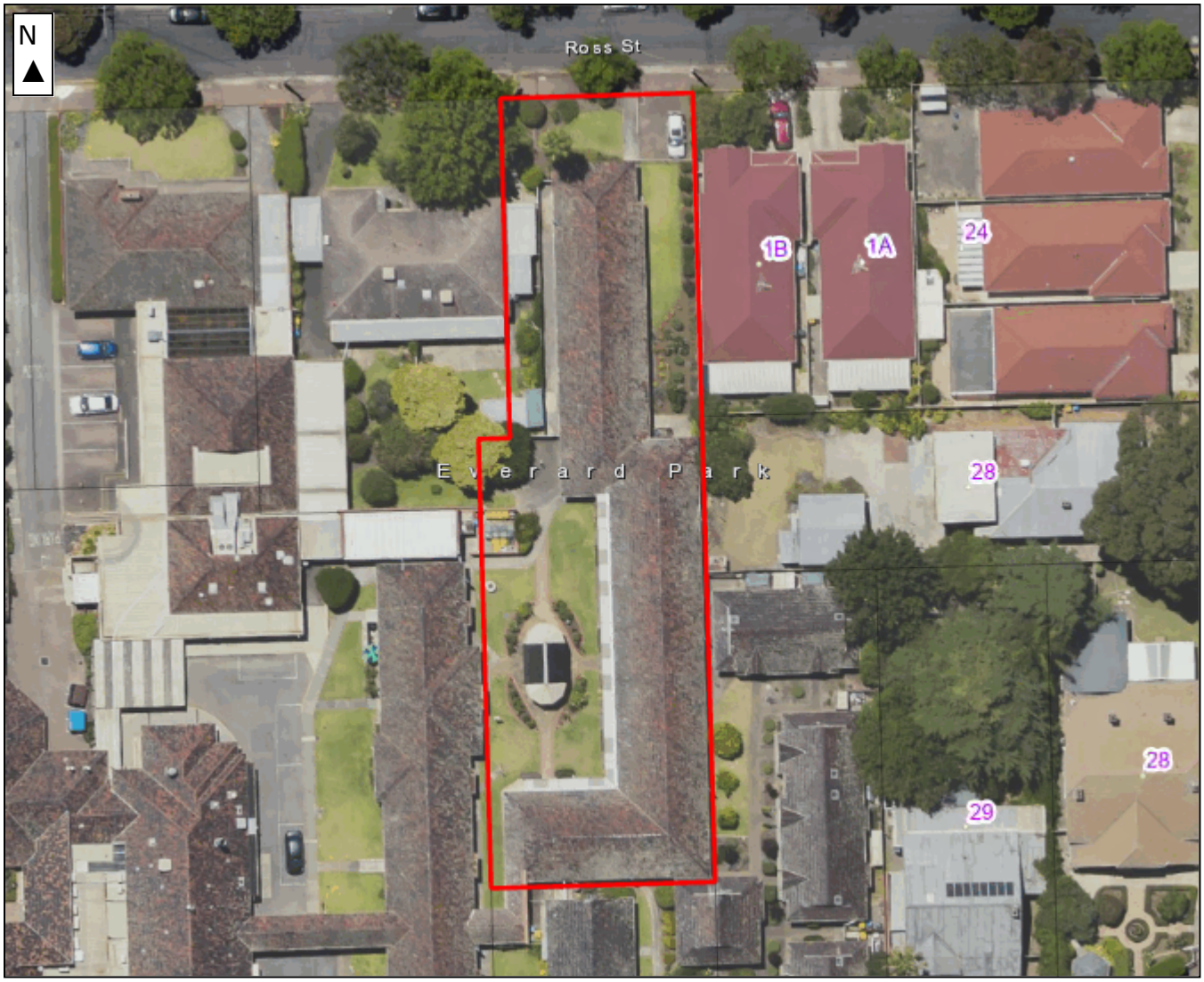
Maximum Building Height (Levels) (V0008) - 4

Maximum building height is 4 levels

SAPPA Parcel Report

Date Created: October 14, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/



Address Details

Unit Number:	
Street Number:	34
Street Name:	NORMAN
Street Type:	TCE
Suburb:	EVERARD PARK
Postcode:	5035

Property Details:

Council:	CITY OF UNLEY
State Electorate:	ASHFORD (2014), BADCOE (2018), BADCOE (2022)
Federal Electorate:	ADELAIDE (2013), ADELAIDE (2016), ADELAIDE (2019)
Hundred:	ADELAIDE
Valuation Number:	0900468514
Title Reference:	CT5922/144
Plan No. Parcel No.:	F6522A71

Zoning details next page

Scale ≈ 1:652 (on A4 page)

25 metres≈

Government of South Australia
Attorney-General's Department

Zone Details

Zones

Urban Renewal Neighbourhood (Z6307) - URN

Sub Zones

Landscape Transition (S3603) - LT

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management (O5710)

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy (O6302)

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Variations

Maximum Building Height (Metres) (V0002) - 14

Maximum building height is 14m Applies to the southern portion of the land parcel.

Maximum Building Height (Metres) (V0002) - 8

Maximum building height is 8m

Concept Plan (V0006) - 116

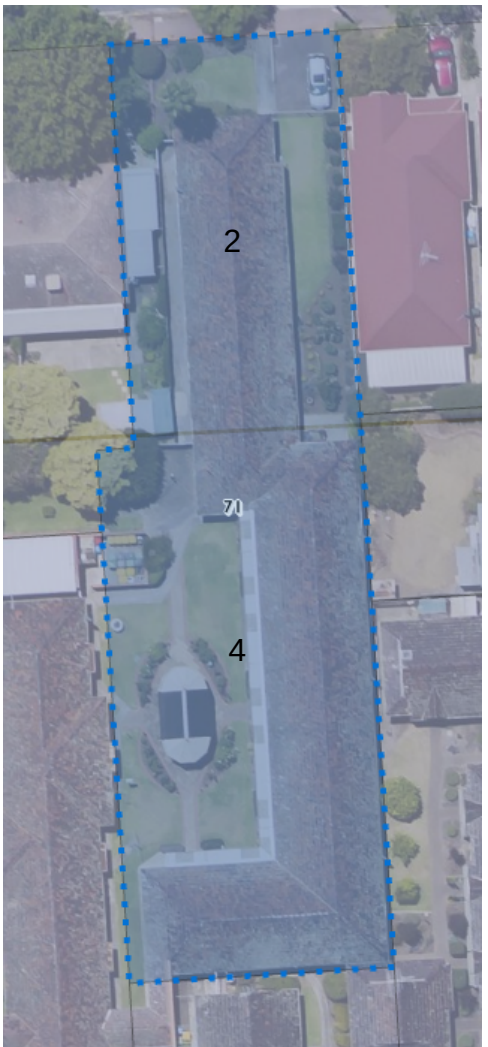
Concept Plan 116 - Everard Park

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels

Maximum Building Height (Levels) (V0008) - 4

Maximum building height is 4 levels Applies to the southern portion of the land parcel.



SAPPA Parcel Report

Date Created: October 14, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/

Address Details

Unit Number:	
Street Number:	24
Street Name:	FOURTH
Street Type:	AV
Suburb:	EVERARD PARK
Postcode:	5035

Property Details:

Council:	CITY OF UNLEY
State Electorate:	ASHFORD (2014), BADCOE (2018), BADCOE (2022)
Federal Electorate:	ADELAIDE (2013), ADELAIDE (2016), ADELAIDE (2019)
Hundred:	ADELAIDE
Valuation Number:	0900475095
Title Reference:	CT5922/145
Plan No. Parcel No.:	D63587A150

Zoning details next page

Scale ≈ 1:366 (on A4 page)

10 metres≈

Government of South Australia
Attorney-General's Department

Zone Details

Zones

Urban Renewal Neighbourhood (Z6307) - URN

Sub Zones

Landscape Transition (S3603) - LT

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management (O5710)

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy (O6302)

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Variations

Maximum Building Height (Metres) (V0002) - 8

Maximum building height is 8m

Concept Plan (V0006) - 116

Concept Plan 116 - Everard Park

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels

SAPPA Parcel Report

Date Created: October 14, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/

Address Details

Scale ≈ 1:356 (on A4 page)

10 metres≈

Unit Number:	
Street Number:	28
Street Name:	FOURTH
Street Type:	AV
Suburb:	EVERARD PARK
Postcode:	5035

Property Details:

Council:	CITY OF UNLEY
State Electorate:	ASHFORD (2014), BADCOE (2018), BADCOE (2022)
Federal Electorate:	ADELAIDE (2013), ADELAIDE (2016), ADELAIDE (2019)
Hundred:	ADELAIDE
Valuation Number:	0900474009
Title Reference:	CT5187/224
Plan No. Parcel No.:	D2440A3

Zoning details next page

Government of South Australia
Attorney-General's Department

Zone Details

Zones

Urban Renewal Neighbourhood (Z6307) - URN

Sub Zones

Landscape Transition (S3603) - LT

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management (O5710)

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy (O6302)

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Variations

Maximum Building Height (Metres) (V0002) - 14

Maximum building height is 14m

Maximum Building Height (Metres) (V0002) - 8

Maximum building height is 8m

Concept Plan (V0006) - 116

Concept Plan 116 - Everard Park

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels

Maximum Building Height (Levels) (V0008) - 4

Maximum building height is 4 levels

Appendix E

Site Declaration Form

SITE CONTAMINATION DECLARATION FORM

Council area: City of Unley

Regarding the land comprised in Certificate(s) of Title Register Book Volume CT5649/292, CT5129/286, CT5786/274, CT5804/31, CT5922/144, CT5922/145, CT5187/224

I Joe Pedicini, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

Norman Terrace, Fourth Ave and Ross St, Everard Park Preliminary Site Investigation (PSI) 12/08/2025

(b) Investigations were conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

Yes

Part 2—Site contamination unlikely to exist (for the purposes of planning consent)*

(a) A potentially contaminating activity (as defined in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on the subject land*;

(b) A class 1 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on adjacent land*.

Date:

12 August 2025

Signature of Site Contamination Consultant:

Joe Pedicini

[redacted]

Name of consultant's company or business

Environmental Projects

Note 1—Investigations found the existence of 'fill or soil importation' on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA's Industry Guideline on *'Construction environmental management plans (CEMP)'* provides assistance on meeting the obligations of the *Environment Protection Act 1993.*

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: $20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016.*

Note 3—The "subject land" is the land the subject of the subject development application.

**Delete whichever is not applicable*

Note 4—"Adjacent land" is defined in section 3(1) of the *Planning, Development and Infrastructure Act 2016* to mean "in relation to other land, means land that is no more than 60 metres from the other land".

ATTACHMENT 9

ABN 81 139 719 529
adpconsulting.com.

26 November 2025

Catcorp
C/- Tom Du Rieu
102 Halifax Street, Adelaide

Email: [tomd@catcorpgroup.com.au]
Revision: [02]

Dear Tom

ADL0163: Everard Park – 24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park
Site Service – Electrical and Hydraulic Services

ADP Consulting (ADP) have been engaged to undertake an initial review of the site infrastructure serving the proposed development site, located at 24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park.

We have undertaken an initial assessment of the Electrical and hydraulic (water and sewer) services.

Electrical Services

The local roads bounding the project site have SA Power Networks (SAPN) infrastructure via overhead powerlines including low-voltage lines along Fourth Avenue and Ross Street and both low-voltage and high-voltage lines along Norman Terrace.

We estimate – based on benchmarking similar developments that a maximum power demand in the order of 440 kVA will be required to serve the proposed development.

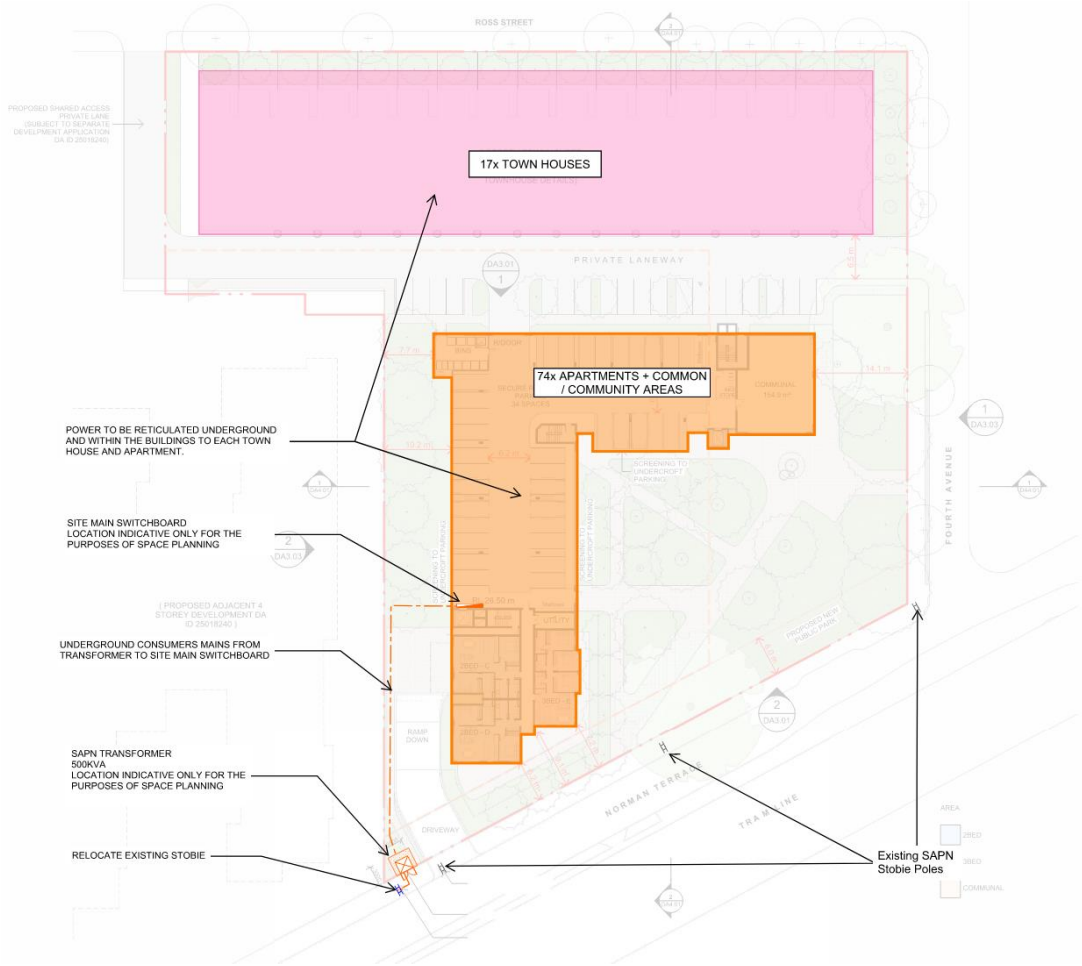
As per standard practice we have connected with SAPN to confirm the anticipated project requirements. They are in receipt of the proposed plans and anticipated power demands.

SAPN will provide the development team with a formal application letter and once agreed will provide a formal letter of offer which will consider the site wide infrastructure and inclusive of any upgrades beyond the site boundary that may be required. This will articulate both the costs and works required to be undertaken.

It is envisaged that a SAPN transformer will be located within the site boundary that will be connected via a new HV connection from the existing overhead powerlines along Norman Terrace. From there, low voltage power reticulation will be designed to serve the needs of the development.

The below sketch summarises the proposed new electricity supply arrangement.

Figure 1 Proposed new Electricity Supply Connection for the development

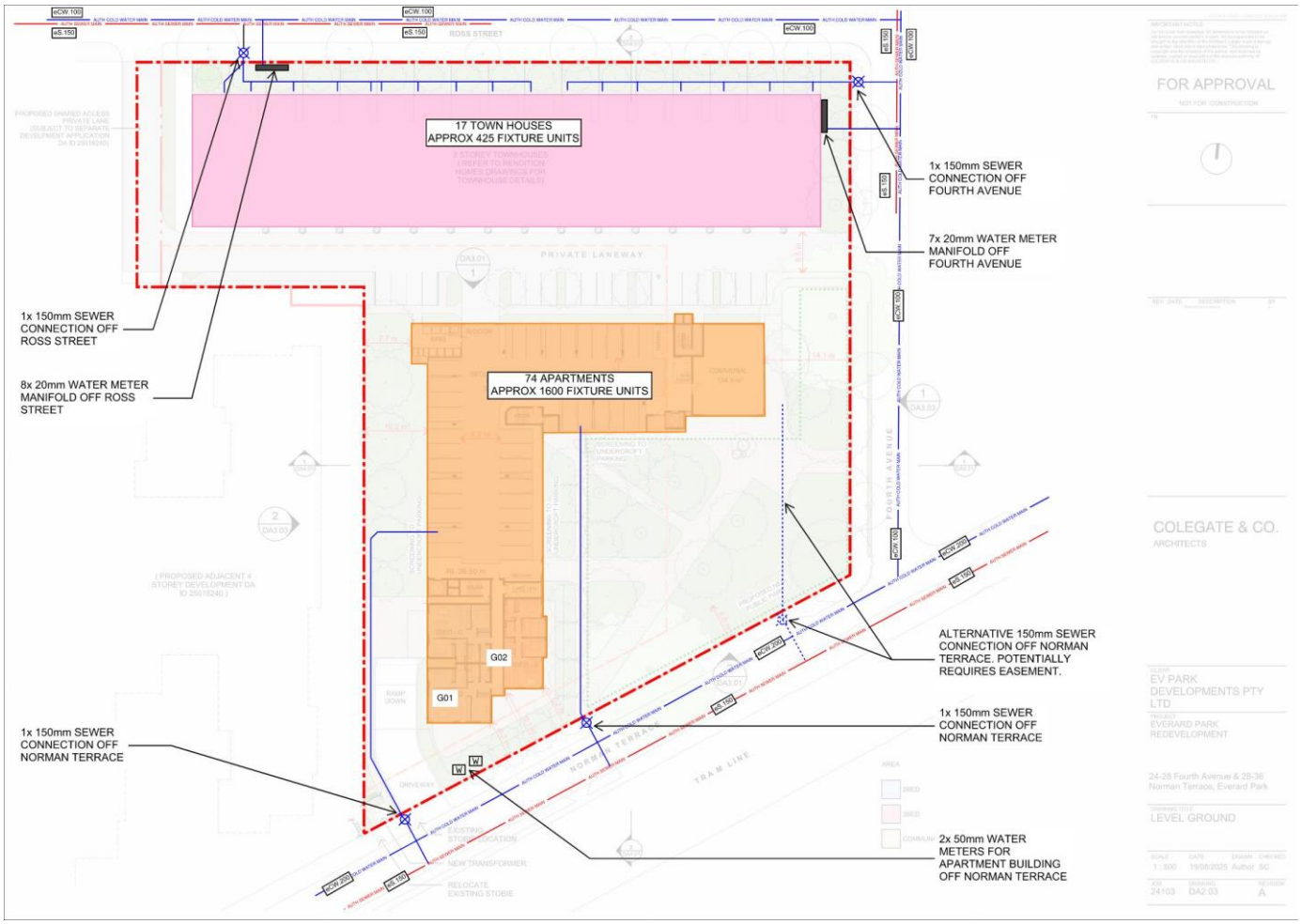


Hydraulic Services

The proposed development site has both water and sewer services running in the near proximity to the development site. The boundary aligns with Norman Terrace, Fourth Avenue and Ross Street which contain SA Water services.

Fourth Avenue and Ross Street are limited with sewer access as the infrastructure terminates adjacent the proposed Townhouse locations. Each of Fourth Avenue and Ross Street contain a 150mm sewer and 100mm water mains. Norman Terrace to the south of the proposed development contains a 150mm sewer and a 200mm water main. As shown in the following image;

Figure 2 SA Water Infrastructure surrounding the proposed development



As per standard practice we have (on behalf of the developer) requested a network assessment of the sewer system in the form of a formal assessment. SA Water are currently undertaking this assessment with the expected increase in demand, resulting from the development being considered.

Once completed, SA Water will provide their assessment including any upgrade works required, outside of the development site to enable the proposed development to connect into the sewer network,

ADP has also, on behalf of the developer requested both flow and pressure test and a network analysis of the water supply's adjacent to the property.

The flow and pressure tests coupled with the network analysis will enable the design team to determine if any upgrades to water supplies re required or additional systems such as tanks and pumps are required to serve the needs of the fire protection systems (sprinklers/ hydrants).

The initial assessment undertaken by ADP are to engaged with the supply Authorities as a critical Stakeholder in the development and to also establish any upgraded works required to enable power, water and sewer to be connected to the site with consideration for the additional load on the existing network.

Any upgrades works outside of the boundary to support the development will be the responsibility of the developer in negotiation with the supply Authority.

Yours sincerely

Will Chapman
Director

ATTACHMENT 10

ekistics

24-28 Fourth Avenue &

28-36 Norman Terrace, Everard Park

Planning Statement

22 August 2025

REF#1910-002

ACKNOWLEDGEMENT TO COUNTRY

Ekistics respectfully acknowledges the traditional owners and custodians of the land on which we work and we pay our respects to Elders past and present.

PROPRIETARY INFORMATION STATEMENT

Revision	Description	Author	Date
Version 1	Planning Statement (Draft)	ZG	18 August 2025
Version 2	Planning Statement (Draft) Peer Review	RH	18 August 2025
Version 3	Planning Statement update with amended plans	ZG	19 August 2025
Version 4	Updated to include 3D renders	ZG	20 August 2025

CONTENTS

FIGURES

APPENDICES

1. CERTIFICATES OF TITLE
2. PLANS, ELEVATIONS & PERSPECTIVES
3. LANDSCAPE PLAN
4. STORMWATER MANAGEMENT PLAN
5. TRAFFIC IMPACT ASSESSMENT
6. PRELIMINARY TREE ASSESSMENT
7. WASTE MANAGEMENT PLAN
8. PRELIMINARY SITE INVESTIGATIONS & SITE DECLARATION FORM

1. EXECUTIVE SUMMARY

Category	Details
PROJECT	Demolition of existing structures and construction of a five (5) storey residential flat building comprising 75 dwellings (including 12 Affordable Housing dwellings) with basement and at grade carparking with associated communal facilities and landscaping, construction of 17 two-storey dwellings in a terrace arrangement and removal of three (3) Regulated and six (6) Significant Trees
ADDRESS OF SITE	24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park
FIRST NATIONS COUNTRY	Kaurna
CERTIFICATES OF TITLE	• Certificate of Title Volume 5649 Folio 292 (Allotment 6 in Deposited Plan 2440); • Certificate of Title Volume 5129 Folio 286 (Allotment 5 in Deposited Plan 2440); • Certificate of Title Volume 5786 Folio 274 (Allotment 4 in Deposited Plan 2440); • Certificate of Title Volume 5187 Folio 224 (Allotment 3 in Deposited Plan 2440); • Certificate of Title Volume 5922 Folio 145 (Allotment 150 in Deposited Plan 63587); • Certificate of Title Volume 5922 Folio 144 (Allotment 71 in Filed Plan 6522); • Certificate of Title Volume 5804 Folio 31 (Allotment 75 in Filed Plan 6522); • Certificate of Title Volume 5804 Folio 30 (Allotment 76 in Filed Plan 6522); and • Certificate of Title Volume 5674 Folio 218 (Allotment 70 in Filed Plan 6522).
ALLOTMENT AREA	Approximately 9,350m²
ALLOTMENT FRONTAGE/S	Approximately 45m to Norman Terrace; Approximately 66m to Fourth Avenue; and Approximately 106m to Ross Street
LOCAL GOVERNMENT	City of Unley
RELEVANT AUTHORITY	City of Unley Assessment Panel or Assessment Manager pursuant to section 93 of the *Planning, Development and Infrastructure Act 2016*
PLANNING AND DESIGN CODE	Version 2025.15 (Published on 14 August 2025)
ZONE	Urban Renewal Neighbourhood Zone

Category	Details	
SUBZONE	Landscape Transition Subzone	
OVERLAYS	• Airport Building Heights (Regulated)- All Structures over 15 metres Overlay • Affordable housing Overlay • Building Near Airfields Overlay	• Prescribed Wells Overlay • Regulated and Significant Tree Overlay • Stormwater Management Overlay • Urban Tree Canopy Overlay
TECHNICAL & NUMERIC VARIATIONS (TNVs)	• Maximum Building Height is 8m-14m • Maximum Building Height is 2-4 Levels • Concept Plan 116- Everard Park	
EXISTING USE	Detached dwellings, retirement facility and supported accommodation	
CLASSIFICATION OF DEVELOPMENT	Demolition	Exempt from constitution 'development'
	Residential Flat Building	Assessment Pathway: Code Assessed- Performance Assessed
	Dwellings (in terrace arrangement)	
	Tree Damaging Activity	
PUBLIC NOTIFICATION	Subject to public notification pursuant to clause 3 (1) of Column B of Urban Renewal Neighbourhood Zone: Table 5 - Procedural Matters (PM) - Notification	
REFERRALS	• Minister responsible for administering the *South Australian Housing Trust Act 1995*; and • Adelaide Airport Ltd	
APPLICANT	Ev Park Developments Pty Ltd	
CONTACT PERSON	Zoë Garnaut – Senior Associate	
OUR REFERENCE	01910-002	

2. INTRODUCTION

This planning statement has been prepared in support of a development application by 'Ev Park Developments Pty Ltd' ('the applicant') to demolish the existing structures on the site and construct a five (5) storey residential flat building comprising 75 apartments, basement and at grade carparking, communal facilities with associated landscaping, construction of 17 two-storey dwellings in a terrace arrangement and removal of three (3) Regulated and six (6) Significant Trees on land located at 28-36 Norman Terrace and 24-28 Fourth Avenue, Everard Park ('the subject site'). A related land division application will be submitted as part of a separate application which will consolidate the existing titles over the site to reflect this built form application.

This planning statement provides information about the subject site and proposed development. The planning statement will address the merits of the development application, as assessed against the relevant provisions of the Planning and Design Code (Version 2025.15 – dated 14 August 2025).

For the purposes of this statement, the *Planning, Development and Infrastructure Act*, 2016 will be referred to as the 'PDI Act', the Planning, Development and Infrastructure (General) Regulations, 2017 will be referred to as the 'PDI Regulations' and the Planning and Design Code will be referred to as the 'Code'.

Importantly, this Planning Statement has been informed by an inspection of the site and its immediate locality and been prepared on the basis of the attached plans, elevations and supporting documentation as summaries below:

- Appendix 1: Certificate of Title;
- Appendix 2: Architectural Plans by Colgate Co;
- Appendix 3: Landscape Plan by GD Studia;
- Appendix 4: Stormwater Management and Civil Plans by PT;
- Appendix 5: Traffic and Parking Assessment by MFY;
- Appendix 6: Preliminary Tree Assessment by Arborman;
- Appendix 7: Waste Management Plan by Rawtec; and
- Appendix 8: Preliminary Site Investigation (PSI) Report and Declaration Form by Environmental Projects;

Based on our assessment of the proposed development, in conjunction with the considerable level of supported technical reports and advice, we have formed the opinion that the proposed development satisfies the relevant provisions under the Planning and Design Code, and therefore warrants the granting of Planning Consent.

2.1. Background

As part of the design process, early engagement has been undertaken with senior administration of the City of Unley to understand key planning considerations, and to further refine the design and architectural response to the site, locality and relevant planning controls. Two (2) meetings were held comprising a project introduction meeting held on 30 May 2025 and a pre-lodgement planning meeting held on 24 June 2025.

During these meetings Council has reinforced their desire for a public open space reserve fronting the Tram Station. This has been reflected in the proposal.

The evolution of designs for the site has been undertaken in collaboration and recognition of the 'Opal Residential Aged Care facility' which adjoins the site to the immediate west (who are concurrently seeking redevelopment of their own site for a four (4) storey residential aged care building as part of development application ID 25018240 refer to ***Figure 2.1***).

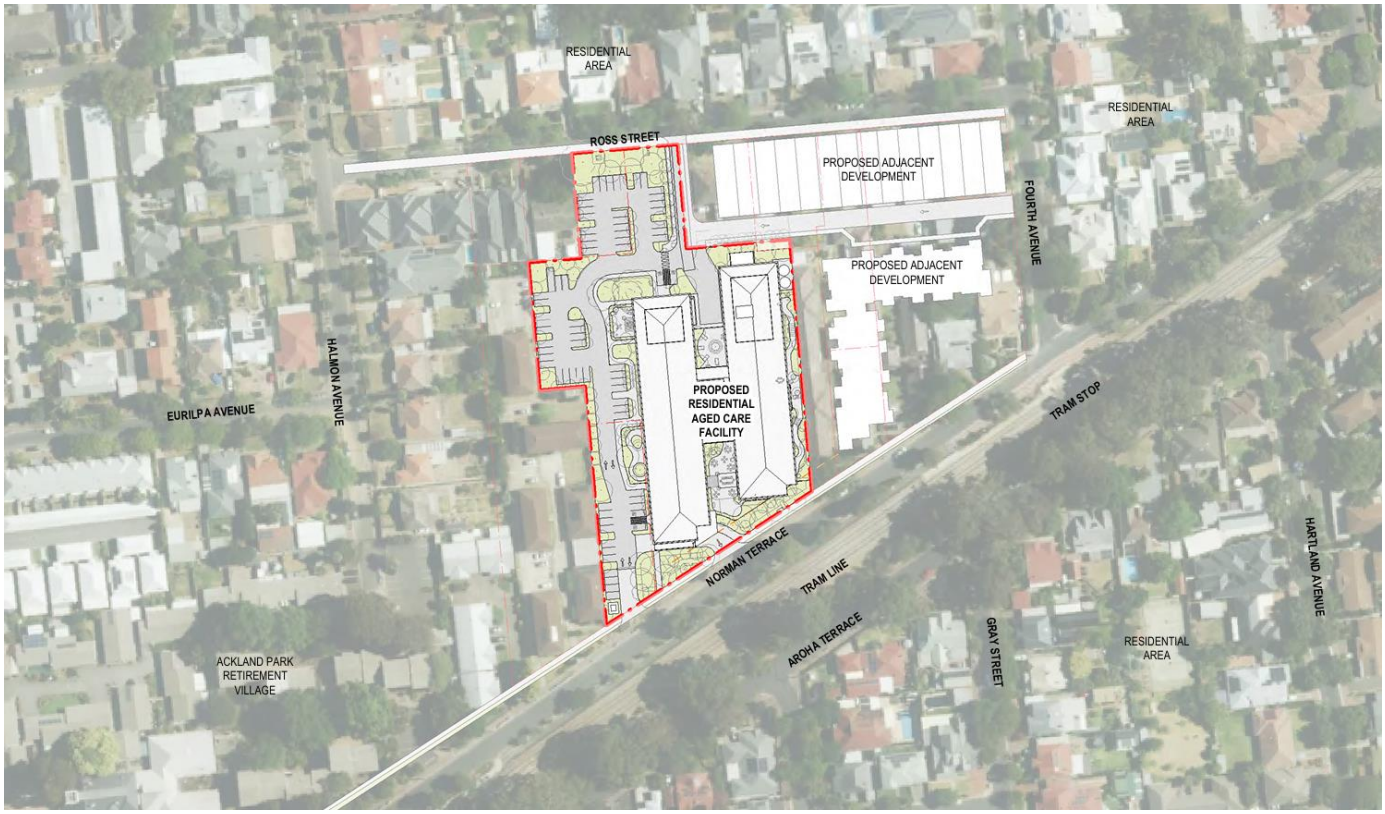


Figure 2-1 *Adjoining proposed development showing this proposal (Source: Brown Falconer)*

This proposal has considered the concept on the adjoining land to ensure efficiencies in movement, and synergies in the design including having adequate separation between the proposed built forms over both sites, however the proposed development site will function independently of the adjoining development.

A separate boundary realignment application and land division application will be submitted shortly which will reflect the boundaries proposed as part of this built form application.

3. SITE AND LOCALITY

3.1. The Site

The subject site comprises a consolidated land parcel of approximately 9,350m ² located at 28-36 Norman Terrace and 24-28 Fourth Avenue, Everard Park and is formally described in the following certificates of titles (refer to **Figure 3.1**):

- Certificate of Title Volume 5649 Folio 292 (Allotment 6 in Deposited Plan 2440);
- Certificate of Title Volume 5129 Folio 286 (Allotment 5 in Deposited Plan 2440);
- Certificate of Title Volume 5786 Folio 274 (Allotment 4 in Deposited Plan 2440);
- Certificate of Title Volume 5187 Folio 224 (Allotment 3 in Deposited Plan 2440);
- Certificate of Title Volume 5922 Folio 145 (Allotment 150 in Deposited Plan 63587);
- Certificate of Title Volume 5922 Folio 144 (Allotment 71 in Filed Plan 6522);
- Certificate of Title Volume 5804 Folio 31 (Allotment 75 in Filed Plan 6522);
- Certificate of Title Volume 5804 Folio 30 (Allotment 76 in Filed Plan 6522); and
- Certificate of Title Volume 5674 Folio 218 (Allotment 70 in Filed Plan 6522).

The site has a primary street frontage to Norman Terrace of approximately 45m and secondary street frontage to Fourth Avenue of approximately 66m and a frontage to Ross Street of approximately 106m. The configuration of the site is in a 'L' shape wrapping around the new public open space (which will be created as part of a future related land division application).

Figure 3-1 *Subject Site*

Norman Terrace, Fourth Avenue and Ross Street are all local roads under the care and control of the City of Unley. Ross Street comprises a strand of mature Jacaranda Trees planted at regular spacing along with a paved pedestrian footpath. Fourth Avenue contains five (5) street trees and a footpath. Norman Terrace comprises an indented parking bay and footpath with no street trees.

The site currently contains a mixture of single storey detached dwellings along with single storey independent living units (retirement facility) and single storey nursing home (supported accommodation). All existing structures are proposed to be demolished.

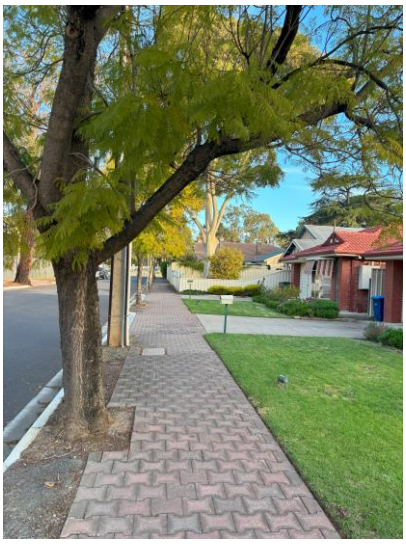
The site contains three (3) Regulated Trees and seven (7) Significant Trees. A further two (2) trees on the site are exempt under the PDI Regulations.

No easements or encumbrances apply to the site, as demonstrated in **Appendix 1** containing the Certificates of Title.

Photographs of the site are referenced in **Figure 3.2.**

Subject site looking south-west from Fourth Ave

Subject site looking east on Ross Street



Existing footpath looking south on Fourth Ave

Existing dwellings on eastern side of Fourth Avenue

Looking east along Norman Terrace

Existing dwelling on corner of Norman Terrace and Fourth Ave

***Figure 3-2** Site Images (taken 18 July 2025)*

3.2. Locality

The subject site is located approximately 5km south-west of the Adelaide CBD and approximately 650m east of South Road in Everard Park. The Black Forest tram station is located immediately opposite the subject site and comprises a raised sheltered platform and landscaping. A share use cycle/pedestrian path runs along the entire length of Norman Street adjoining the tram line that provides connectivity into the Adelaide CBD. Aroha Terrace on the southern side of the tram line contains on-street park-and ride spaces for commuters.

Located to the immediate west of the site is the Opal Healthcare 'Everard Park Care Community' comprising a supported accommodation (residential aged care facility). This site is also proposed to undertake its own redevelopment comprising a four (4) storey building with associated carparking and landscaping (as part of development application ID 25018240).

The broader locality to the north and east of the site comprises low rise (1-2 storey) low density dwellings of various construction typologies located within the 'Established Neighbourhood Zone.' To the west of the site towards South Road is a growing instance of in-fill housing at medium to high densities, taking advantage of the proximity to the Tram Line and high frequency transport options along South Road.

Figure 3.3 over the page provides images of the surrounding locality.

Black Forest Tram Station

Looking west on Norman Terrace

Looking north on Fourth Ave

Northern side of Ross Street

Existing Opal facility on Ross Street

***Figure 3-3** Images of the Locality (taken on 18 July 2025)*

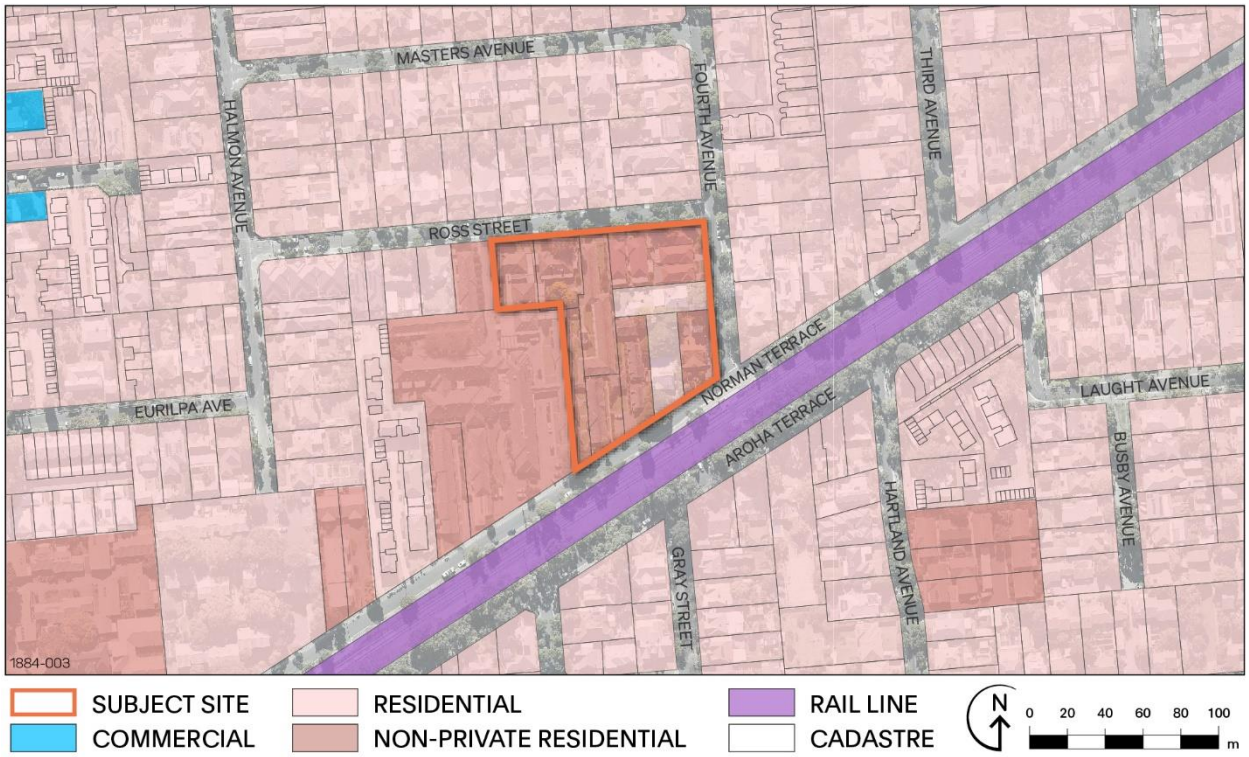


Figure 3-4 *Land Uses in surrounding locality*

4. PROPOSED DEVELOPMENT

4.1. Proposal Description

The application seeks to demolish all existing structures on the site and construct a five (5) storey residential flat building comprising a total of 75 dwellings, including twelve (12) one-bedroom apartments for Affordable housing. The residential flat building comprises:

- Basement carparking for 55 spaces (for residents use only) and bike storage room for 36 bicycles;
- Ground Floor
  - 34 covered resident parking spaces accessed via a rear private laneway;
  - 18 uncovered visitor parking spaces accessed via the rear private lane, inclusive of one disabled parking space;
  - Two (2), 2- bedroom apartments;
  - One (1) 3-bedroom apartment;
  - Communal room for residents;
  - Bike racks for 10 bicycles; and
  - Bin storage room.
- Level 2
  - 3, one-bedroom apartments;
  - 14 two-bedroom apartments; and
  - 1, three-bedroom apartment.
- Levels 3-5
  - 3, one-bedroom apartments per floor;
  - 14, two-bedroom apartments per floor; and
  - 1, three- bedroom apartment per floor

Total in Apartment Building

- 12, one-bedroom apartments
- 57, two-bedroom apartments;
- Four (4) three- bedroom apartments; and
- 91 secure covered parking spaces for residents and 18 uncovered visitor spaces (total 109 spaces)

The proposal also includes the construction of 17, two-storey dwellings in a ‘terrace arrangement’ fronting Ross Street with their garaging to be accessed via the rear communal laneway. All terrace dwellings comprise of three (3) bedrooms, 2.5 bathrooms and double garages.

The proposal also seeks to remove three (3) Regulated Trees and Six (6) Significant Trees (with the retention of one (1) Significant Tree) and the replanting of 41 trees within the site with further planting within the new reserve area.

***Figure 4-1** Elevations of proposed development*

5. PROCEDURAL CONSIDERATIONS

5.1. Applicable policies

5.1.1. Zone and Subzone

The Planning and Design Code (Version 2025.15, dated 14 August 2025) in conjunction with the SA Property and Planning Atlas (SAPPA), identifies that the site is located within the '**Landscape Transition Subzone'** of the **Urban Renewal Neighbourhood Zone.**

Zoning for the site and immediate locality is illustrated in **Figure 5.1** below.

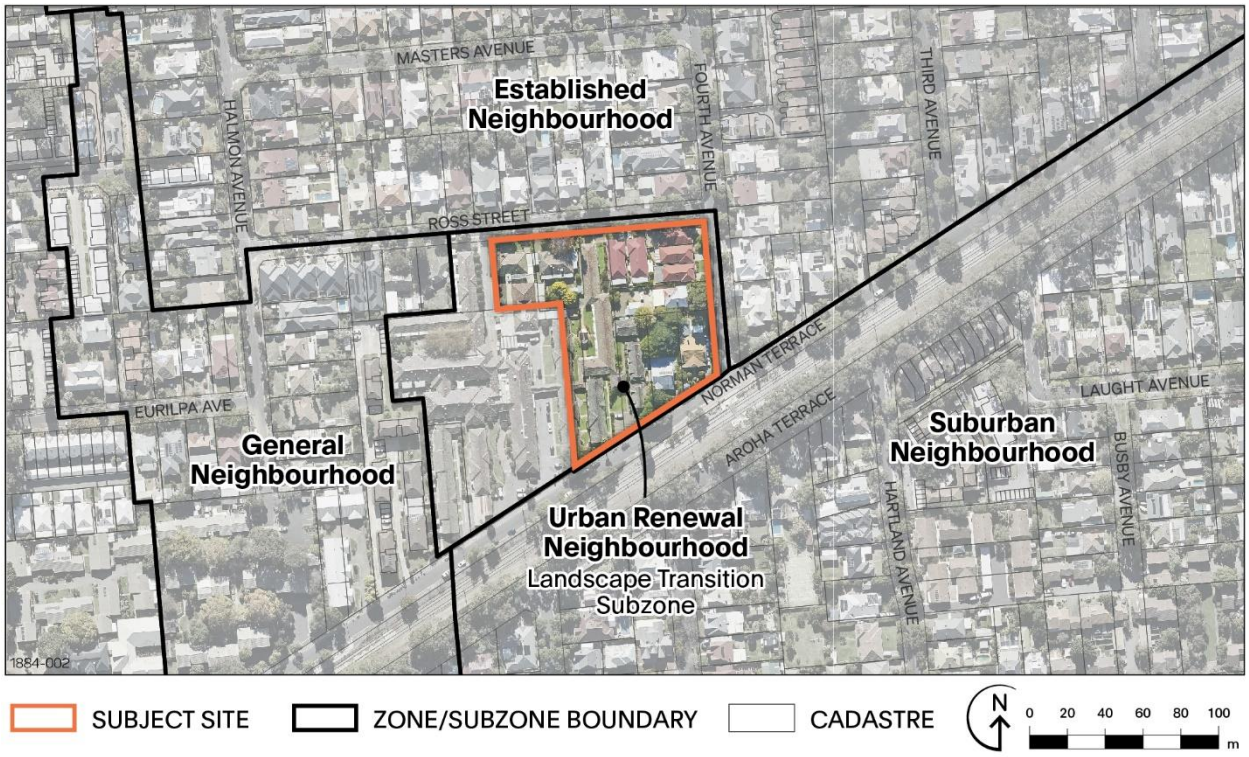


***Figure 5-1** Zoning Map*

5.2. Overlays and Local Variations (TNVs)

5.2.1. Overlays

The following Overlays are applicable to the subject site:

- Airport Building Heights (Regulated)- All Structures over 15 metres Overlay
- Affordable housing Overlay
- Building Near Airfields Overlay

- Prescribed Wells Overlay
- Regulated and Significant Tree Overlay
- Stormwater Management Overlay
- Urban Tree Canopy Overlay

From the above list of Overlays, the 'Prescribed Wells Overlay' is not relevant to the assessment of the application as the proposed development does not involve the extraction of ground water.

5.2.2. Local Variations (TNVs)

The site is subject to the following Local Variation (Technical Numeric Variation):

- Maximum Building Height is 8m-14m
- Maximum Building Height is 2-4 Levels
- Concept Plan 116- Everard Park

Figure 5.1 below illustrates the location of the Maximum Building Heights TNVs over the subject site:

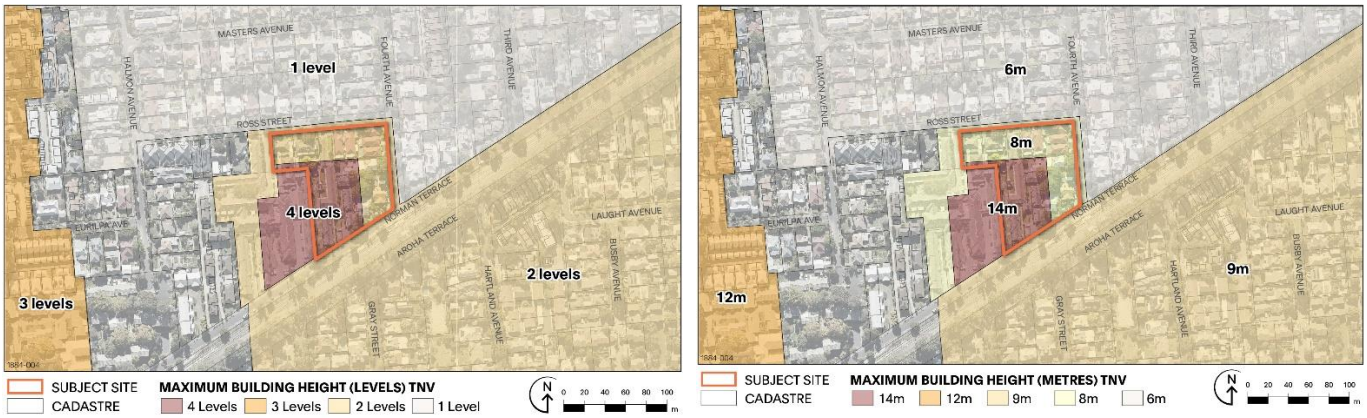


***Figure 5-2** Maximum Building Height TNV*

5.3. Nature of Development

It is considered that the proposal is best described as:

> "Demolition of existing structures and construction of a five (5) storey residential flat building comprising 75 dwellings (including 12 dwellings constituting 'Affordable Housing'), basement and at-grade carparking with associated landscaping, construction of 17 two- storey dwellings in a terrace arrangement and removal of three (3) Regulated Trees and six (6) Significant Trees."

Accordingly, the proposed development comprises the following elements:

- Demolition

- Residential Flat Building (dwellings);
- Dwellings (in a terrace arrangement); and
- Tree damaging activity;

5.4. Classification of Development

Within the '**Urban Renewal Neighbourhood Zone,'** all elements listed above are '**Code Assessed- Performance Assessed'** forms of development as the elements outlined above, are not explicitly listed or do not satisfy the criteria as an 'Accepted', 'Deemed-to-Satisfy', nor 'Restricted' form of development.

5.5. Relevant Authority

The relevant authority to determine the development application will be the City of Unley Assessment Panel or the Council Assessment Manager as per Section 93(1)(a) or 96 of the PDI Act.

5.6. Public Notification

Public notification is anticipated pursuant to Zone Table 5 (column b) 3(1) as proposal includes a Residential Flat Building that exceeds the maximum building height in DTS/DPF 2.1 of 2 building levels and 8m in the eastern portion of the site within the Urban Renewal Neighbourhood Zone.

5.7. Agency Referrals

Agency referrals are prescribed by individual Overlays (Procedural Matters – Referral), with additional agency referrals prescribed within Part 9 – Referrals of the Planning and Design Code. We anticipate the following Statutory Referrals will be required for the proposed development:

5.7.1. Environment Protection Authority

In accordance with Part 9 of the Code prescribes that a referral to the Environment Protection Authority (EPA) is required in the following instances:

> *"Change in the use of land to a more sensitive use on land at which site contamination exists or may exist as a result of one of the following:*
>
> *(a) class 1 activity (including where a class 1 activity exists or previously existed on adjacent land)*
>
> *(b) class 2 activity and the proposed use is a sensitive use"*

Referring to the Land Use Sensitivity Hierarchy within *Practice Direction 14: Site Contamination Assessment 2021*, the proposed development constitutes an increase in land use sensitivity noting the historic use of a portion of the land for '*Residential Class 2 – commercial aged care or other residential care facility*' to '*Residential class 1 – domestic residential*.'

A historical analysis of past land uses undertaken through the Preliminary Site Investigation (PSI) performed by Environmental Projects and contained within **Appendix 8** has identified that:

- The site has historically been in either residential use or aged care facility since sometime prior to 1935/1936;
- The desktop site history did not identify any PCAs as having potentially occurred onsite and only Class 2 (Railway) off-site on adjacent land. Site contamination is not likely to exist with respect to residential land use; and
- The preliminary conceptual site model did not identify any sources of contamination that could pose a risk to sensitive receptors and was not considered further.

Based on the above, Environmental Projects advised that the site is suitable for the proposed residential use without further assessment or management.

Accordingly, no referral to the EPA is required for this application.

5.7.2. Affordable Housing

The proposal seeks to provide 12 dwellings for Affordable Housing. Accordingly, a referral to the **Minister responsible for administering the *South Australian Housing Trust Act 1995*** under the 'Affordable Housing Overlay' is anticipated.

5.7.3. Adelaide Airport Ltd

A referral to the **Adelaide Airport Ltd** is anticipated under the 'Airport Building Heights (Regulated) – All structures over 15 metres Overlay' as the proposal exceeds 15m in total building height

6. CODE ASSESSMENT

6.1. Overview

The following section of this Planning Statement addresses the relevant planning related matters, having regard to the relevant zone, overlay and general development policy Desired Outcomes (DOs), Performance Outcomes (POs) and Designated Performance Features (DPF's) referenced within the Code. This assessment is grouped under a series of headings which address specific aspects of the proposed development.

Desired Outcomes (DOs) are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module.

Performance Outcomes (POs) are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

A Designated Performance Feature (DPF) provides guidance to a relevant authority on one way to satisfy a corresponding performance outcome. However, a DPF but does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion of the relevant authority to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

6.2. Land Use & Density

The following provisions are considered to be most relevant to the assessment of land use:

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
PO 2.1, DPF 2.1	DO1, PO 1.1, DPF 1.1, PO8.1, PO 8.2	NA	NA

Within the '*Landscape Transition Subzone'* medium density residential development is envisaged with lower density at the interface with a different neighbourhood zone (subzone PO 2.1). The proposed 2-storey terrace dwellings fronting Ross Street have a site area of approximately 162m^2 per dwelling which satisfies subzone DTS/DPF 2.1 which seeks a site area of not less than 100m^2. Whilst the terrace houses provide a frontage width of less than 8.0m which is sought by subzone DPF 2.1, the proposed reduction in allotment frontage width is supported by the integration of a private rear laneway access for vehicle garaging, which eliminates the need for individual driveways and garage doors along the primary street frontage. This design approach not only enhances the visual continuity and pedestrian amenity of Ross Street by prioritizing landscaping and active frontages, but also enables a more efficient use of land. By removing vehicle access from the primary street, the development achieves a higher yield of dwellings while maintaining a high-quality public realm, consistent with the objectives of compact urban form and walkable neighbourhoods encouraged under the Planning and Design Code.

Urban Renewal Neighbourhood Zone PO 8.2 and associated DPF seeks that high density residential development be located on site with a minimum area of 1,200m^2 and a minimum frontage of 35m. The subject site has a site area of over 7,000m^2 (excluding the proposed area of public reserve) and adjoins the Black Forest tram station. The site therefore satisfies the Zone criteria to accommodate high density residential development (over 70 dwellings per hectare).

The proposed five-storey residential flat building is orientated towards the Black Forest tram station and proposed new public open space reserve, taking advantage of the site's strategic location (i.e. is a form of 'transport orientated residential development').

Between the apartments and terrace houses, the proposal seeks a net residential density of approximately 118 dwellings per hectare. The proposal provides a diverse range of housing options comprising a combination of 1,2 and 3 bedroom housing typologies including the provision of 12 dwellings satisfying the criteria of 'Affordable Housing' (refer to **Section 6.5** for further discussion on 'Affordable Housing.'

The proposed high density residential development, scaling down to medium density along Ross Street is therefore consistent with intent both the '*Landscape Transition Subzone'* and the '*Urban Renewal Neighbourhood Zone*.'

6.3. Scale, Setback & Siting

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
PO 1.1, DPF 1.1, PO 1.2	PO 2.1, DPF 2.1, PO 2.2, PO 3.1, PO 4.1, PO 5.1, DPF 5.1, PO 5.2, DPF 5.2, PO 6.1, PO 7.1, DPF 7.1, PO 9.1	**Airport Building Heights (Regulated) – All structures over 15m Overlay** DO1, PO 1.1 **Affordable Housing Overlay** PO 3.2, DPF 3.2	**Design in Urban Areas** PO 2.1, PO 2.3, PO 2.4, PO 4.1, PO 4.3, PO 20.1, DPF 20.1

6.3.1. Scale

As outlined in **Section 5.2.2** the subject site is covered by a 'Maximum Building Height TNV' that ranges in scale from 2-4 building levels (and 8-14m) across the site as illustrated in **Figure 5.2**. The two-storey terrace houses that front Ross Street are consistent with the maximum building height TNV.

The subject site is also covered by the '*Affordable Housing Overlay*.' The Overlay includes the following relevant provisions in relation to building height:

> ***PO 3.2*** *To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.*

DPF 3.2 *Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the…(p) Urban Renewal Neighbourhood Zone*

As the proposal incorporates 15% affordable housing in the form of the 12 one-bedroom apartments, the above Overlay provisions enable an additional building level. In this instance the maximum building height TNV in the zone ranges from two (2) building levels to four (4) building levels. The Overlay building height incentive would therefore enabling three (3) to five (5) building levels over the site.

Consistent with the Overlay height incentives, the proposal seeks to construct a five (5) storey residential flat building with a total building height of 16.5m. The residential flat building has been setback as far as possible from the adjoining residential properties located within the adjoining '*Established Neighbourhood Zone'* to the north and east of the site.

Given the total building height exceeds the 15m in the '*Airport Building Heights (Regulated)- All Structures Over 15 metres Overlay,*' this application will be referred to Adelaide Airport Limited to ensure that the additional 1.5m above the 15m does not pose a hazard to the operational and safety requirements of Adelaide Airport.

6.3.2. Setbacks and Siting

Within the Landscape Transition Subzone PO 1.1 seek that:

PO 1.1 *Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood.*

The subject site is also covered by '*Concept Plan 116- Everard Park'* (refer to **Figure 6.1**) which envisages a landscape buffer of 5.0m along both Ross Street and Fourth Avenue and a 6.0m Landscape Buffer along Norman Terrace.

***Figure 6-1** Concept Plan 116- Everard Park*

Consistent with the concept plan and the prevailing character of Ross Street, the proposed two-storey terrace houses are setback 5.65m from the Ross Street frontage with landscaped front courtyards providing a high level of amenity to the streetscape.

The proposal seeks to provide a 5.0m wide landscape area along the Fourth Avenue frontage providing a landscape setting linking to the proposed new public reserve.

The proposed residential flat building has a varying setback form Norman Terrace ranging from 6.0m at its closest point (noting that a balcony cantilevers above closer to Norman Terrace) to over 25m at its eastern end, consistent with the Concept Plan.

The proposed **two-storey terrace dwellings** have been designed such that their side boundaries walls are abutting for the same height and length.

Zone PO 5.1 seeks that "*walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties*."

The 'terrace arrangement' refers to detached dwellings that are erected side by side and abutting each other. The side boundary walls of the terraces (except corner dwellings) have matching height and length and therefore will have no visual or overshadowing impacts on the adjoining dwelling. The corner terraces with exception for the are setback from the allotment boundaries 0.9m from the 'outside' of the development site consistent with Zone DPF 5.2. The terrace dwellings locate their garages adjoining the rear laneway (private driveway).

The terraces have been orientated in a north to south direction with their primary area of private open space towards Ross Street facing in a northern direction.

The proposed **residential flat building** has the following boundary setbacks:

- 42m (approx.) from Ross Street;
- 10.2m-18m (approx.) from Fourth Avenue;
- 6m-25m (approx.) from Norman Terrace; and
- 6.3m-10.2m (approx.) from the western (side) boundary.

While part of the residential flat building extends closer to Fourth Avenue than the maximum building height TNV envisages, the generous setbacks from both Fourth Avenue and Ross Street, along with the retention of a Significant Tree and proposed new tree planting, help create a well-considered transition in building scale and form. This approach supports a respectful interface with the surrounding '*Established Neighbourhood Zone'* consistent with Zone PO 2.2.'

The total built form between the terrace dwellings and the residential flat building covers 49% of the total development site (excluding the new public reserve). This satisfies Landscape Subzone DPF 1.1 seeks that site coverage does not exceed 50%

6.4. Design and Appearance

The following provisions of the Code are considered relevant to the assessment of Design and Appearance:

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
NA	NA	**Affordable Housing Overlay** PO 2.1	**Design in Urban Areas** DO1, PO 1.1, PO1.3, PO 7.1, PO 9.1, PO 12.1 to PO12.3, PO12.5, DPF 12.5, PO 12.6 to PO 12.8, PO 14.2 to PO 14.3,

PO 17.1 to PO 17.2, PO 18.1 to PO 18.2, PO 20.1, DPF 20.1

The General Development Policies, Design in Urban Areas DO 1 seeks that development is contextual, durable, inclusive and sustainable.

All terrace dwellings have been designed to front Ross Street with their entrances; private open space areas and balconies all orientated towards the streetscape.

The proposed residential flat building has been designed to address both the Norman Terrace and Fourth Avenue streetscapes and provide passive surveillance over the proposed new public reserve. The primary pedestrian entrance to the building is central to the site and accessed via pedestrian paths from Norman Terrace.

Access to the basement parking area for the residential flat building is via a ramp accessed from Norman Terrace. The ramp is softened via the use of landscaping on either side. The remainder of carparking spaces (including at grade visitor spaces) are accessed via the rear private laneway. This approach aims to minimise the visual appearance of garaging and parking on the surrounding street network.

Aluminium batten screens are proposed along the western boundary of the site to provide visual separation from the proposed new residential aged care facility (being delivered under a separate development application by others). Woodland Grey 'Good Neighbour' metal fencing will be provided along the side of the corner terrace houses.

In accordance with Design in Urban Areas PO7.1, the section of ground floor car park facing towards the public street in the proposed residential flat building has been integrated into the design of the building and utilises building materials that will assist with reducing any negative streetscape impacts associated with car parking facing towards the public street. In addition, the car parking facing the street is well setback from the street boundary, will be obscured and screened by the proposed landscaping.

6.4.1. Materials and Finishes

The two-storey terrace houses have been designed to reflect the character of Ross Street (refer to **Figure 6.2** on the following page) and provide the following materials and finishes:

- Rendered Autoclaved Aerated Concrete ('AAC') in 'Alabaster' colour;
- Face brickwork in 'Austral Morialta' Colour;
- Rendered fibre cement sheeting in an 'Alabaster' Colour;
- Black verandah and balcony posts; and
- Black framed aluminium windows;

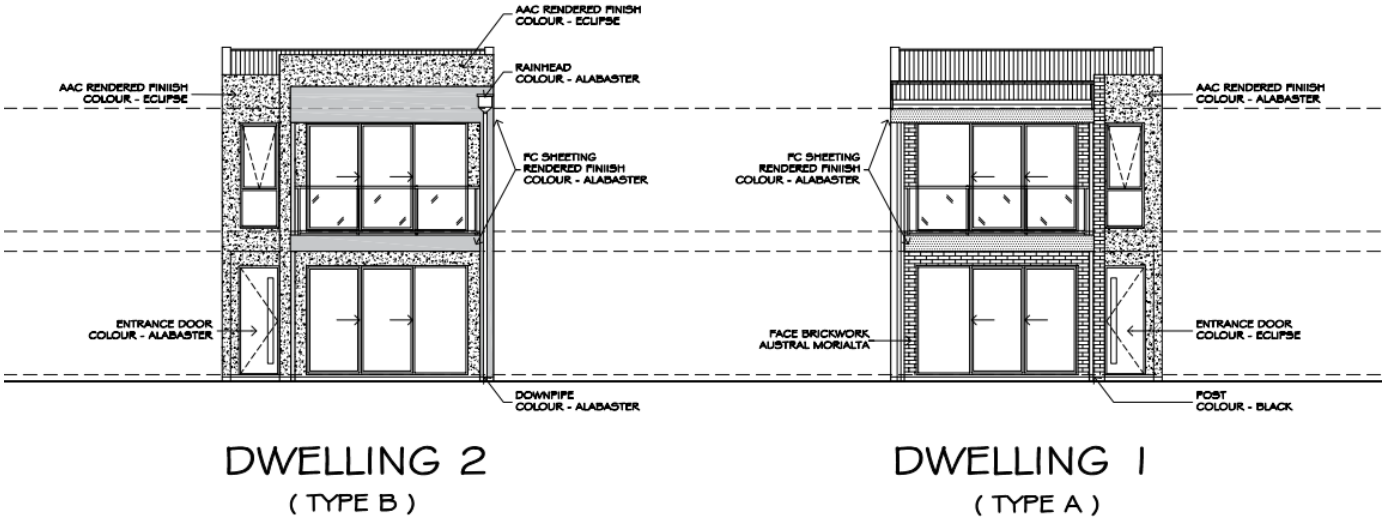


***Figure 6-2** proposed materials and finishes of Terrace Houses*

The façade design of the residential flat building introduces a series of vertical elements that effectively break up the horizontal massing of the building. This articulation adds visual interest and provides relief to all elevations of the building (as illustrated in **Figure 6.3** on the following page). The materials and finishes proposed include:

- Painted fibre cement cladding in a neutral colour palette of Woodland Grey, Eucalypt Green and White/Off White;
- Glazed balustrading;
- Black powder coated aluminium windows; and
- Black aluminium batten screening.

The selection of materials and finishes will complement the locality and have long lasting durability to minimise ongoing maintenance consistent with Design in Urban Areas PO 12.5.

Plant, equipment and services will be located to be as unobtrusive as possible and not readily visible from the streetscape being located either within the basement or centrally located on the roof satisfying Design in Urban Areas PO 1.4.

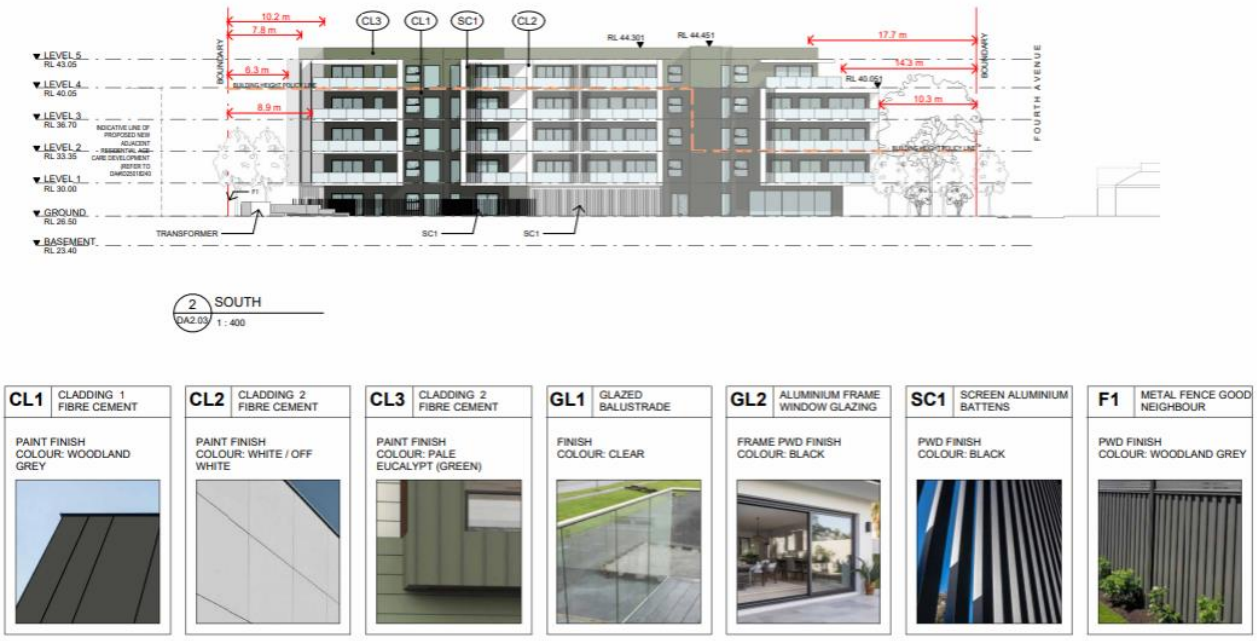


Figure 6-3 *Proposed materials and finishes of Residential Flat Building*

For the reasons outlined above, in our opinion, the proposal is an exemplar of 'design excellence' and will form a benchmark of this type of development in the City of Unley.

6.4.2. Residential Amenity

The General Design in Urban Areas module of the Code includes specific provisions in relation to residential amenity in multi-level buildings (PO 18.1- PO 18.2, PO 26.1, PO 28.1- PO 28.7, PO 29.1-PO 30.1, PO 40.2- PO 40.3 & Table 1). The design of the residential flat building has carefully considered the amenity of future occupants and includes the following design elements:

- All habitable rooms have an external outlook;
- Balconies have been positioned and designed to where possible to maximise views over the public realm, whilst ensuring that solid walling is provided between balconies of adjoining apartments limit cross-views between balconies;
- Each apartment is provided with a generous balcony or courtyard which exceeds the minimum size and dimension sought by the Code and is able to accommodate screened clothes drying areas;
- Communal open space has been provided on the ground level in addition to private open space areas of each apartment;
- Living areas of apartments have been separated from adjoining apartments to maximise acoustic amenity – for all expect for one set of apartments/floor;
- Generous balcony sizes to provide for outdoor living opportunities;
- Ground floor dwellings have habitable room windows face into their courtyards;
- Provides a range of 1, 2 and 3 bedroom dwelling options along with Affordable Housing;

- Apartment storage has been provided which meets or exceeds Code provisions;
- Dedicated secure bike storage room for residents provided within the basement with generous sized communal areas and hallways to enable ease of movement;
- Mailbox facilities are conveniently located adjacent the main building lobby (satisfying PO 40.2) and
- Internal structural columns have been designed to be located within internal walls.

Table 6.1 provides a summary of each apartment type, private open space and storage provision for each dwelling:

Table 6-1 *Summary of Apartment Typologies*

Dwelling Type	Bedrooms	Internal Floor Area	Private Open Space	Domestic Storage
Type A	1 Bedroom/ 1 Bathroom	55m^2	11m^2 (Min. dimension 2.4m)	8m^3
Type B	2 Bedrooms / 2 Bathrooms	75m^2	11m^2 (Min. dimension 2.4m)	10.5m^3
Type C	2 Bedrooms/ 1 Bathroom	82m^2	9.3m^2 (Min. dimension 2.4m)	10.5m^3
Type D	2 Bedroom / 2 Bathrooms	97m^2	28m^2 (Min. dimension 2.4m)	10.5m^3
Type E	3 Bedroom / 2 Bathrooms	99m^2	31m^2 (Min. dimension 2.6m)	14.4m^3
Type F	2 Bedroom / 2 Bathrooms	78m^2	24m^2 (Min. dimension 2.4m)	10.5m^3
Type G	3 Bedroom / 2 Bathrooms	126m^2	56m^2 (Min. dimension 3.5m)	14.4m^3

6.4.2.1. Communal Facilities

The proposal includes a ground floor communal space for residents use only that adjoins the ground level open space area. It is intended that residents may be able to book this space to cater for larger events such as birthday celebrations etc.

6.4.3. Crime Prevention through Environmental Design

The proposal optimises natural surveillance by facilitating clear sightlines that allow for effective monitoring of both communal open space and the private lane way along with adjoining public spaces. This integration promotes a sense of safety and facilitates the efficient utilization of spaces for various purposes, contributing to a cohesive and well-functioning community or urban setting.

The design of the building has been carefully considered and contains the following Crime Prevention though Environmental design (CPTED) design techniques:

- The buildings have been oriented to face all street frontages with clear lines of site and passive surveillance over the streetscape;
- The buildings have been designed to include ground floor habitable rooms and upper level balconies orientated to address all street frontages, the new public reserve and the private rear laneway providing additional surveillance over these areas;

- The basement carpark and covered at grade parking areas for the residential flat buildings are secured for use by residents only via swipe card access; and
- Pedestrian movement paths are designed to allow clear sight lines ensuring ample space and safety for pedestrians and will be suitably lit and visible at all times.

The above design techniques are considered to maximise resident safety and passive surveillance and satisfy the relevant Design in Urban Areas provisions of the Code (PO 2.1-PO 2.5).

6.4.4. Environmental Performance

The Design in Urban Areas module of the Code seeks sustainable development outcomes to be achieved 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" (DO 1(d)).

Key sustainability initiatives proposed for the development include (but are not limited to) the following:

- Development of landscaped common outdoor amenity spaces and access to communal ground floor space to foster community interactions and social wellbeing;
- Using predominantly light coloured external finishes (in particular roof coverings, and external concrete mass shading elements) to reflect heat and reduce solar gain, and reduce the heat island effect;
- Orientating living areas and balconies with a northern orientation as far as possible to maximise northern sunlight;
- Location of windows and balconies to maximise cross-ventilation through apartments;
- Glazing will be performance glass with optimised external shading provided by the boxed fibre cement feature detailing;
- Roof designed to enable the future ability to install roof mounted Solar PV array;
- Water efficient fittings including taps, toilets, and showers;
- Selection of materials with a comparatively low embodied energy/carbon profile wherever practicable;
- Fully electrified development, with no use of natural gas for heating, cooling, hot water and cooking;
- Communal lighting controlled by sensors;
- Natural light and ventilation to all common areas; and
- Construction waste will be minimised through efficient design techniques including standardisation and wherever practicable off-site pre-fabrication.

In consideration of the above, it is evident the development demonstrates a substantial gain in sustainability and will seek to provide a new benchmark for sustainable design within the City of Unley.

Further to the above discussion, the proposed sustainability initiatives are highly aligned with the relevant provisions of the Code which seek to ensure development is designed to optimise environmental performance.

6.5. Affordable Housing

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
NA	NA	**Affordable Housing Overlay** DO1, DO 2, PO 1.1, PO 1.2, PO 1.3,	NA

As outlined in Section 4, the proposal includes 'Affordable Housing' in the form of 12 one-bedroom apartments in the residential flat building and have been designed to meet the 'Affordable Housing' price point. The one-bedroom apartments have been dispersed throughout the apartment building and have been designed to complement the overall design intent of the building.

The applicant intends to enter into a Land Management Agreement with the SA Housing Authority and anticipates a referral of this application to the Minister responsible for the or administering the *South Australian Housing Trust Act 1995*.

6.6. Private Open Space & Landscaping

The following provisions are considered most relevant to the assessment of private open space and landscaping.

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
DO1, PO 1.1, DPF 1.1, PO 1.2, DPF 1.2,	PO 9.1	**Urban Tree Canopy Overlay** DO1, PO 1.1, DPF 1.1,	**Design in Urban Areas** PO 3.1, PO 7.4, PO 7.5, PO 13.1, DPF 13.1, PO 13.3, PO 13.4, PO 21.1, DPF 21.1, PO 21.2, DPF 21.2, PO 22.1, DPF 22.1, PO 27.1, DPF 27.1, PO 32.1, PO 28.2, DPF 28.2, PO 28.3, DPF 28.3, PO 32.1 to PO32.5, PO 34.1, DPF 34.1, PO 34.2, DPF 34.2

6.6.1. Private Open Space

As indicated in **Table 6.1**, almost all proposed dwellings (both terrace houses and apartments with the exception of Type C apartments) satisfy the minimum amount and dimensions of private open space sought by Design in Urban Areas, Table 1.

All areas of private open space are directly accessible from a living room and meet the minimum dimensions specified within Table 1.

In addition, the proposal includes ground floor communal open space for apartments residents. This will provide for a gathering space which supports the ability for residents to interact with each other in a garden setting, promoting wellbeing and social inclusion.

6.6.2. Landscaping

The site is located within the '*Landscape Transition Subzone*'. Within this Subzone, the desired outcome and performance outcome both seek that development comprises of an open landscape setting including deep soil zones for retention or provision of large trees.

The proposal provides approx. 3,200m^2 or 34% of the site for soft landscaping, this is inclusive of approx. 2,600m^2 or 28% for deep soil planting/ site canopy coverage areas. This satisfies subzone PO 1.2 and DPF 1.2 that seeks at least 15% of the site incorporates deep soil zone areas and General Design in Urban Areas PO 22.1 and DPF 22.1 that seeks a minimum of 25% of the site be provided for soft landscaping (including at least 30% of the land between the primary street boundary and the primary building line).

Consistent with Concept Plan 116, Everard Park, the proposal provides a 6m wide landscaped area fronting Norman Terrace and 5m wide landscaping on the Ross Street and Fourth Avenue street frontages.

The site is also located within the 'Urban Tree Canopy Overlay' which seeks that '*trees are planted or retained to contribute to an urban tree canopy*' (PO1.1). To this end, Overlay DPF 1.1 seeks that dwellings with a site area less than 450m^2 provide 1 small

tree (located within a deep soil area of 10m^2 and minimum dimension of 1.5m). All proposed terrace houses of a deep soil area fronting Ross Street that exceeds 10m^2 and have a minimum dimension of 5.0m which satisfies this provision.

The proposal retains one (1) Significant Trees and seeks to plant a range of small, medium and large trees. The residential flat building includes a generous landscaped area fronting Fourth Avenue with landscape setback of 10.2m and approximately 540m^2 (excluding the new public reserve) to be used by apartment residents, satisfying Design in Urban Areas PO 13.1 and PO 13.2. GD Studio has provided a landscape plan illustrated in **Figure 6.4**.

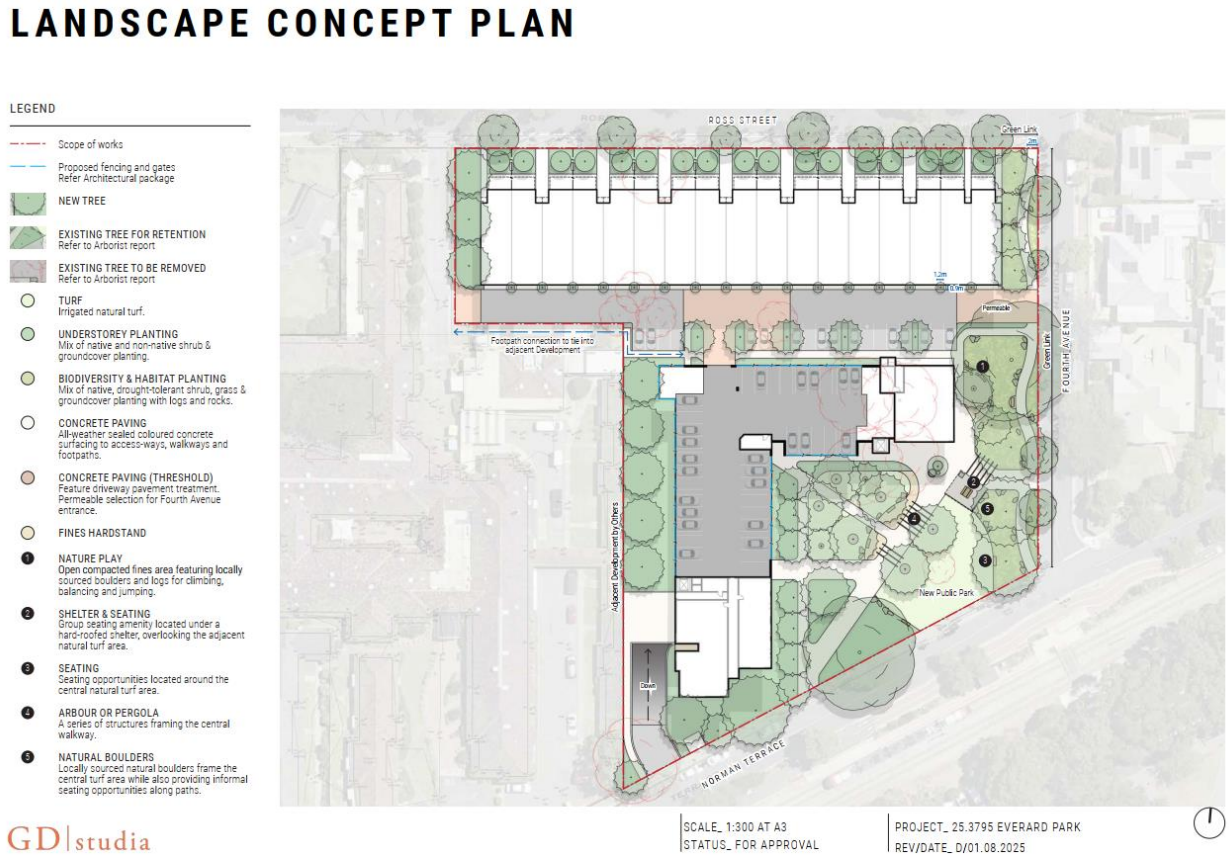


***Figure 6-4** GD Studia Landscape Plan*

As can be seen in **Figure 6.4**, the proposed landscaping seeks to maximise shade and shelter as well as enhance the appearance of the development when viewed from both the surrounding street network and adjoining properties. The visitor car parking spaces which are located at grade and accessible for the private laneway incorporate landscaping between the car parks and the residential flat building to provide shelter and soften the appearance of the parking area. Similarly, a 1.0m wide landscape area is provided either side of the basement carpark ramp on Norman Terrace.

The proposal therefore satisfies relevant Code provisions in terms of landscaping and private open space.

6.7. Public Open Space

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
NA	NA	NA	**Open Space & Recreation** DO1, PO 1.2, PO 2.1, PO 2.2, PO 2.3, PO 3.1, PO 4.1, PO 5.1, PO 5.3, PO 5.5, PO 7.3, PO 8.1, PO 8.2, PO 8.3, PO 8.4 **Land Division** PO 9.1-PO 9.3

A future land division application will create a new public open space to be vested with the City of Unley in accordance with Section 198 of the PDI Act on the corner of Fourth Ave and Norman Terrace. The public reserve is located immediately opposite the Black Forest tram stop and will be able to be used by commuters and local residents. The scale of the open space will be akin to a 'local park'.

The proposed apartments will provide passive surveillance over the public reserve to provide casual surveillance.

GD Studia's concept plan for the reserve includes a nature play area, hard-roofed shelter overlooking an irrigated turf space. A series of arbours frame the central walkway and provide and informal edge the reserve. A range of formal and informal seating opportunities are proposed through bench seating and naturally sourced boulders.

6.8. Regulated and Significant Trees

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
NA	NA	**Regulated and Significant Tree Overlay** DO1, PO 1.1 to 1.4, PO2.1	NA

A Preliminary Tree Assessment has been undertaken by Arborman (refer to **Appendix 6**). Arborman identified three (3) Regulated Trees and seven (7) Significant Trees over the site. The Spotted Gum (*Corymbia maculata)* identified as 'Tree 6' which is located adjoining the Fourth Avenue frontage will be retained in an area of communal open space for the apartments.

All other trees are proposed to be removed in order to accommodate the new residential flat building and terrace dwellings. As outlined in Section 6.6.2 above, the proposal incorporates extensive tree planting of in excess of 40 new trees on the subject site to off-set the removal of nine (9) trees.

6.9. Stormwater Management

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
NA	NA	**Stormwater Management Overlay** DO1, PO 1.1, DPF 1.1	**Design in Urban Areas** PO 5.1, PO 34.2, DPF 34.2, PO 36.1, PO 36.2

PT has undertaken a stormwater management plan (SMP) for both the terrace houses and the residential flat building (refer to **Appendix 4**). The SMP has been developed with the guiding principles of maximising conservations of water resources and ensuring that stormwater runoff flows are managed to not affect downstream flows.

Consistent with Overlay DTS/DPF 1.1 the terrace dwellings have been provided with a 200L rainwater tank with 1,000L of detention for each dwelling. These are discharged via a common pipe to Ross Street at a rate of 3L/s. The tanks will be connected to a toilet and either the laundry cold water outlets or hot water service in accordance with Overlay PO 1.1.

Rainwater from the residential flat building will be directed to a 40KL underground rainwater retention/ detention tank with pump which is located within the communal open space area towards the Fourth Avenue frontage. Overflow from this tank will be discharged to a new junction box with a 450 diameter in Fourth Avenue.

Any stormwater that enters its way into the basement will be collected through a series of pipes and pits and directed to a pump station with a pump rate of 5 litres pre section.

Ruoff from the rear private laneway will be graded towards a 600mm wide concrete spoon drain that will be collected via two grated sumps and discharged to the adjoining street networks.

6.10. Services and Infrastructure

The following Code provisions are considered most relevant to the assessment of services and infrastructure.

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
NA	NA	NA	Land Division DO 1, PO 2.5, PO 4.2, PO 5.1, PO 7.1

All proposed dwellings will front and have access to a public road. A communal lane is proposed central to the site and accessed off Fourth Avenue. The private laneway will service both the terrace houses and residential flat building.

The surrounding street networks will enable connection to potable water, sewer, electrical and NBN utilities (with augmentation required where possible).

No gas connection is to be provided to dwellings in either the residential flat building or the terrace houses.

The proposal therefore is well serviced by existing infrastructure consistent with Code provisions listed above.

6.11. Interface Management

The following Code provisions are considered most relevant in the assessment of interface impacts.

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
NA	NA	NA	**Interface between land uses** DO1, PO 1.1, PO 3.1, PO 3.2, PO 3.3, PO 4.2 to PO 4.4, PO6.1 to PO 6.2 **Design in Urban Areas** PO 10.1, DPF 10.1, PO 10.2, DPF 10.2,

6.11.1. Noise

Waste collection will be undertaken via the internal driveway/laneway by a private waste contractor. Waste collections will be consistent with the Environment Protection (Noise) Policy 2023 ('Noise EPP) which seeks to ensure waste collection occurs between the following times to protect the amenity of residential premises:

- **Sundays and public holidays**: between 9:00 AM and 7:00 PM
- **On all other days**: between 7:00 AM and 7:00 PM

The above collection times will ensure that no off-site noise impacts will adversely affect surrounding residential properties.

Apartment layouts have been designed to ensure as far as practicable that bedrooms do not adjoining living areas of adjoining dwellings to minimise noise transfer between apartments.

The proposal therefore satisfies the relevant provisions of the Code in terms of acoustic amenity.

6.11.2. Overlooking

General Development Policies, Design in Urban Areas PO 10.1 and 10.2 seek that '*direct overlooking'* form upper level window and balconies into habitable rooms and private open space of adjoining residential uses in neighbourhood type zones is mitigated.

Part 8 of the Code (Administrative Terms and Definitions) defines 'Direct Overlooking' to mean:

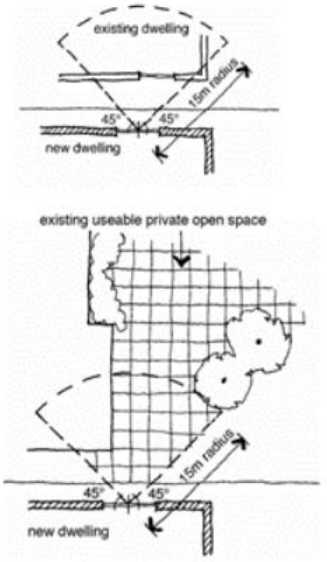
> *Direct Overlooking* — *In relation to direct overlooking from a window, is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less than 45 degree angle from the plane of that wall containing the overlooking window.*

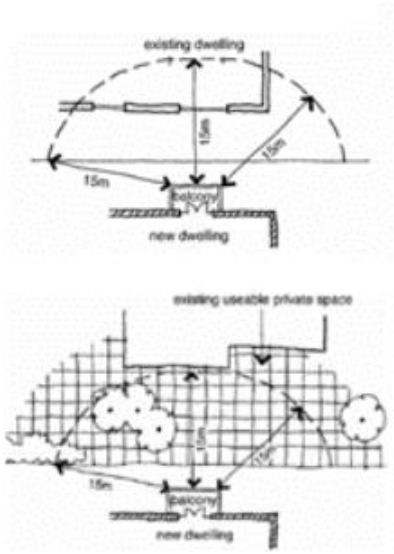
In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the overlooking deck, balcony or terrace.

Figure 6.5 on the following page illustrates the Code diagrams within Part 8 which illustrates the above definition.

Consistent with these provisions the west-facing apartment windows are separated from the adjoining residential aged care facility habitable rooms windows by 15m. It should be noted that this is the distance between the two buildings rather than the distance of the proposed residential flat building from the boundary (refer to **Figure 6.6**).

All other proposed dwellings either front onto a public road or public reserve of over 15 metres in width and therefore satisfy Design in Urban Areas PO 10.1 and PO 10.2.





Code Direct Overlooking from a window diagram

Code Direct Overlooking from a deck, balcony or terrace diagram

***Figure 6-5** Code Direct Overlooking Diagrams*

***Figure 6-6** separation distance between residential aged care facility and proposed residential flat budling (Source: Brown Falconer)*

6.11.3. Overshadowing

The terrace houses and residential flat building is located to the south of dwellings on Ross Street located within the adjoining '*Established Neighbourhood Zone*.' The residential flat building is located in excess of 25m from adjoining dwellings located on the eastern side of Fourth Avenue. This separation distance is ample to minimise any overshadowing impacts on these properties as illustrated in **Figure 6.6**.

Careful consideration has been given to the separation between the apartments and the adjoin 'Opal residential aged care facility' proposed to the immediate west of the site. There is at least 15m separation between the two buildings. **Figure 6.7** illustrates that any overshadowing to the proposed Opal facility will be in the early morning, with the proposal not casting a shadow over the Opal site form 12 noon onwards.

***Figure 6-7** Shadow Diagrams on the Winter Solstice*

The proposal therefore meets the relevant Code provisions in terms of interface management.

6.12. Traffic, Access & Parking

The following Code provisions are considered most relevant to the assessment of assessment of traffic, access and parking:

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
NA	PO 9.1, DPF 9.1,	**Affordable Housing Overlay**	**Transport, Access and Parking** DO1, PO 1.1 to PO1.2, PO 1.4, PO 2.1 to PO 2.2, PO 3.1 to PO 3.6, PO 3.8, PO 4.1, PO 5.1, PO 6.1 to PO6.7, PO 7.1, Table 1

MFY have undertaken a undertaken a comprehensive parking and transport assessment of the proposal which is contained within **Appendix 5** and is summarised under the relevant headings below.

6.12.1. Parking Demand & Supply

Whilst the site is located immediately opposite the Black Forest Tram stop, the site is not located within a 'designated area' as specified within Table 2 of the General Transport, Access and Parking module of the Code.

Accordingly, the relevant on-site parking rate for this development is Table 1- General Off-Street Car Parking Requirements.

Terrace Houses

Whilst the proposed terrace houses will be accessed via the rear private laneway, their form is akin to 'a detached dwelling'. Accordingly, the following carparking rate in Table 1 is considered most relevant to the assessment parking for the terrace houses:

- 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.

Each Terrace house is proposed with a double garage accessible from the rear communal laneway. On- street visitor parking is available forward of each dwelling on Ross Street. The terrace houses are therefore considered to satisfy the Table 1 parking requirements.

Apartments

Table 1 of the General Development Policies, Transport, Access and Parking module of the Code seeks the following rate for on-site parking within a 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

Further, 'Affordable Housing Overlay' PO 4.1 and associated DPF 4.1 seek that sufficient car parking is provided to meet the needs of occupants of affordable housing. Where located within 400m of a passenger tram station (such as the subject site), affordable housing should provide 0.3 car parks per dwelling.

On-site carparking associated with the 12 apartments constituting 'Affordable Housing' should therefore provide 5 on-site parking spaces (rounded up).

Table 6.2 on the following page summaries on-site parking provision compared to that sought by the relevant provisions of Code requirements.

Table 6-2 Summary of Carparking for Residential Flat Building

Dwelling Type	Code Car Parking Rate	On-site Carparking Code requirement	Total Proposed
One bedroom (Affordable Housing) x 13	0.33 per dwelling	5	
2 bedroom apartments x 58	1 per dwelling	58	
3 bedroom apartments x 5	2 per dwelling (1 covered)	10	Total Ground + basement = 89
Visitor parking x 60 dwellings (excluding Affordable Housing)	0.33 per dwelling	20	Visitor = 18
Total		**90**	**107**

The proposed development therefore exceeds the total number of carparks sought by the Code. Whilst it is noted that dedicated visitor spaces on-site are less than sought by Table 1, through designing basement and communal at grade parking that is accessed only via one cross-over or Norman Terrace and the private driveway, additional on-street parking spaces are available immediately adjoining the residential flat building. The proposal will also close four (4) existing cross-overs on Fourth Avenue further maximising on-street parking opportunities. As outlined in the MFY report, the basement is able to accommodate the additional visitor parking spaces if deemed necessary.

Sufficient on-site parking has therefore been provided, especially given the above calculations have not taken into account the adjoining Black Forrest Tram stop.

6.12.2. Bicycle Parking

Whilst the site is not located within a 'designated area' the proposal recognises its proximity to the shared pedestrian/cycling link adjoining the tram line and has provided a dedicated bike storage room in the basement that can accommodate 36 bicycle spaces. An additional 10 bike parking spaces have been provided within the ground floor covered parking area adjoining the northern stairwell. This provides a total of 46 on-site bicycle parking spaces.

6.12.3. Access & Manoeuvring

Consistent with Concept Plan 116 Everard Park, one access point is proposed into the basement parking area for the residential flat building from Norman Terrace.

The private rear laneway accessed via Fourth Avenue and Ross Street will provide access to the ground floor covered parking area of the residential flat building, at grade visitor parking spaces and the terrace houses garaging.

The private laneway is 6.5m wide and includes a pedestrian path on its southern side. Utilisation of the rear laneway for access to the residential flat building and terrace dwellings will minimise the number of cross-overs on Ross Street and Fourth Avenue and retain the mature strand of Jacaranda Tress on Ross Street. Through rear-loading the garages, the streetscape character of both

Ross Street and Fourth Avenue will be improved. The access points for the private laneway have been designed to accommodate all movements.

6.12.4. Traffic Volumes & Distribution

MFY have undertaken a comprehensive traffic demand and distribution analysis for the proposed development (refer to **Appendix 5**). MFY forecast that the development will generate 40 trips in the am and pm peak hours and 335 trips per day. This equates to less than 1 trip per minute on average during the peak hours which MFY consider to be 'extremely low' and advise will be readily accommodated on the adjacent street network.

Further, MFY advise that the forecast volume and distribution will not change the nature and function of the adjoining road network.

6.13. Waste Management

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
NA	NA	NA	**Design in Urban Areas** PO 11.1, PO 24.1, DPF 24.1 PO 44.1,

Waste management arrangements are outlined within the Waste Management Plan prepared by Rawtec, attached as **Appendix 7**.

Rawtec have estimated that the proposed development will generate about 10,300 litres of waste and recycling per week. Waste Resource Generation Rates and estimated volume per land use summarised in **Figure 6.8**.

Rawtec advise that in order to accommodate the estimated waste 11 bins will be required. **Figure 6.9** on the following page provides a breakdown of bin type and size. A bin storage room is provided on the ground floor parking area for waste storage. These bins will be collected by private waste collector from the private laneway. The residential waste storage room will also include a storage point for E-waste and hard waste which is to be separately managed by the building caretaker.

Estimated waste generation volumes (litres per week)		
Land use type		**Residential**
Development land use		**Apartments**
WRGR classification		*Residential (High Density)*
Waste stream	General waste	4,200
	Comingled recycling	3,500
	Organics recycling	1,400
	Hard waste	1,000
	E-waste	200
Total site volume		**10,300**

*Totals have been rounded and may not equate

NE = Not Estimated as Not Required

***Figure 6-8** Rawtec estimated waste and recycling volumes*

	Waste Room				
	Total volumes (L per week)*	Bin size (L)	Number of bins required	Collections per week	Collection Vehicle
General waste	4,200	1,100	4	1	Rear-lift
Comingled recycling	3,500	1,100	4	1	Rear-lift
Organics recycling	1,400	660	3	1	Rear-lift
Total	**10,300**		**11**	**3**	

*Totals have been rounded and may not equate

***Figure 6-9** - Rawtec Residential Flat Building Bin Room requirements*

Figure 6.10 on the following page illustrates indicative internal layout of the residential bin storage room.

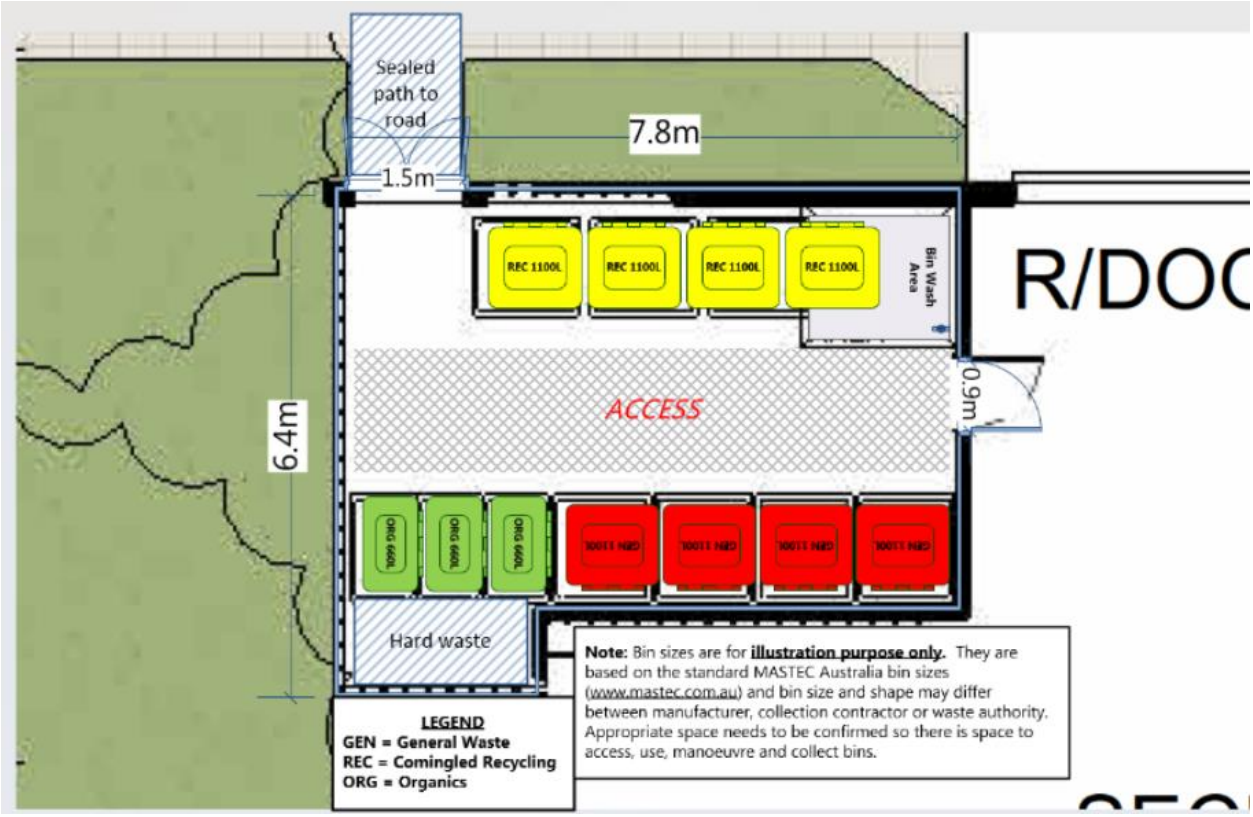


***Figure 6-10** - Indicative Bin storage room layout*

Waste from the terrace houses will be collected via a private waste contractor, with bins to be presented within the laneway for collection.

MFY have undertaken swept path analysis for commercial waste collection as illustrated in **Figure 6.11** on the following page.

Waste collections will be consistent with the *Environment Protection (Noise) Policy 2023* ('Noise EPP) which seeks to ensure waste collection occurs between the following times to protect the amenity of residential premises:

- **Sundays and public holidays**: between 9:00 AM and 7:00 PM
- **On all other days**: between 7:00 AM and 7:00 PM

Further to the above discussion, we are of the opinion that the waste management system has been designed to accommodate the appropriate storage, management and disposal of waste in accordance with the relevant provisions of the Code.

***Figure 6-11** MFY Waste vehicle swept paths*

6.14. Site Contamination

Landscape Transition Subzone	Urban Renewal Neighbourhood Zone	Overlays	General Development Policies
NA	NA	NA	**Site Contamination** DO1, PO 1.1, DPF 1.1

Site Contamination PO 1.1 seeks to ensure "land is suitable for use when land use changes to a more sensitive use". DPF 1.1(c) suggests that one way to satisfy the requirements of PO 1.1 is to conduct preliminary investigations which demonstrate that site contamination is unlikely to exist.

Recognising that the subject site has historically been used for a residential aged care facility ('Residential Class 2') and the proposal seeks 'Residential Class 1' – domestic residential as set out in *Practice Direction 14: Site Contamination Assessment Table 1: Land Use Sensitivity Hierarchy,* ***the proposal constitutes a* 'change to a more sensitive land use.'**

A Preliminary Site Investigation (PSI) has been performed by Environmental Projects to identify the site condition and its suitability for use for residential purposes (**Appendix 8**). The PSI found that:

- The site has historically been used for either residential land use or as an aged care facility since sometime prior to 1935/1936;
- No potentially contaminating activities were identified to have occurred on site and only Railway activity (Class 2) adjacent to the site;

- A Groundwater Prohibition Area (GPA) was identified approximately 471 m to the north of the site. Due to the cross hydraulic gradient of this GPA, it was considered unlikely that associated groundwater contamination could migrate beneath the site; and
- The preliminary conceptual site model did not identify any sources of contamination that could pose a risk to sensitive receptors.

Based on the outcome of the PSI, Environmental Projects considered that the site is suitable for the proposed residential use without further assessment or management.

In accordance with Practice Direction 14, Environmental Projects have completed a 'Site Contamination Declaration Form' within their 'Appendix E' of **Appendix 8**.

7. CONCLUSION

This development application seeks Planning Consent to demolish existing structures and construct a five (5) storey residential fat building comprising 75 apartments and construction of 17 two storey dwellings in a terrace arrangement along with a private laneway, communal open space and public open space with associated landscaping, retaining walls and fencing on land located at 24-28 Fourth Avenue & 28-36 Norman Terrace, Everard Park.

Following an inspection of the subject site and locality, a review of the proposed plans and associated specialist reports accompanying the application, and a detailed assessment of the proposed development against the relevant provisions of the Planning and Design Code, we have formed the opinion that the proposed development represents appropriate and orderly development which accords with the relevant provisions of the Code for the reasons summarised below:

- The medium net residential densities within the Urban Renewal Neighbourhood Zone correlate to the increased densities sought within the Zone, particularly given the sites location opposite the Black Forest Tram stop;
- The proposal incorporates a range of dwelling typologies, including Affordable Housing that cater for a range of lifestyles and household demographics;
- To maximise occupant amenity, the apartments have been designed to achieve the minimum requirements in relation to apartment size and private open space provision, whilst apartments achieve or exceed the minimum private open space provisions;
- The apartments have been designed to provide essential resident facilities including domestic storage, communal bike storage facilities and associated amenities, and waste disposal facilities in accordance with the relevant provisions of the Code;
- The design provides for an orderly transition in height to the adjoining Established Neighbourhood Zone;
- The design incorporates a high-quality façade treatment of a variety of materials to provide visual interest to all street frontages;
- Street setbacks are aligned within the setback provisions outlined within the Code, as well as the existing setback pattern within the locality; whilst the location and design of side/rear elevations ensures adequate levels of natural light and ventilation is maintained for existing development situated on adjoining land;
- The site is able to connect to the existing trunk infrastructure within the locality;
- The proposed greenway along Fourth Avenue seek to improve the amenity of the pedestrian experience within the neighbourhood;
- The planting of trees within communal area and within the new public open space will assist in retaining and enhancing the Urban Tree Canopy coverage over the site; and
- The proposal maximises passive surveillance to the public realm.

On this basis, the proposed development is highly aligned with the most relevant provisions of the Planning and Design Code and warrants Planning Consent, subject to reasonable and relevant conditions

ATTACHMENT 11

Details of Representations

Application Summary

Application ID	25027176
Proposal	Construction of a five (5) storey residential flat building comprising 75 dwellings (including 12 Affordable Housing dwellings) with a basement and an at grade carpark, associated communal facilities and the construction of 17 two-storey detached dwellings in a terrace arrangement and masonry front fence and removal of three (3) regulated trees and six (6) Significant Trees
Location	24 FOURTH AV EVERARD PARK SA 5035, 28 FOURTH AV EVERARD PARK SA 5035, 28 NORMAN TCE EVERARD PARK SA 5035, 29 NORMAN TCE EVERARD PARK SA 5035, LOT 4 NORMAN TCE EVERARD PARK SA 5035, LOT 68 NORMAN TCE EVERARD PARK SA 5035

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	28/10/2025 09:16 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 please refer to attached letter	

Attached Documents

supportng-letter-1553168.pdf

[redacted]

28th October 2025

Assessment Panel
City of Unley
Po Box 1
Unley SA 5061

Dear Planning Officer

Development application 25027176
24 FOURTH AV EVERARD PARK SA 5035
29 NORMAN TCE EVERARD PARK SA 5035
+more location(s)

This development application is seeking approval for a five-storey apartment building and two storey townhouses on residential streets in an historic residential area of predominantly single storey homes on large allotments. This seems extremely inappropriate, and I am strongly opposed to it. I believe that the development application should be refused for the following reasons in particular:

1. The proposed development is much too high density for this locality.
2. The subject land is not appropriately sited for high density development of this kind - high density development should be located on major roads so that the traffic it generates does not create problems in adjacent residential streets.
3. Six significant trees and three regulated trees will be removed if the development proceeds. The spotted gum significant tree identified as providing important aesthetic and environmental benefits may well not survive construction. The subject land is extremely large, and the development should be designed in such a way that the spotted gum is fully protected and will not be encroached upon.
4. Single storey houses consistent with the character of the locality are to be demolished to make way for the development, impacting on amenity of the locality and adjacent homes.
5. Insufficient car parking is being provided for residents and visitors to the site. There is inappropriate reliance on on-street parking. When the tram is operating most on-street parking on Norman Terrace and Fourth Avenue is taken by tram users.
6. There is no consideration in the development application of the impact of traffic generated by the development on adjacent residential streets. The traffic report appendix to the development application has incorrectly assessed the traffic impact of the development.

7. The estimates of traffic movements seem inappropriately small for a development of this size and intensity. I cannot see that the development will only have minimal impact on surrounding streets as claimed in the report for the following reasons:
    a) traffic generated by the development and the use of private waste management contractors, will in my opinion change the nature and function of adjoining roads.
    b) traffic movements will not be diminished by use of the tram in peak hour because the tram is already full resulting in passengers not being able to board at Black Forest in peak hours.
    c) the traffic report states that Third Avenue and Eurilpa Avenue will be used to connect with arterial roads. These roads only allow left hand turn access to travel south on South Road or Anzac Highway. Vehicles travelling toward the city will travel onto Leader Street via Everard Terrace and First and Second Avenue which are residential streets. Speed humps on Leah Street already encourage residents to avoid using this collector road when travelling toward the city.
    d) Traffic to and from the subject land will travel through adjacent residential streets at all hours, impacting on the amenity of homes and the survival of remnant wildlife.
    e) Private waste collection contractors are to be used for waste collection from the development - at least 3 collections per week from the apartments and two collections from the townhouses. These heavy and noisy vehicles will travel through adjacent residential streets to and from the subject land on business days, weekends and public holidays.

8. Why is the public open space on the subject land being transferred to the Council to be maintained at ratepayers' expense? The landscaping plan makes this public open space look very attractive. If this land remained in the hands of the proponent, a condition of development approval would require that it be constructed and maintained in accordance with the landscaping plan. What guarantee do we have that the Council will construct and maintain it in accordance with the landscaping plan at a standard that will add to the amenity of the area? It seems to me that including the new public park in the landscaping plan when it will not be constructed by the proponent is creating a misleading impression of the amenity to be created by the proposed development.
9. We have serious flooding concerns in our suburb already. Higher density development like this creates more run off and less ground to absorb it. It adds to the volume of water that needs to find its way into the stormwater system. We are having more extreme weather events now with heavy downpours. This development will inevitably cause flooding of homes in the locality.
10. The residential apartment building is very unattractive (institution-like) in design and the "townhouses" are also unattractive and too crowded in their design. There has been no attempt to create buildings which will add to the amenity of the locality.

Yours sincerely,

[redacted]

[redacted]

Representations

Representor 2 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	28/10/2025 09:16 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
I beleve the planning consent should be denied and resubmitted based on the height of the buildings proposed as 5 stories. The transport coridoor is not zoned for 5 stories and the public area is not a resonable compenasation for the additional height.

Attached Documents

Representations

Representor 3 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	28/10/2025 09:30 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 As per the attached letter	

Attached Documents

supportng-letterek2-1553173.pdf

[redacted]

28th October 2025

Assessment Panel
City of Unley
Po Box 1
Unley SA 5061

Dear Planning Officer

Development application 25027176
24 FOURTH AV EVERARD PARK SA 5035
29 NORMAN TCE EVERARD PARK SA 5035
+more location(s)

This development application is seeking approval for a five-storey apartment building and two storey townhouses on residential streets in an historic residential area of predominantly single storey homes on large allotments. This seems extremely inappropriate, and I am strongly opposed to it. I believe that the development application should be refused for the following reasons in particular:

1. The proposed development is much too high density for this locality.
2. The subject land is not appropriately sited for high density development of this kind - high density development should be located on major roads so that the traffic it generates does not create problems in adjacent residential streets.
3. Six significant trees and three regulated trees will be removed if the development proceeds. The spotted gum significant tree identified as providing important aesthetic and environmental benefits may well not survive construction. The subject land is extremely large, and the development should be designed in such a way that the spotted gum is fully protected and will not be encroached upon.
4. Single storey houses consistent with the character of the locality are to be demolished to make way for the development, impacting on amenity of the locality and adjacent homes.
5. Insufficient car parking is being provided for residents and visitors to the site. There is inappropriate reliance on on-street parking. When the tram is operating most on-street parking on Norman Terrace and Fourth Avenue is taken by tram users.
6. There is no consideration in the development application of the impact of traffic generated by the development on adjacent residential streets. The traffic report appendix to the development application has incorrectly assessed the traffic impact of the development.

7. The estimates of traffic movements seem inappropriately small for a development of this size and intensity. I cannot see that the development will only have minimal impact on surrounding streets as claimed in the report for the following reasons:
    a) traffic generated by the development and the use of private waste management contractors, will in my opinion change the nature and function of adjoining roads.
    b) traffic movements will not be diminished by use of the tram in peak hour because the tram is already full resulting in passengers not being able to board at Black Forest in peak hours.
    c) the traffic report states that Third Avenue and Eurilpa Avenue will be used to connect with arterial roads. These roads only allow left hand turn access to travel south on South Road or Anzac Highway. Vehicles travelling toward the city will travel onto Leader Street via Everard Terrace and First and Second Avenue which are residential streets. Speed humps on Leah Street already encourage residents to avoid using this collector road when travelling toward the city.
    d) Traffic to and from the subject land will travel through adjacent residential streets at all hours, impacting on the amenity of homes and the survival of remnant wildlife.
    e) Private waste collection contractors are to be used for waste collection from the development - at least 3 collections per week from the apartments and two collections from the townhouses. These heavy and noisy vehicles will travel through adjacent residential streets to and from the subject land on business days, weekends and public holidays.

8. Why is the public open space on the subject land being transferred to the Council to be maintained at ratepayers' expense? The landscaping plan makes this public open space look very attractive. If this land remained in the hands of the proponent, a condition of development approval would require that it be constructed and maintained in accordance with the landscaping plan. What guarantee do we have that the Council will construct and maintain it in accordance with the landscaping plan at a standard that will add to the amenity of the area? It seems to me that including the new public park in the landscaping plan when it will not be constructed by the proponent is creating a misleading impression of the amenity to be created by the proposed development.
9. We have serious flooding concerns in our suburb already. Higher density development like this creates more run off and less ground to absorb it. It adds to the volume of water that needs to find its way into the stormwater system. We are having more extreme weather events now with heavy downpours. This development will inevitably cause flooding of homes in the locality.
10. The residential apartment building is very unattractive (institution-like) in design and the "townhouses" are also unattractive and too crowded in their design. There has been no attempt to create buildings which will add to the amenity of the locality.

Yours sincerely,

[redacted]

Representations

Representor 4 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	28/10/2025 09:35 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 do not support the development due to the proposed 5 story building as it is out of character to the suburb and neighbouring suburbs and should be restricted to a maximum of 2 stories

Attached Documents

Representations

Representor 5 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	28/10/2025 09:52 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 think there needs to be ammendments made to the plans to reduce density of the development as the small local streets cannot handle the increased traffic and parking. Is there actually enough parking on the development site to handle all of the residents cars as well as visitors parking? The height of the 5 story apartment block is too high and should be reduced. Existing properties should not be completely overshadowed by a development of this scale. The development should work their plans to include existing significant trees. Too often, easy work arounds that would keep the trees and therefore make these huge developments fit into the neighbourhood better are ignored for the easy option of stripping an area of any life. Unley council is trying to get residents to retain large trees but developers seem to be able to get away with razing everything in their path. The overall concept is huge and hulking with no cohesiveness to the neighbourhood. While I welcome development and understand the need to increase density in inner city suburbs, this development is another case of trying to cram high density living into small suburbs that do not really have the amenities and facilities to exponentially increase the population.

Attached Documents

Representations

Representor 6 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	29/10/2025 01:46 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 support the development with some concerns

Reasons

The design submitted is out of character for the area (Bungalow and tutor style homes) in the street. Large and over size and concerns on infrastructure (Gas, Water, Sewer and power) in our tiny street with another very large project next door with opal health care. As Opal has already been given approval, so this project needs to be significantly scaled back. All surveys from Traffic, environmental, storm water runoff need to be added to Opal's approval next door as this traffic survey will be automatically doubled. Storm water runoff will be double. The liquid amber (Significant tree) needs to stay as you can't buy time, and this tree has been here for years. No provision for rainwater tanks for 17 units on Ross Street due to no room. Overflow carparking on street will be massive as only 2 carports but 3 x bedroom means 3 x cars so 17 extra cars on the street. Fire sprinkler systems need to be included in 5 story building including fire storage tanks and extra hydrants as water pressure in our area in summer drops off and with large nursing home next door water pressure will drop off even more. 11Kv substation transformers need to be fed from Norman terrace and not Ross Street. Fire sprinklers are needed in carpark as 91 cars are a huge fire risk. EV Charging points are not shown nor is any PV solar systems to assist our very overloaded power grid. Storm water runoff for now covered areas of roadways, roof areas previously gardens on existing houses. No storm water tanks for watering green space. Extra storm water run off in Ross Street will cause localized flooding due to drains now being under sized. Re-zoning was on the proviso that a ring of 2 story houses was around the 5-story building, but this is now not the case on 4th Ave and Norman Terrace. 17 Units in Ross Street so close together and since north facing will reflect northern sun straight into opposite houses. As there is no spacing between units this light reflection will be magnified. Although there is a need for more housing a careful balance between accommodation and the environment need to be considered. Also, large scale works in the block next door need also to be taken into consideration and the impact on the suburb and will be irreversible if this is approved in its current format. Whilst we all support change this change needs to be managed in a way not to severely impact existing residents who have lived in this area some for many years. The size and scale of this development need to be scaled back as not to destroy this beautiful little suburb at the hands of money hungry developers. Existing trees that will be replaced by a concrete jungle displacing birds, possums and a local koala that sometimes resides in the huge gum tree on fourth avenue. Impacts on the environment needs to be carefully looked at before profits for large scale changes are implemented and cannot be reversed once done. Let's agree on a proposal that gives us more housing and carparking but not at the expense of the environment or is out of character or proportion for the area.

Attached Documents

Liquid-Amber-1553347.jpg
Truck-in-Norman-Terrace-with-cars-parked-either-side-1553348.jpg
Fire-truck-in-narrow-ross-street-with-only-a-few-cars-1553349.jpg
gum-tree-Fouth-avenue-1553350.jpg


Save time.
Shop online.
coles
FREE
DELIVERY
POST

Representations

Representor 7 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	29/10/2025 02:51 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
The proposed development is in a quiet residential area, 5 storeys is inappropriate for this community. 5 storeys should only be allowed on main roads with multiple lanes. The roads surrounding the proposed development are quiet residential streets, parking can already be an issue with the tram stop, Ashford Hospital, other businesses and the Le Cornu development. The increase in traffic will create problems. The proposed development will overlook existing residential homes and is not in keeping with the amenity of the area. Large developments have been allowed on the Le Cornu site, the existing community in Forestville, Black Forest and Everard Park do not want further high rise developments in their narrow residential streets.

Attached Documents

Representations

Representor 8 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	29/10/2025 04:00 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

As resident of Everard Park for almost 30 years we accept we live on a transport corridor. I also accepted the development of the aged care facility, which despite a traffic increase, would have a relatively low footprint on the neighbourhood given it was replacing an existing facility. With respect to the 5 storey residential development: I object because:- 1. How is it that the aged care could only be 4 storey but this development can be 5? 2. there are not clear plans for the development i.e. where are the townhouses etc? 3. My understanding is the townhouses will be at least double storey - will there be lifts so that people like me, who would like to remain in the area, can live in them but as we age we don't want stairs, but we don't want to be in apartments as we need garden space? 4. Where will the traffic enter and exit? Traffic in the neighbourhood has already increased and will only get worse. 5. What will happen with parking around the development as it is a nightmare on some days already to get street parking at our end of Fourth Ave? 6. Why is it that people building single houses can't chop down significant trees but three are to be removed? 7. How is this development in keeping with the neighbourhood feel ? 8. Why was there ZERO consultation prior to the development being approved ???

Attached Documents

Representations

Representor 9 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	29/10/2025 08:14 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
The surrounding streets are too narrow to accomodate the additional parked cars and additional traffic associated with this development. There are not enough off street carparks provided, so the adjacent streets will be full of cars restricting access by original residents. Our streets are narrow and can't cope with existing traffic and parked cars. Emergency vehicles will have trouble accessing the area. The additional service vehicles will cause more traffic issues. There is no off street parking for visitors to the apartments. The proposed public park on the corner is a joke! Its nowhere near enough green space for that number of residents, if it actually goes ahead! It will be a pretty dismal park too, as it will be severely overshadowed by the 5 storey apartments. There are 12 affordable apartments, how is "affordable" defined?

Attached Documents

Representations

Representor 10 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	29/10/2025 08:50 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

Planning consent should be refused because: 1) The height (5 storeys above ground) of the apartment block is unreasonable for the surrounding area, which is characterised by narrow streets and mostly single storey dwellings. Norman Tce, Fourth Ave and Ross St are not main roads like Anzac Highway or Goodwood Rd on which apartment blocks have been constructed in recent times. Such a tall building is not at all in keeping with the area and will threaten the visual appeal of the area. Although apparently set back from Norman Tce and set behind the town houses on Ross St, the 5 storeys will dwarf the dwellings in the area. While the 'line of sight' diagrams on the plans seem to indicate that the height of the building will not be particularly visible from street level (at Fourth Ave and Ross St), it is obvious that on approach to the area from the other end of Fourth Ave, further down Norman Tce and from Aroha Tce (on the other side of the tram line), the 5 storey building will dominate the skyline. I would support the development if the height of the apartment block was restricted to 3 storeys. 2) The destruction of significant and regulated trees to accommodate the development is at complete odds with the Council's expressed goal of increasing the canopy of Unley. 3) The traffic and parking report speculates that, due to the 'medium density' nature of the development, residents will utilise public transport more than cars, when compared to low density/detached dwellings. This is speculation and any proper assessment of the traffic on Norman Tce and Fourth Ave at peak times would show how busy those roads are already. It is common place to get held up on the those roads in peak times due to their narrow width with parked cars on either side. The demand on these roads (and Ross St) will increase dramatically with this development, so the description in the report of 335 additional trips per day as being 'low' seems both a significant underestimate, and to ignore the functional impact on residents (including those of the new development).

Attached Documents

Representations

Representor 11 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	29/10/2025 10:53 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
Our Concerns •Height Restrictions: The current maximum should remain at 3 storeys. Allowing 5 storeys is completely inappropriate for a quiet suburban area and will significantly impact the neighbourhood's character, privacy, and amenity. •Quality of Construction: The proposed cheap finishes and materials raise serious concerns about long-term maintenance and the potential for slum-like conditions to develop over time. This is not in keeping with the standard or identity of our community.

Attached Documents

Representations

Representor 12 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	29/10/2025 10:58 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
This is a very significant development in a quiet area of Everard Park. I do not believe there has been sufficient consultation in order for the development to be approved. It's clear there is limited awareness of the development among local residents, particularly given the adjacent aged care development and the fact those plans have evolved in recent months. I also think the development is just too big for the area and will have a significant negative impact on parking/traffic. The area is characterised by narrow roads with quite a bit of on street parking already used. During peak times you do need to be cautious driving through the narrow streets. The large number of units/townhouses will bring more vehicles than have been allowed for in the development's parking plans and make the area much busier.

Attached Documents

Representations

Representor 13 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 10:46 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

Council has failed to adequately advise and consult with the local community - therefore not meeting its own City of Unley Values of 'Demonstrate Integrity', and 'Community Focused'. The community has only been provided a very short time period to respond. Small signs on the site of the application were the only indication of the application. No letterbox drop or other reasonable notification method were undertaken. The development of a modern looking six storey (equivalent) building is entirely inconsistent with the single storey character looking homes surrounding it. Re-zoning was for four storey buildings with infrastructure on top. It's become known that council is set to allow this development to proceed under 'old rules', despite knowing new zoning rules were about to commence. This is an entirely unsatisfactory result for the local community. If this were to proceed, it would demonstrate Council not meeting its own City of Unley Values of 'Demonstrate Integrity', and 'Community Focused'. The significant increase in car traffic (despite the hugely underestimated impact on the community that the traffic report in the application suggests) in an area of narrow local roads where cars are already parked on both sides, making the streets already difficult to navigate. These streets are not designed for this increase in volume of traffic. The traffic report also fails to consider the destination of traffic, and therefore the direction of where cars will flow. It just assumes an equal distribution along all available roads, which is highly unlikely. This traffic assessment is unsatisfactory. Lack of adequate consideration for dual impact of this development alongside the recently approved aged care development immediately next door. For example, no consideration of the joint impact on traffic, no consideration of the overall impact on the local community feel, disregard for removal of significant trees, disregard for demolishing exisiting character homes, lack of consideration for impact on infrastructure e.g. water, sewerage, electricity, telephone, internet. Lack of consideration for the impact on the neighbours of this development, particularly with respect to overshadowing, light overspill, loss of privacy, and impact of value on these homes. I understand impact on values of homes is not something the applicant is required to address - which I disagree with - however it is certainly Council's duty to do so, if for no other reason than to for its behaviour to be consistent with its City of Unley values of 'Demonstrate Integrity', and 'Community Focused'.

Attached Documents

Representations

Representor 14 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	10/10/2025 06:19 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
- there is already an issue with illegal activity down the road and this will increase it - it takes away from the suburb look of everard park and forestville. We are a suburb not a commercial/ community housing estate. - the 5 stories is a concern looking into yards and private property - this is a family area of homes not a financial gain - there is already difficulty with car parking and having a large facility will cause more issues

Attached Documents

Representations

Representor 15 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	12/10/2025 12:01 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 object to the apartment building being 5 storeys high, when the allowed height limit is 4 storeys. This high-density development will add greatly to the safety concerns of local residents, including myself and my husband. Surrounding roads are narrow and are NOT designed to carry the volume of traffic that will result from this development.

Attached Documents

Representations

Representor 16 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	15/10/2025 11:19 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
5 stories is too high in this small residential community. I understand that development is needed and appropriate but not in the back streets of a suburb.

Attached Documents

Representations

Representor 17 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	15/10/2025 01:35 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
Should be refused and NOT be granted based on the suburb surrounding the proposed development is predominantly a lovely 1 story house suburb. Something so big as 5 storeys high would be an eyesaw in contrast to its surroundings. Even a 3 story development would greatly impact the community and the aesthetic look of the suburb. Everard Park/Forestville is an awesome community with an great family home feel but adding a multi story complex with this footprint will drastically upset the surrounding vibe and feel of the suburb.

Attached Documents

Representations

Representor 18 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	16/10/2025 10:25 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The height of the apartment building exceeds the maximum building heights and is too close to fourth avenue which is an established neighborhood zone where you can only have 1 level dwellings and has a historical overlay to keep the character of the area and this proposed development is in no way complimentary to the character of the area. The proposed development also is higher than the proposed aged care development. Also the increased traffic will be a huge issue with significant increase in street parking as off-street parking will be limited, most property owners will have more than 1 vehicle. As a rate payer, property owner and resident of the area I have been limited in what we can do with our property in line with council rules and restrictions on developments and building, we wanted to renovate or build new on our property but have been blocked by council in demolition as are house is in good condition and 1920s and we can't add a level as can only have single story. This proposal needs to be revisited to ensure it is in line with the keeping of the surrounding neighborhood and inline with current allowances.

Attached Documents

Representations

Representor 19 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 10:56 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

This is a massive over-development and the increase from 4 to 5 storey is unacceptable. That should not have been allowed. There will be insufficient on-site parking with the overflow (especially from visitors cars) will clog the narrow local streets; Norman Terrace, Fourth Avenue and Ross Street. I have suspicion that the proposed public park on the corner of Norman Terrace and Fourth Avenue is just an on paper sweetener that will never happen and there will be further density development on that corner. The loss of big trees is a concern. I would like to see a significant number of mature (of size 3-5m) trees planted on-site in front of the development, especially along Ross Street and Fourth Avenue to reduce the visual impact on the residents across the road. I have concern about utility and waste removal trucks needing to enter and exit the site. The local street can not accommodate the extra rubbish bins needed to service all the townhouses and high density apartments. The current waste removal trucks servicing the adjoining LifeCare nursing home causes significant issues for the local residents; with damage to road infrastructure (eg. drain covers and kerb), need for reduced parking on the street and dropping soiled pads etc. on the road). The experience of the adverse impact of the current LifeCare can easily be foreseen to apply to the 5 storey development. There must be a well designed plan for managing waste removal from the development with emphasis on minimising adverse impact on nearby residents. I believe that a 3 storey development would be a more appropriate design. I do not support the current proposed development.

Attached Documents

Representations

Representor 20 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 01:57 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Council has failed to adequately advise or consult with the local community, failing to uphold its own City of Unley Values of "Demonstrate Integrity" and "Community Focused." Residents were provided with an unreasonably short period to respond, and the only notification consisted of small signs at the site. No letterbox drop or other reasonable form of communication was undertaken to inform affected residents. The proposed six-storey (equivalent) modern building is entirely inconsistent with the surrounding single-storey, character-style homes. The area's re-zoning allowed for four-storey buildings with infrastructure on top—this proposal far exceeds that intent. It has also come to light that Council intends to assess this application under outdated planning rules, despite being aware that new zoning regulations were about to take effect. Such an approach is deeply unsatisfactory and would again demonstrate a failure to uphold Council's stated values of integrity and community focus. Traffic impacts have also been severely underestimated. The proposed development would significantly increase car volumes on narrow residential streets already lined with parked cars, making them difficult and unsafe to navigate. The applicant's traffic report assumes an even distribution of traffic across all available routes, which is unrealistic and fails to consider actual travel patterns and destinations. This assessment cannot be regarded as satisfactory. In addition, there has been no adequate consideration of the cumulative impact of this project alongside the newly approved aged care development immediately next door. There is no assessment of their combined effect on traffic, neighbourhood character, local infrastructure (water, sewerage, power, telecommunications), or the removal of significant trees and demolition of existing character homes. Finally, the proposal fails to address the direct impacts on neighbouring properties, including overshadowing, light spill, loss of privacy, and potential devaluation of nearby homes. While it is acknowledged that applicants are not required to consider property values, Council has an obligation to do so if it is to act in a manner consistent with its own values of Demonstrate Integrity and Community Focused. Shame on you Unley Council

Attached Documents

Representations

Representor 21 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 02:00 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The Council has failed to adequately advise and consult with the local community regarding this significant development in a quiet, family centred neighbourhood, thereby not meeting its own City of Unley Values of "Demonstrate Integrity" and "Community Focused." The community has been given an unreasonably short time to respond. Small signs on the site were the only indication of the application. There was no letterbox drop or other reasonable notification method undertaken. The proposed development of a modern looking six storey (equivalent) building is entirely inconsistent with the surrounding single storey, character style homes. The area was rezoned for up to four storey buildings including infrastructure on top. It has become known that Council intends to allow this development to proceed under the old rules, despite being aware that new zoning rules were about to commence. This is an entirely unsatisfactory outcome for the local community. Allowing this to proceed would further demonstrate Council's failure to uphold its own values of "Demonstrate Integrity" and "Community Focused." The proposed development would lead to a significant increase in car traffic. The traffic report submitted with the application vastly underestimates the impact on the community. The local streets are narrow, already heavily parked on both sides, and difficult to navigate. They were never designed to accommodate such an increase in traffic volume. Furthermore, the traffic report fails to consider the destination and direction of vehicle movements, instead assuming an equal distribution along all roads, an unrealistic and unsatisfactory approach. There has also been a lack of adequate consideration of the combined impact of this development alongside the recently approved aged care facility next door. There has been no assessment of the joint traffic impact, the cumulative effect on the local community character, or the loss of significant trees and existing character homes. Additionally, there has been little to no consideration of the increased pressure on local infrastructure such as water, sewerage, electricity, and telecommunications. Finally, there has been insufficient assessment of the impact on neighbouring properties, particularly with respect to overshadowing, light spill, loss of privacy, and potential reduction in property values. While the applicant may not be required to consider the impact on property values, it is certainly Council's duty to do so, if it wishes to act in accordance with its stated values of "Demonstrate Integrity" and "Community Focused."

Attached Documents

Representations

Representor 22 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 02:10 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
Extra traffic in the area, young children in the neighbourhood. Bird life will also be affected. not within keeping of the residential properties in the area. Noise increase. Cutting down of significant trees. Invasion of privacy and over shadowing of properties. We chose to live in this beautiful suburb as it is quiet and the homes are character homes. We do not want this ultra modern development in our area.

Attached Documents

Representations

Representor 23 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 02:54 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I live on the corner of [redacted] and this build will directly affect me and my family. This proposed build is not in keeping with the neighbourhood dwellings. Five stories is much too high for this area. It is my understanding that this build application was only accepted a week prior to the law changing to allow these types of dwellings at this height in the inner suburbs. I don't believe that the council has consulted the community in regards to the impact that this may have on the Area. I believe council should show its integrity and put a stop to the build at this height enforcing an amendment to plans. We love our elderly neighbours but the build height, increase traffic, cutting down of well established Gumtrees, knocking down of character homes and pressure that a five story residential building will have is too great.

Attached Documents

Representations

Representor 24 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 02:57 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

The Council's approach to community engagement on this development has fallen short of its own stated values of 'Demonstrate Integrity' and being 'Community Focused'. Local residents were given minimal time to respond, and the only public notice consisted of small signs posted on-site—I live on the same street as the proposed development and no direct contact was made with me, nor to my neighbours. Council needs to re-open communication with the community, and ensure it provides adequate opportunity for local residents' view to be considered. The proposed six-storey building (including roof top infrastructure) starkly contrasts with the surrounding streetscape, which is made up of only single-storey homes. While the area was rezoned to allow for four-storey developments with rooftop infrastructure, this proposal exceeds those expectations. It's particularly troubling that Council appears poised to approve the project under now outdated planning rules, despite being aware of imminent zoning changes at the time of the re-zoning approval. Such a move would be deeply disappointing and inconsistent with the values the City of Unley must uphold. Traffic impacts have been significantly downplayed in the application. The development would introduce a substantial increase in vehicle movements into a precinct already constrained by narrow streets and heavy on-street parking. The traffic assessment fails to account for actual traffic patterns and destinations, instead assuming an even distribution across all nearby roads—an assumption that lacks credibility and does not reflect local realities. Moreover, there has been no meaningful assessment of the cumulative impact of this project alongside the recently approved aged care facility next door. Key issues—such as combined traffic effects, strain on local infrastructure (water, sewerage, electricity, telecommunications), removal of mature trees, and the erosion of the area's established character—have been overlooked. Council must request a better assessment. Finally, the proposal does not adequately address the direct effects on neighbouring properties. Concerns around overshadowing, light spill, loss of privacy, and potential devaluation of adjacent homes remain unaddressed. While it may not be the developer's obligation to consider property values, the Council has a responsibility to its residents to ensure decisions align with its commitment to integrity and community focus.

Attached Documents

Representations

Representor 25 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 03:08 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 oppose the development

Reasons

I must say I'm deeply disappointed in how the Council has handled this matter. There's been very little effort to properly inform or consult with the local residents. A few small signs on the site were the only notice we received—no letters, no community meetings, nothing that would allow us to understand or respond in time. It feels as though the Council has forgotten its own values of 'Demonstrate Integrity' and being 'Community Focused'. The proposed building—six storeys high and very modern in appearance—is completely out of character with the charming single-storey homes that surround it. When the area was rezoned, we were told it would allow for four-storey buildings with infrastructure on top. Now it seems the Council is allowing this development to proceed even though it's re-zoning under now outdated rules was approved even though new zoning guidelines were only days away from taking effect. That's not fair to the local community, and it certainly doesn't reflect the integrity we expect from our local leaders. I'm also very concerned about the traffic. Our streets are already narrow, with cars parked on both sides, and this development will bring a significant increase in vehicles. The traffic report included in the application seems to underestimate the impact entirely. Most people will travel the same one or two ways, increasing traffic in specific directions. These streets weren't designed for this kind of volume, and it's going to make things very difficult—especially for older residents like myself. What's more, there's been no proper consideration of how this development will interact with the new aged care facility approved next door. No joint traffic analysis, no thought given to the strain on local infrastructure, and no regard for the removal of mature trees or the demolition of character homes that give our area its warmth and identity.I also want people like my grandchild to feel safe in our community. And I don't see anything that means the consequences of such a large increase in population in a concentrated area in an area like this have been even remotely considered. And what about the neighbours? This building will overshadow their homes, spill light into their yards, and take away their privacy. I understand that developers aren't required to consider property values—but surely the Council should. If it wants to live up to its own values, it must think about the people who've built their lives here. We deserve better. We deserve to be heard. And we deserve a Council that stands by its principles—not just in words, but in action.

Attached Documents

Representations

Representor 26 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 03:44 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

Council has failed to adequately advise and consult with the local community - therefore not meeting its own City of Unley Values of 'Demonstrate Integrity', and 'Community Focused'. The community has only been provided a very short time period to respond. Small signs on the site of the application were the only indication of the application. No letterbox drop or other reasonable notification method were undertaken. The development of a modern looking six storey (equivalent) building is entirely inconsistent with the single storey character looking homes surrounding it. Re-zoning was for four storey buildings with infrastructure on top. It's become known that council is set to allow this development to proceed under 'old rules', despite knowing new zoning rules were about to commence. This is an entirely unsatisfactory result for the local community. If this were to proceed, it would demonstrate Council not meeting its own City of Unley Values of 'Demonstrate Integrity', and 'Community Focused'. The significant increase in car traffic (despite the hugely underestimated impact on the community that the traffic report in the application suggests) in an area of narrow local roads where cars are already parked on both sides, making the streets already difficult to navigate. These streets are not designed for this increase in volume of traffic. The traffic report also fails to consider the destination of traffic, and therefore the direction of where cars will flow. It just assumes an equal distribution along all available roads, which is highly unlikely. This traffic assessment is unsatisfactory. Lack of adequate consideration for dual impact of this development alongside the recently approved aged care development immediately next door. For example, no consideration of the joint impact on traffic, no consideration of the overall impact on the local community feel, disregard for removal of significant trees, which goes against Unley Councils own policy, disregard for demolishing exisiting character homes, lack of consideration for impact on infrastructure e.g. water, sewerage, electricity, telephone, internet. Lack of consideration for the impact on the neighbours of this development, particularly with respect to overshadowing, light overspill, loss of privacy, and impact of value on these homes. I understand impact on values of homes is not something the applicant is required to address - which I disagree with - however it is certainly Council's duty to do so, if for no other reason than to for its behaviour to be consistent with its City of Unley values of 'Demonstrate Integrity', and 'Community Focused'.

Attached Documents

Representations

Representor 27 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 03:45 PM
Submission Source	Email
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 see attached	

Attached Documents

Representation-on-application-version-4EverardPark5Stories-12661212.pdf
CopyOfSummaryOfConcernsForEverardParkDevelopment002-12661213.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	[redacted]
Development Number:	**Application ID 25027176**
Nature of Development:	Construction of a five (5) storey residential flat building comprising 75 dwellings (including 12 Affordable Housing dwellings) with a basement detached dwellings in a terrace arrangement and masonry front fence and removal of three (3) regulated trees and six (6) Significant Trees
Zone/Sub-zone/Overlay:	Urban Renewal Neighbourhood Zone (interface with Established Neighbourhood Zone)
Subject Land:	Location 24 FOURTH AV EVERARD PARK SA 5035 28 FOURTH AV EVERARD PARK SA 5035 28 NORMAN TCE EVERARD PARK SA 5035 29 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 68 NORMAN TCE EVERARD PARK SA 5035
Contact Officer:	Amelia Deruvo
Phone Number:	[redacted]
Close Date:	30/10/25

My name*: [redacted]	My phone number: [redacted]
My postal address*: [redacted]	My email: Click here to enter text.

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns
- ☒ I oppose the development

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

Please see below and attached spreadsheet

Submission – Objection to Development Application (DA 25027176)

Proposal: Construction of a five (5) storey residential flat building comprising 75 dwellings (including 12 Affordable Housing dwellings) with a basement and an at grade carpark, associated communal facilities and the construction of 17 two-storey detached dwellings in a terrace arrangement and masonry front fence and removal of three (3) regulated trees and six (6) Significant Trees
Zoning: Urban Renewal Neighbourhood Zone (interface with Established Neighbourhood Zone)

Introduction

I am the owner of a property on [redacted], directly across and within close proximity to the proposed development at Everard Park that will be directly impacted.

When we purchased our property, the area was zoned under policies intended to protect residential amenity and manage the transition between higher-density development and established residential areas. While we recognise the need for redevelopment and increased housing diversity, this proposal represents an excessive and inappropriate scale for its location.

I therefore wish to submit my concerns regarding the proposed five-storey development in Everard Park. While I appreciate the intent to provide additional housing opportunities, the proposal in its current form raises significant issues regarding scale, traffic, parking, and overall design compatibility within an established neighbourhood context.

Even along Anzac Highway, building heights are generally more respectful, with few developments reaching four to five storeys, let alone those located on adjoining side streets within Everard Park. This highlights how inconsistent the proposed height is with the existing urban form and residential character of the area.

At the recent council meeting concerning the Opal Care development, there was real concern from 50% of the panel (excluding the chair) who put forward to reject the proposal. It is disrespectful and disheartening for this project to proceed without genuine consideration of those community and panel

concerns. Residents are not opposed to development but simply wish to ensure all relevant factors are properly assessed so that any proposal strengthens, rather than weakens, the community fabric.

To now propose a five-storey building within the same locality, particularly one taking advantage of a loophole in the former Affordable Housing provisions (since revised), is extremely troubling, both in process and potential outcome for the surrounding area.

The development as proposed risks compromising residential amenity and local character due to excessive bulk, inadequate setbacks, limited landscaping, and parking shortfalls. Careful redesign is necessary to manage interface impacts. These are discussed in further detail in the table attached.

Conclusion

In summary, while I am not opposed to thoughtful redevelopment, this proposal in its current form fails to respond appropriately to the scale, character, and amenity expectations of the Everard Park neighbourhood. The combination of excessive height, insufficient open space, traffic and parking concerns, and limited interface management will compromise residential amenity and community wellbeing.

I respectfully request that the proposal be refused or deferred until a revised design is submitted that better aligns with the intent of the Urban Renewal Neighbourhood Zone, provides meaningful transition to existing dwellings, and delivers genuine community benefit through improved landscaping, open space, and design outcomes.

[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 consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) 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: 30/10/25

Return Address: [redacted]

Email: Click here to enter text. *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Issue	Concern	How Concern Could Be Addressed / Why Deferral or Rejection is Justified
Building Height and Scale	The proposal for a five-storey development is inconsistent with the surrounding Established Neighbourhood Zone, which is predominantly one to two storeys. It fails to respect the intended transition between higher-density and established residential areas as required under Performance Outcome (PO) 3.1 and Desired Outcome (DO) 1 of the Urban Renewal Neighbourhood Zone.	Reduce the scale to three storeys to maintain an appropriate interface and visual transition. The proposal should be deferred or refused until the height and bulk are redesigned to comply with the Code's interface transition principles.
Bulk, Design, and Interface Impacts	The building's mass, limited articulation, and proximity to lower-scale dwellings will cause overshadowing, overlooking, and loss of privacy, contrary to PO 4.1, PO 4.2, and PO 5.1 (Design in Urban Areas). The design lacks sufficient setbacks and landscaping to soften the interface.	Require redesign with increased setbacks, stepped upper levels, and deep planting zones. Limit height to three storeys along the interface boundary.
Traffic and Access	Increased traffic movements will exacerbate congestion on existing residential streets not designed for high volumes. No comprehensive traffic impact analysis considers existing bottlenecks or pedestrian safety. This is particularly concerning given the area's family-oriented nature, where children regularly walk, cycle, and play nearby. The rise in vehicle activity heightens risks to child and pedestrian safety.	Defer proposal pending a detailed traffic and access study. Review entry and exit points to prevent safety and congestion issues, with particular attention to pedestrian and child safety in this established family neighbourhood.
Parking (Residents, Visitors, and Amenities)	On-site parking provision is inadequate for the proposed number of dwellings and mixed-use components. Visitor and service-vehicle parking have not been addressed, likely resulting in overflow onto surrounding residential streets, contrary to Transport, Access and Parking Policies (PO 5.1, PO 7.1).	Increase parking ratios to meet realistic demand, including visitor space and separate parking for retail/amenity uses.
Amenity and Character	The proposal will result in loss of privacy, visual intrusion, and overshadowing for existing residents, impacting residential amenity contrary to PO 2.1 of the Urban Renewal Neighbourhood Zone. The bulk and design are inconsistent with the established streetscape character.	Redesign required to provide better integration, landscaping, and buffer treatment. Rejection or redesign warranted to ensure compatibility with the surrounding neighbourhood character.
Lack of Public Open Space or Community Benefit	The proposal lacks meaningful open space or landscaping that contributes to community wellbeing or offsets the density increase. This is especially concerning given the changes and reduction of green space currently proposed at Goodwood Oval, which already limits accessible recreation and open space for local residents.	Require on-site communal open space or contribution to nearby public open space as a condition of approval, ensuring adequate green space is maintained within the broader Everard Park and Goodwood community.

Representations

Representor 28 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 03:51 PM
Submission Source	Email
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 see attached	

Attached Documents

Representation-on-application-version-4EverardPark5Stories-12661318.pdf
CopyOfSummaryOfConcernsForEverardParkDevelopment002-12661319.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	[redacted]
Development Number:	**Application ID 25027176**
Nature of Development:	Construction of a five (5) storey residential flat building comprising 75 dwellings (including 12 Affordable Housing dwellings) with a basement detached dwellings in a terrace arrangement and masonry front fence and removal of three (3) regulated trees and six (6) Significant Trees
Zone/Sub-zone/Overlay:	Urban Renewal Neighbourhood Zone (interface with Established Neighbourhood Zone)
Subject Land:	Location 24 FOURTH AV EVERARD PARK SA 5035 28 FOURTH AV EVERARD PARK SA 5035 28 NORMAN TCE EVERARD PARK SA 5035 29 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 4 NORMAN TCE EVERARD PARK SA 5035 LOT 68 NORMAN TCE EVERARD PARK SA 5035
Contact Officer:	Amelia Deruvo
Phone Number:	[redacted]
Close Date:	30/10/25

My name*: [redacted]	My phone number: [redacted]
My postal address*: [redacted]	My email: Click here to enter text.

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns
- ☒ I oppose the development

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

Please see below and attached spreadsheet

Submission – Objection to Development Application (DA 25027176)

Proposal: Construction of a five (5) storey residential flat building comprising 75 dwellings (including 12 Affordable Housing dwellings) with a basement and an at grade carpark, associated communal facilities and the construction of 17 two-storey detached dwellings in a terrace arrangement and masonry front fence and removal of three (3) regulated trees and six (6) Significant Trees
Zoning: Urban Renewal Neighbourhood Zone (interface with Established Neighbourhood Zone)

Introduction

I am the owner of a property on [redacted], directly across and within close proximity to the proposed development at Everard Park that will be directly impacted.

When we purchased our property, the area was zoned under policies intended to protect residential amenity and manage the transition between higher-density development and established residential areas. While we recognise the need for redevelopment and increased housing diversity, this proposal represents an excessive and inappropriate scale for its location.

I therefore wish to submit my concerns regarding the proposed five-storey development in Everard Park. While I appreciate the intent to provide additional housing opportunities, the proposal in its current form raises significant issues regarding scale, traffic, parking, and overall design compatibility within an established neighbourhood context.

Even along Anzac Highway, building heights are generally more respectful, with few developments reaching four to five storeys, let alone those located on adjoining side streets within Everard Park. This highlights how inconsistent the proposed height is with the existing urban form and residential character of the area.

At the recent council meeting concerning the Opal Care development, there was real concern from 50% of the panel (excluding the chair) who put forward to reject the proposal. It is disrespectful and disheartening for this project to proceed without genuine consideration of those community and panel

concerns. Residents are not opposed to development but simply wish to ensure all relevant factors are properly assessed so that any proposal strengthens, rather than weakens, the community fabric.

To now propose a five-storey building within the same locality, particularly one taking advantage of a loophole in the former Affordable Housing provisions (since revised), is extremely troubling, both in process and potential outcome for the surrounding area.

The development as proposed risks compromising residential amenity and local character due to excessive bulk, inadequate setbacks, limited landscaping, and parking shortfalls. Careful redesign is necessary to manage interface impacts. These are discussed in further detail in the table attached.

Conclusion

In summary, while I am not opposed to thoughtful redevelopment, this proposal in its current form fails to respond appropriately to the scale, character, and amenity expectations of the Everard Park neighbourhood. The combination of excessive height, insufficient open space, traffic and parking concerns, and limited interface management will compromise residential amenity and community wellbeing.

I respectfully request that the proposal be refused or deferred until a revised design is submitted that better aligns with the intent of the Urban Renewal Neighbourhood Zone, provides meaningful transition to existing dwellings, and delivers genuine community benefit through improved landscaping, open space, and design outcomes.

[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 consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) 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: 30/10/25

Return Address: [redacted]

Email: Click here to enter text. *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Issue	Concern	How Concern Could Be Addressed / Why Deferral or Rejection is Justified
Building Height and Scale	The proposal for a five-storey development is inconsistent with the surrounding Established Neighbourhood Zone, which is predominantly one to two storeys. It fails to respect the intended transition between higher-density and established residential areas as required under Performance Outcome (PO) 3.1 and Desired Outcome (DO) 1 of the Urban Renewal Neighbourhood Zone.	Reduce the scale to three storeys to maintain an appropriate interface and visual transition. The proposal should be deferred or refused until the height and bulk are redesigned to comply with the Code's interface transition principles.
Bulk, Design, and Interface Impacts	The building's mass, limited articulation, and proximity to lower-scale dwellings will cause overshadowing, overlooking, and loss of privacy, contrary to PO 4.1, PO 4.2, and PO 5.1 (Design in Urban Areas). The design lacks sufficient setbacks and landscaping to soften the interface.	Require redesign with increased setbacks, stepped upper levels, and deep planting zones. Limit height to three storeys along the interface boundary.
Traffic and Access	Increased traffic movements will exacerbate congestion on existing residential streets not designed for high volumes. No comprehensive traffic impact analysis considers existing bottlenecks or pedestrian safety. This is particularly concerning given the area's family-oriented nature, where children regularly walk, cycle, and play nearby. The rise in vehicle activity heightens risks to child and pedestrian safety.	Defer proposal pending a detailed traffic and access study. Review entry and exit points to prevent safety and congestion issues, with particular attention to pedestrian and child safety in this established family neighbourhood.
Parking (Residents, Visitors, and Amenities)	On-site parking provision is inadequate for the proposed number of dwellings and mixed-use components. Visitor and service-vehicle parking have not been addressed, likely resulting in overflow onto surrounding residential streets, contrary to Transport, Access and Parking Policies (PO 5.1, PO 7.1).	Increase parking ratios to meet realistic demand, including visitor space and separate parking for retail/amenity uses.
Amenity and Character	The proposal will result in loss of privacy, visual intrusion, and overshadowing for existing residents, impacting residential amenity contrary to PO 2.1 of the Urban Renewal Neighbourhood Zone. The bulk and design are inconsistent with the established streetscape character.	Redesign required to provide better integration, landscaping, and buffer treatment. Rejection or redesign warranted to ensure compatibility with the surrounding neighbourhood character.
Lack of Public Open Space or Community Benefit	The proposal lacks meaningful open space or landscaping that contributes to community wellbeing or offsets the density increase. This is especially concerning given the changes and reduction of green space currently proposed at Goodwood Oval, which already limits accessible recreation and open space for local residents.	Require on-site communal open space or contribution to nearby public open space as a condition of approval, ensuring adequate green space is maintained within the broader Everard Park and Goodwood community.

Representations

Representor 29 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 03:54 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

We do not support the application. We reside opposite the development and object on the following basis: The increased traffic is incompatible with the quiet nature of the precinct. - 17 townhouses is excessive for the area - This will significantly change the look and landscape of the suburb - The report indicates that this proposal will generate low levels of traffic - with 17 new developments this will be a huge increase in traffic, particularly on Ross Street, where any extra cars or visitors will be parking. The street is already busy with parked cars. Also the street is quite narrow and tricky to navigate parked cars. The proposal does not respect the neighbourhood character - With predominantly single story, character homes this construction will change the look of the neighbourhood and it will feel more like a housing estate as opposed to a quiet, pretty, tree lined suburb. 17 new families will create a huge demand on current infrastructure which will already be under pressure from the Norman Terrace construction.

Attached Documents

Representations

Representor 30 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 04:42 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 oppose the development

Reasons

The proposed development is completely at odds with the surrounding streets. Five stories is simply too high in this area and, although the land has been rezoned to permit it, the development should still integrate with the locality. I do not think that this many character houses should be permitted to be demolished all at once. The design is extremely unappealing. I object to the removal of significant trees, especially such a large number of them. Replanting with new trees cannot replace the invaluable ecosystem and habitat services that significant trees provide. I also object to including large non-native trees in the landscaping plan. These trees leave too much leaf litter and large numbers of honeybees are attracted to dropped flowers, which is a hazard for dogs and (in parks) for children. Such bees also compete with native bees and should be discouraged where possible. I do not believe that the developers should be permitted to transfer the park to the Council - does the council have adequate resources to take proper care for it? I do not believe that the development should be able to count on any street parking for visitors. These streets are already very busy when the tram is operating, as people park their car near the tram stop.

Attached Documents

Representations

Representor 31 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 09:35 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
The Everard Park and Forestville area currently has several high density residential projects in place. My concerns for this are 1. Traffic management - our streets are already difficult to navigate. The introduction of hundreds more people to the area will greatly impact this 2. Urban green canopy - several significant trees will be removed - does this align with Unley Council strategy?

Attached Documents

Representations

Representor 32 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 09:39 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

Reasons
I am supportive of this development. It is good to see more housing being built in this area, particularly affordable housing. This area is getting increasingly unaffordable. I am supportive of keeping the parking levels as-is. Adding more parking spots is not needed for a location so close to public transport. The park is a great addition of needed green space in the area too. My only suggestion to improve would be to add a few more 3-bedrooms to the build. And I hope to see some good bike parking (including secure bike parking for e-bikes) in the final development!

Attached Documents

Representations

Representor 33 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 10:31 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

We do not support this proposal because of the increased height and massive high rise scale; extreme mass density of dwellings and the resulting major negative impacts on the residents adjacent and within the local area. Comments We have been residents at [redacted] for 35 years. This proposal is completely out of context with the character feel of the area in this quiet corner. The massive overpowering and modern box like structure is overwhelming. It is beyond belief that established trees will be removed (Unley Council states it wants to retain trees). This development is considered to be too high. As we are opposite our view of the sky will be obscured; we will be over looked (via windows and balconies) with a resulting lack of privacy in our yard and through our windows; overshadowed and with massive light overspill which may also include red flashing aircraft clearance beacons/lights, based on airport requirements. Current infrastructure, roads, water, sewer etc were not designed for this scale and increased volume. Ross Street is narrow and struggles with the current traffic and parked cars. Rubbish trucks and emergency vehicles already have difficulty getting through. It is NOT on the “transport corridor” but will be the most impacted by the combination of the two massive high volume developments, as both have exit/entry points onto Ross Street. Car traffic will increase from new residents in the dwellings, workers and visitors to Opal, as well as an increased number of trucks to Opal for deliveries, bins/waste). General driving in the surrounding streets is already difficult and hard to get through when cars are parked on both sides. This is exacerbated by overflow parking from Ashford Hospital; the limited tram line crossing points ; the tram overpass/underway entry/exit; “not easy to access” eg 4th Ave/Norman etc dog leg; and the not yet quantified access to/from the “new” South Road. The following questions are asked: • Have those making this decision actually visited the site to consider this proposal in situ? • Have the combined impacts of the other development proposals in the immediate and local area really been taken into account? Eg the approved aged care re-development on the adjacent land, development of the former Le Cornu site etc. • Did Council advise of the already lodged concerns from the more than 300 survey responses and presentations to council in 2019/2020. • Why is the green space fronting the tram stop only and not giving some relief to the overburden from the row of 17 x 2 storey dwellings on Ross Street? This does not support a respectful interface with the surroundings. • Why is narrow Ross Street so targeted with an entry/exit roadways/ from both developments? There should be better and more access from Norman Terrace eg. Both levels of the carpark for the apartments. • How can the Traffic and Parking Assessment be considered acceptable with the massive increase in traffic? • How was the minimal consultation considered adequate? Most local residents are unaware based on the short response timeframe, small signage only on the site, and no letter box drop. There is also confusion as there are so many developments on at once. Opportunity to see and discuss the proposal was not provided.

Attached Documents

Representations

Representor 34 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 11:01 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 writing specifically about noise, in particular how noise from the proposed construction may unreasonably interfere with local amenity and enjoyment of outdoor areas of local residences. More specifically, as a professional acoustic engineer, I am extremely concerned about the lack of details of the noise management plan for the construction phase of the project, as well as plant equipment post completion. The height of the proposed construction will mean line-of-sight for many residents (in adjacent properties and up to several hundreds of metres away), which means higher sound pressure levels compared to ground level constructions. According to the Planning documents "Plant, equipment and services will be located to be as unobtrusive as possible and not readily visible from the streetscape being located either within the basement or centrally located on the roof satisfying Design in Urban Areas PO 1.4. " Heat exchangers and fans for the HVAC systems must be externally facing, hence the HVAC plant equipment will be on the roof (or balconies). Where is the modelling for this? Sound pressure level contour plots are necessary to determine the impact on residents. Specifications are required for the plant equipment in terms of Lw (sound power levels). For the proposed 75+17=92 residences acoustic energy will likely add incoherently, thereby increasing sound pressure levels by almost 20dB compared to a single HVAC unit. Unless strict noise control measures are in place, then it's very likely that the collective operation of the plant equipment will be in breach of the Local Nuisance and Litter Control Act 2016. At the very least modelling by a qualified acoustic engineer should have been done, accounting for the range of plant equipment, the position of the plant equipment, noise controls such as louvres and noise barriers, diffraction, attenuation and propagation to sensitive receivers.

Attached Documents

Representations

Representor 35 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 11:06 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 writing specifically about noise, in particular how noise from the proposed construction may unreasonably interfere with local amenity and enjoyment of outdoor areas of local residences. More specifically, as a professional acoustic engineer, I am extremely concerned about the lack of details of the noise management plan for the construction phase of the project, as well as plant equipment post completion. The height of the proposed construction will mean line-of-sight for many residents (in adjacent properties and up to several hundreds of metres away), which means higher sound pressure levels compared to ground level constructions. According to the Planning documents "Plant, equipment and services will be located to be as unobtrusive as possible and not readily visible from the streetscape being located either within the basement or centrally located on the roof satisfying Design in Urban Areas PO 1.4. " Heat exchangers and fans for the HVAC systems must be externally facing, hence the HVAC plant equipment will be on the roof (or balconies). Where is the modelling for this? Sound pressure level contour plots are necessary to determine the impact on residents. Specifications are required for the plant equipment in terms of Lw (sound power levels). For the proposed 75+17=92 residences acoustic energy will likely add incoherently, thereby increasing sound pressure levels by almost 20dB compared to a single HVAC unit. Unless strict noise control measures are in place, then it's very likely that the collective operation of the plant equipment will be in breach of the Local Nuisance and Litter Control Act 2016. At the very least modelling by a qualified acoustic engineer should have been done, accounting for the range of plant equipment, the position of the plant equipment, noise controls such as louvres and noise barriers, diffraction, attenuation and propagation to sensitive receivers.

Attached Documents

Representations

Representor 36 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 11:08 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 oppose the development

Reasons

I am writing specifically about noise, in particular how noise from the proposed construction may unreasonably interfere with local amenity and enjoyment of outdoor areas of local residences. More specifically, as a professional acoustic engineer, I am extremely concerned about the lack of details of the noise management plan for the construction phase of the project, as well as plant equipment post completion. The height of the proposed construction will mean line-of-sight for many residents (in adjacent properties and up to several hundreds of metres away), which means higher sound pressure levels compared to ground level constructions. According to the Planning documents "Plant, equipment and services will be located to be as unobtrusive as possible and not readily visible from the streetscape being located either within the basement or centrally located on the roof satisfying Design in Urban Areas PO 1.4. " Heat exchangers and fans for the HVAC systems must be externally facing, hence the HVAC plant equipment will be on the roof (or balconies). Where is the modelling for this? Sound pressure level contour plots are necessary to determine the impact on residents. Specifications are required for the plant equipment in terms of Lw (sound power levels). For the proposed 75+17=92 residences acoustic energy will likely add incoherently, thereby increasing sound pressure levels by almost 20dB compared to a single HVAC unit. Unless strict noise control measures are in place, then it's very likely that the collective operation of the plant equipment will be in breach of the Local Nuisance and Litter Control Act 2016. At the very least modelling by a qualified acoustic engineer should have been done, accounting for the range of plant equipment, the position of the plant equipment, noise controls such as louvres and noise barriers, diffraction, attenuation and propagation to sensitive receivers. [redacted]

Attached Documents

Representations

Representor 37 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 11:25 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

As a resident living on the quiet suburban street of [redacted] Everard Park for 29 years I am totally opposed to the huge scale of residential accomodation planned directly across the road by EV Park Developments, Application 25027176. In this instance the state planning policy has completely failed to create a "good design outcome" for the existing long term residents. We are now facing not one but two large scale developments in our character filled suburb. This development seems to be considered by the Unley Council / State planning authority as stand alone however the impact of two large scale developments right next to each other will have a long standing negative impact and ongoing issues especially in relation to significant increase in traffic and parking issues. The traffic study fails to recognise that Norman Terrace has restricted entry/access at both ends. All other streets in the surrounding area are narrow and often already filled with cars parking on the street. The significant traffic increase to this area is totally unacceptable. Our streets will be filled with parked cars and this also means restricted traffic flow. This development alongside the Opal Health Care facility will destroy the village charm of our neighbourhood. Large scale 4 and 5 story developments are in complete contrast with mostly single story heritage family homes and they are continuing to erode the character of our beautiful streets and suburbs. Shame on the Unley Council for changing the development zones along the tram line back in 2020. At the time residents were concerned that once the zone and development rules were changed we could face all kinds of different development applications and this is exactly what has happened. The joined glass and brick rectangular boxes planned to face onto Ross Street by Rendition Homes will completely destroy the look and feel of our beautiful street.

Attached Documents

Representations

Representor 38 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/10/2025 11:27 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

As a resident living on the quiet suburban street of [redacted] Everard Park for 29 years I am totally opposed to the huge scale of residential accomodation planned directly across the road by EV Park Developments, Application 25027176. In this instance the state planning policy has completely failed to create a "good design outcome" for the existing long term residents. We are now facing not one but two large scale developments in our character filled suburb. This development seems to be considered by the Unley Council / State planning authority as stand alone however the impact of two large scale developments right next to each other will have a long standing negative impact and ongoing issues especially in relation to significant increase in traffic and parking issues. The traffic study fails to recognise that Norman Terrace has restricted entry/access at both ends. All other streets in the surrounding area are narrow and often already filled with cars parking on the street. The significant traffic increase to this area is totally unacceptable. Our streets will be filled with parked cars and this also means restricted traffic flow. This development alongside the Opal Health Care facility will destroy the village charm of our neighbourhood. Large scale 4 and 5 story developments are in complete contrast with mostly single story heritage family homes and they are continuing to erode the character of our beautiful streets and suburbs. Shame on the Unley Council for changing the development zones along the tram line back in 2020. At the time residents were concerned that once the zone and development rules were changed we could face all kinds of different development applications and this is exactly what has happened. The joined glass and brick rectangular boxes planned to face onto Ross Street by Rendition Homes will completely destroy the look and feel of our beautiful street.

Attached Documents

Representations

Representor 39 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	31/10/2025 09:01 AM
Submission Source	Email
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 see attached	

Attached Documents

NormanTceRoz-12665096.pdf
DevelopmentApplication25027176-NormanTerraceEverardPark-ResidentialFlatBuildingRowhousesTreeDamagingActivityEtAl-12665097.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	EV Park Developments Pty Ltd *[applicant name]*
Development Number:	25027176 *[development application number]*
Nature of Development:	Dwelling, Fence, Tree-damaging activity and residential flat building and town houses *[development description of performance assessed elements or aspects of outline consent application]*
Zone/Sub-zone/Overlay:	Urban Renewal Neighbourhood *[zone/sub-zone/overlay of subject land]*
Subject Land:	24 Fourth Avenue, Everard Park SA 5035 (being the land comprised in CT 5922/145 or allotment 150 in DP63587 and adjacent allotments *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	City of Unley Assessment Panel *[relevant authority name]*
Phone Number:	83725111 *[authority phone]*
Close Date:	30 October 2025 *[closing date for submissions]*

My name*: [redacted]	My phone number: [redacted]
My postal address*: [redacted]	My email: [redacted]

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns
- ☒ I oppose the development

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

My submission is set out in the email to which this is an attachment.

[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 consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) 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: 29 October 2025

Return Address: PO Box 1, Unley SA *[relevant authority postal address]* or

Email: DevelopmentServices@unley.sa.gov.au *[relevant authority email address]* or

From: [redacted]
To: Development Services
Subject: Development Application 25027176 - Norman Terrace, Everard Park - Residential flat building, rowhouses, tree damaging activity et al
Date: Thursday, 30 October 2025 8:54:11 PM
Attachments: norman Tce Roz.pdf

To the Presiding Member
City of Unley Assessment Panel
City of Unley
Via email: DevelopmentServices@unley.sa.gov.au

Dear Sir

DA 25027176 - Norman Terrace, Everard Park - Residential flat building, rowhouses, tree damaging activity et al

I live in Forestville near the subject land. I am writing to express my strong opposition to this development application, which does not merit approval in its current form.

The proposed development is out of character with the locality
Whilst it is acknowledged that the zoning of the subject land allows for a development of this height, it seems to me that good planning and urban design decisions require that development only be allowed to proceed if it is not out of character and scale with the locality, and does not inappropriately impact on adjacent land and the enjoyment of that land. Five storeys cannot be considered appropriate adjacent low density single storey homes, particularly in a heritage area such as this. The proposed development is quite simply too big and too tall in this locality. It will cause inappropriate overlooking and traffic congestion. It is so out of character and scale that it should not be approved.

Furthermore, the proponent does not appear to have tried to create buildings which blend in appearance with the character of adjacent homes. The development is institution-like and bulky in appearance and ignores the locality's character of predominately one hundred year old bungalows, cottages and villas.

Despite the zoning of the subject land, the height, density and appearance of the proposal make it inappropriate on the subject land and it should not be approved.

Loss of single storey bungalows
The proposal requires the demolition of a number of single storey homes consistent with the character of the locality. The loss of these houses will in itself impact on the amenity of this historic locality.

Loss of significant and regulated trees
Six significant trees and three regulated trees will be removed if the development proceeds.

Additionally, the spotted gum significant tree, identified as providing important aesthetic

and environmental befits, may well not survive construction. The subject land is extremely large and the development should be designed in such a way that the spotted gum is fully protected and will not be encroached upon, or put at risk by the proposed development.

Car parking
Insufficient car parking is being provided for residents and visitors to the site and there is inappropriate reliance on on-street parking. There is no serious analysis in the development application of the availability of sufficient on-street parking. The traffic report does not acknowledge that when the tram is operating most on-street parking on Norman Terrace and Fourth Avenue is taken by park-and-ride tram commuters. The proposal will cause even more congestion of these streets.

Traffic impacts
The subject land is not appropriately sited for high density development of this kind; high density development should be located where arterial roads can be readily accessed by vehicles moving to and from the subject land in all directions.

The traffic report provided by the proponent shows no serious consideration of the impact of traffic generated by the development on the amenity of residential streets in the locality.

In particular, I am critical of the statement in the traffic report that there are multiple routes to access the arterial road network from the development including Third Avenue and Eurilpa Avenue and that the traffic movements generated by the development will result in distribution of traffic volumes and therefore limit the impact on any one road. The traffic report fails to acknowledge that is not possible to turn right toward the city from either Third Avenue or Eurilpa Avenue. These roads only allow left hand turn access to travel south on Anzac Highway or South Road respectively. There is no consideration in the traffic report of vehicle movements that are city-bound. It seems to me that vehicles travelling toward the city will inevitably travel along Everard Terrace and Second Avenue. Although Leah Street is the local collector road, there are speed humps on Leah Street which already encourage local traffic to avoid it and use Everard Terrace and Second Avenue instead, when travelling toward the city.

Furthermore, the Le Cornu's site on Leader Street is currently being developed into a large commercial site with a supermarket, shops, a hotel and restaurants. The sole entry and exit point is on Leader Street at the end of Second Avenue. The traffic report for the Norman Terrace residential development does not discuss the fact that residents and visitors of this high density development will inevitably all use Second Avenue, a residential street, to travel between these two sites.

Private waste collection contractors are to be used for waste collection from the development - the development application states that there will be at least three collections per week from the apartments and two from the row houses. These heavy and noisy vehicles will travel through these particular residential streets to and from the subject land on business days, weekends and public holidays. I do not believe they will use Eurilpa Avenue and Third Avenue because of the traffic restrictions discussed above.

I do not believe that the development will have minimal impact on nearby residential streets as claimed in the traffic report. The traffic report estimates 335 vehicle movements will be generated by the development every day. First, it seems to me that this estimate of traffic movements seems erroneously low for a development of this size and intensity. Secondly, even 335 additional vehicle movements seems a lot of additional traffic going down Everard Terrace and Second Avenue every day and I do believe the traffic will predominately take this route.

Because of the traffic generated by the development, and in particular the use of private waste management contractors, I disagree with the statement in the traffic report that the development will not change the nature and function of adjoining roads.

I do not believe statements made in the development application that traffic movements will be diminished by use of the tram; in peak hour and whenever large events are held at Adelaide Oval, it is often the case that the tram is already full to capacity and no passengers can board at Black Forest. The development will further exacerbate this problem.

In short, the development will substantially increase traffic travelling through particular residential streets and in my opinion the claims made in the traffic report that the development will have minimal impact on surrounding residential streets is suspect. Furthermore, traffic to and from the subject land will inevitably travel through these residential streets at all hours, impacting on the amenity of homes and the survival of remnant wildlife in this low density heritage neighbourhood.

I encourage Council to acknowledge that despite the zoning of the subject land, the traffic that will be generated through local residential streets makes a development of this scale and density inappropriate on the subject land. The impact of the development on the locality must be considered when making a decision as to whether the proposal merits approval.

Why is the public open space being transferred to the Council?
Why is the public open space on the subject land being transferred to the Council to be maintained at ratepayers' expense?

The landscaping plan for the proposed development makes this public open space look very attractive. By implication it makes the proposal seem more attractive. It seems to me that including "the new public park" in the landscaping plan when it will not be constructed by the proponent is creating a misleading impression of the amenity to be created by the proposed development.

It is my observation that public open space in Forestville and Everard Park is not well maintained by the Council. Wilberforce Walk along Brown Hill Creek in Everard Park and Forestville is a disgrace of dog poo and neglect. Native vegetation which has been (very sparsely) planted by the Council east of Third Avenue has not been maintained and has become overshadowed by weeds (mainly Ash trees) which have been allowed to sprout from the Brown Hill Creek drain. The newly planted landscaping west of Third Avenue was allowed to die last summer due to lack of watering. The rain gardens on Halmon Avenue near the subject land have been allowed to die and are now filled with weeds and rubbish, despite their importance in controlling algal blooms, as well as providing local amenity and habitat. It is my understanding that the Everard Park Reserve on Hillsley Avenue is actually maintained by local volunteers.

What guarantee do we have that the Council will construct and maintain this "park" in accordance with the landscaping plan and at a standard that will add to the amenity of the area? If this land remains in the hands of the proponent, a condition of development approval would require that it be constructed and maintained in accordance with the landscaping plan. It also seems to me appropriate that the "park" be constructed and maintained at the expense of the developer (and subsequent residents), rather than by ratepayers.

Exacerbation of flooding problems
We have serious flooding concerns in Forestville and Everard Park already. High density development of this kind creates more run off and reduces the land available to absorb rainfall. The development will add to the volume of water that needs to find its way into our already overloaded stormwater system. Extreme weather events are becoming more frequent and we are regularly receiving heavy sudden downpours which cause run-off and flooding problems. This development will inevitably contribute to flooding of homes in the locality. If the Council approves this development, will it be liable for this damage to ratepayers' homes?

The proposed development is extremely unattractive
Finally, but significantly, I must also comment on the very unattractive appearance of these monolithic buildings. The residential apartment building is institution-like in design and the row houses are also very unattractive and too crowded, creating a wall of rowhousing facing the street and the low density single storey houses across the road. They will present an inappropriate bulky appearance in the locality. I do not believe any effort has been put into designing buildings which will be attractive or interesting or add to the amenity of the locality. It seems to me that the appearance of the buildings is sufficient reason for the proposal to be refused by Council.

Conclusion
In conclusion, the height and density of the proposal is inappropriate in a locality of predominately low density single storey historic homes and this remains the case regardless of the zoning of the subject land itself. Additionally, five storeys will inevitably cause problems with overlooking, and the double storey row houses will have an inappropriately bulky appearance adjacent low density single storey historic homes on a residential street. The proponent has put no effort into designing a development that will be attractive or which will blend with the character of the locality. The proposed development will be out of character with the locality in both bulk and appearance. Furthermore the proposal will create traffic and flooding problems in neighbouring residential streets. Approval of the proposal in this form would not be orderly planning.

The development does not merit approval in its current form.

Representations

Representor 40 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	31/10/2025 09:15 AM
Submission Source	Email
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 see attached	

Attached Documents

RossStreetTownhouseResponse-12665333.pdf

Application 25027176

Fourth Avenue & Norman Terrace, Everard Park

There is an issue with the façade treatment of the townhouses addressing Ross Street.

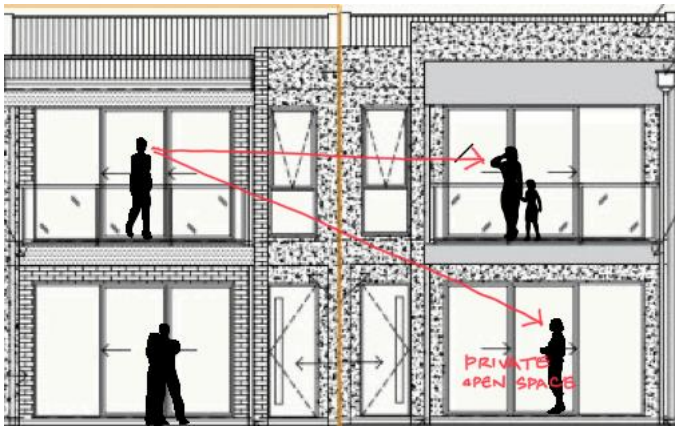
The 17 x 6m frontages results in a relentless continuous elevation 102m long.

Contrary to the planning reports affirmation that the the ‘townhouses have been designed to reflect the character of Ross Street’, such a monotonous proposal comprising discordant materials hardly reflects the character of Ross Street’s period houses.

Whilst there is a token attempt to introduce modulation through varying the façade materials, there remains the issue of a 100 metre long front boundary concrete block fence which is without precedent in the area.

In addition, the glazed balustrades to the upper level balconies provide no privacy nor modesty for either residents or those in the street. There is unimpeded views to neighbours private open space which is contrary to General Development Policies, Design in Urban Areas PO 10.1 and 10.2.

The following diagrams identify the extent of overlooking.



Solid or screened balustrades to the upper level balconies should be insisted upon.

This would improve the amenity for occupants, neighbours and pedestrians in the street.

Screening should also be included to the sides of the balconies to limit overlooking.

The east and west end townhouses are very poorly resolved. There is an opportunity to provide an interesting termination to the monolithic building and provide dwellings with enhanced amenity.

Other concerns are the location of air conditioning units, clothes drying and rainwater tanks which are not shown on the submitted documents. These items should not be visible from the street.

The establishment of a public council owned park is supported.

The retention of the significant tree in Fourth Street is supported.

Representations

Representor 41 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	19/10/2025 03:40 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

The primary reason I do not support this development is that a 5 storey apartment block is inappropriate for this location. Although it is located close to a tram stop, it is situated on a minor road (Norman Tce) that is not suitable for large volumes of cars, especially in peak hour. There are no facilities such as shops etc that are within walking distance to the location so residents will have cars. There are also 2 train and 1 tram level crossings that slow traffic flow. The site was previously an aged care facility and car volumes in peak hour for aged care are much lower than a residential apartment block. Norman Tce is narrow, often has cars parked on either side and there are large numbers of pedestrians who cross to the tram station. In addition, there is a busy bike track (Mike Turtur) and a tram crossing point which is used by commuters and Black Forest Primary students to get to and from school. Residents' cars travelling to the city via Anzac Highway would be required to drive down Second, Third or Fourth Ave. Forestville and Everard park will have a high housing density with the new developments being built on Leader St and Anzac Highway, plus a proposed 4 storey aged care facility next door, also accessing Norman Tce. The area doesn't need another apartment block situated on a minor road to add to traffic volumes. I do not believe a traffic management plan has been conducted for this development.

Attached Documents

Representations

Representor 42 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	22/10/2025 10:28 AM
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

This proposal represents significant overdevelopment of a quiet residential area. My mother resides at [redacted], directly affected by the scale, form and amenity impacts of the project. The following issues are raised for consideration under the Planning, Development and Infrastructure Act 2016 and the Planning and Design Code. 1. Built Form and Character The development exceeds the established two-storey residential scale of Everard Park. The proposed five-storey building conflicts with the local character and heritage intent of the suburb's Residential Streetscape (Built Form) context, which seeks continuity of detached dwellings and landscaped frontages. The density and height are inconsistent with adjacent housing stock and erode the suburb's fine-grained, gardened appearance. 2. Parking and Traffic Severe on-street parking pressure already exists on Fourth Avenue and Norman Terrace, which are narrow roads within a 40 km/h zone. The addition of 17 townhouses and a multi-storey apartment complex will intensify congestion, restrict emergency and waste vehicle access, and compromise pedestrian and cyclist safety. The streets are not intended as feeder roads for high-density traffic volumes. 3. Amenity, Privacy and Overshadowing Five-storey built form introduces significant overlooking of neighbouring houses and gardens, particularly towards [redacted] and adjoining rear courtyards. Elevated balconies and windows will reduce privacy and winter sunlight, contrary to the Design in Urban Areas module which requires setbacks and screening to prevent overlooking and overshadowing. 4. Environmental and Infrastructure Impacts The proposal intensifies impervious surfaces with minimal tree retention or green space. This threatens existing stormwater capacity, reduces permeable area, and contributes to heat-island effects. The removal of mature street trees contradicts the Greening Unley policy objectives for biodiversity and shade. 5. Noise and Construction Disturbance Construction of a large mixed-use complex will impose long-term dust, vibration and noise impacts on a predominantly residential environment, affecting elderly residents and nearby retirement care facilities. 6. Lack of Density Transition The development provides no appropriate graduation in scale between existing single-storey dwellings and five-storey elements. The Planning and Design Code encourages transitional built form to respect adjoining character housing. 7. Policy and Procedural Concerns The rezoning of this area from Residential Streetscape to Regeneration Zone may have exceeded the intended limits of the 30-Year Plan for Greater Adelaide, which reserves higher-density forms for main transport corridors—not local internal streets. There is inadequate transition from low-scale residential to apartment-scale development. Furthermore, there is concern about the limited response to community consultation under section 38 of the Planning, Development and Infrastructure Act, and whether submissions prompted substantive amendment to the proposal. Conclusion This development, in its current form, fails to respect the built character, local capacity, and amenity of Everard Park. It creates traffic and parking problems, privacy intrusions, visual bulk, and environmental degradation inconsistent with Council and State policy objectives. The proposal should be refused or substantially redesigned to conform to the established two-storey streetscape pattern, improve setbacks and vegetation cover, and align with local planning objectives for neighbourhood character and livability.

Attached Documents

Representations

Representor 43 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	24/10/2025 10:27 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The proposed development of a five-storey building will have a significant and deeply personal impact on my property and family. Due to the layout of my home, our backyard is positioned at the front, effectively creating two front yards. This unique design makes the property particularly exposed to overlooking. [redacted] . [redacted], maintaining a safe and private environment for my children has been of utmost importance to me. I have already taken steps to improve our sense of security by installing high fencing and a security system. However, the scale and height of the proposed development would completely undermine these efforts, creating direct sight lines into our living areas, bedrooms, and yard. My children often play freely outdoors, and I have serious concerns that this development would remove the privacy and sense of safety they currently enjoy. Regardless of proposed screening measures or tree planting, a five-storey structure would inevitably overlook into our property, severely affecting our privacy, amenity, and overall wellbeing. This proposal will have a lasting and distressing impact on our family's security and quality of life, and I ask that this be carefully considered in the assessment process. Kind regards, [redacted]

Attached Documents

Representations

Representor 44 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	26/10/2025 05:19 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 fully support an increase in housing density, where the location of the proposal is reasonable. I don't think that this location is reasonable for a 5 storey building. The building height proposed does not seem in keeping with the character of the area. I would think that building height was a maximum of 2 or 3 storeys in this location was more reasonable. Buildings of the height proposed make more sense on a main arterial road, not a suburban street. I realise this is in close proximity to the tram line, providing an argument for transport oriented development, but in reality, Australia still seems wedded to having multiple car households and the number of cars associated with the proposed development would be substantial. I suggest this proposal is not supported in its current form and the building footprint and height is amended.

Attached Documents

Representations

Representor 45 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	27/10/2025 09:38 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
There are multiple specific reasons I believe planning consent should be refused. Please see the attached document.

Attached Documents

Concerns-regarding-Application-25027176-[redacted]-1552799.pdf

Concerns regarding Application 25027176 : Owner of 22 Fourth Avenue, Everard Park.

This development application requires consideration taking into account the recently approved adjacent Aged care facility and the combined impact.

Direct overlooking of properties on Ross Street/Fourth Avenue by townhouses and residents of 3rd, 4th and 5th storeys of the larger residential apartments to the rear.

We have a major objection to the overlooking of property by the development. There are 17 two-storey dwellings proposed for development facing onto Ross Street. They directly overlook the side and rear yards of 22 Fourth Avenue and residences of 2-10 Ross Street. There is a significant loss of privacy to residents on Fourth and Ross Street, with viewing of the residences from an estimated 68 1st floor Townhouse windows and some 90 windows from the 3rd – 5th storeys of the apartment building (based on the elevation drawings of the planning report). This is in addition the adjacent multi storey Aged care facility which will have a view from the west.

Townhouse windows are 15 m from the 'adjoining properties' on the opposite side of Ross Street.

Setbacks of the apartment building on Norman Terrace is too small (6.2m) causing massing and not in keeping with the current design and aesthetic appeal of the suburb.The is no side view aesthetic visual appeal of the Ross Street town houses to the properties on Fourth Avenue.

Reflective heat and lack of tree canopy.

We have a major objection due to the lack of tree canopy, the heat from the north facing windows of all buildings will reflect onto nearby houses and properties (especially on Ross Street). The majority of tree canopy will have been removed, and only two original trees retained.

Concern is expressed that the majority of the design is north and west facing and little is implemented by way of heat minimization, efficient design and more could be done to improve the energy efficiency.

Increase pressure on services and infrastructure

We have a major objection to the development in that by greatly increasing the population and vehicle traffic it creates excessive pressure on the suburb, its services and infrastructure. This pressure will be compounded by the recent approval of the adjacent Aged Care facility development.

Off street visitor parking is not provided for the guests of the 17 town houses. This will mean that Ross Street, Fourth Avenue and Norman Terrace will become congested at most times, but especially during special events (e.g. Christmas, Father's day etc).

This is to be considered in conjunction with the adjacent multi storey Aged care facility. Currently that facility has 80 residents with an increase to 180 residents on completion of that new development.

On the site for this development application, there are currently some 8 domestic residences (with one being business address?). The average household in Australia has 2.5 people so there are currently some 20 people. The development application is proposing the construction of 92 dwellings. This equates to an extra 230 residents approximately.

Public Transport Use: Tram: We have a major objection to the increase in population in that it will impact the ability of existing residents to utilize public transport. During peak hours currently trams are at capacity, and multiple trams do not stop at the nearby tram stop as they are full. Additional

use of the tram transport system with the influx of approximately 230 new residents will require government intervention.

Increased use of roads: We have a major objection to the number of vehicles likely to use existing roads in the area and their impact to other residents. We ask that the road transport and parking reports be thoroughly scrutinized. Current development plans provide for 34 ground floor parks, 18 visitor, 34 vehicles from town houses (est assume two vehicles), and 57 vehicles from basement of the apartment block.

Daily up to 143 vehicles expected to leave and return to the development on multiple occasions (57 onto Norman Tce, and 86 vehicles via the private laneway opposite 25 Fourth Avenue).

Vehicles are either likely to use Norman Terrace or Fourth Avenue/Ross St, Masters Avenue etc to leave the suburb (expecting to avoid peak hour traffic on major arterial roads nearby by moving through the suburb). These are narrow streets, and many houses have young children occupying them. Multiple young people travel along Fourth Avenue also walk to and from the Tram stop. Additional use is likely to cause a safety concern from young pedestrians in the area as they cross those roads.

Insufficient parking so as to impact current use in nearby streets:

We have a major objection to the number of parking spaces provided that doesn't take into consideration likely vehicles using or visiting the facility. 91 parks are provided for 75 apartment residences. The application indicates 1.2 parking spaces are provided for every apartment. Notwithstanding that may be the agreed zone standard/policy, it assumes that every fourth apartment will be the one to have the second car. The average household in Australia has 1.8 motor vehicles. 91% households own at least one vehicle, but more than 55% own two or more. Residents are expected to park on nearby surrounding streets which are already regularly used by current residents.

18 undercover visitor parking spaces are provided for the apartment building. These most likely will be consumed by residents, so that nearby streets will also be filled with visitor and resident's cars, especially during special events (e.g Christmas and Fathers Day etc).

This will be an additional impact due to the recent approval of the Aged Care facility.

Width of streets a safety concern with increased parking: We have a major objection to the likely overflow parking likely to restrict road access and cause a safety concern, especially for service vehicles like garbage trucks. Ross Street and Fourth Avenue is approximately 7.00m wide. The average car is approximately 2.00m wide. Two cars parking on opposite sides of the road at best will allow a 3.00m space. The width of the average garbage truck is 2.5m. Trucks at times may be unable to access streets. Driving in the streets will highlight safe concerns due narrow egress.

Noise concerns: Additional industrial sized air-conditioning units and other noise pollution (caused by the addition of some 300+ new residents coming and going and daily living) is likely to unreasonably interfere with the existing peace and comfort by occupiers of nearby residences.

Proposed removal of significant/exempt trees

We have a major objection to the removal of significant or exempt trees. This will affect the aesthetics of the neighbourhood. The existing trees provide shade to the area, reduce heat as they are large, and have an aesthetic value being of good condition. Several have a wide canopies and are

expected to live for many years. Replacements are not expected to be like for like for at least 20 years.

- Cedrus Atlantica (1) in Arboriculture report
- Cinnamomum camphora (9) notwithstanding it is exempt
- Cedrus Atlantica (13)
- Liquidambar styraciflua (16). We have admired this tree as it has grown for decades. It is excellent shade and foliage especially in Autumn. It is a beautiful specimen. The replacement is a double store overlooking townhouse.

We suggest that any plantings have mature trees (3 plus metres) in order to recover/restore the appearance and aesthetics of the location - in less than 5 years. The artist impression elevations in the Architecture Plan do not reflect what is planted at construction.

Major housing development likely to impact residential values

We have a major objection to the development in that it is likely to impact the value of residential properties nearby.

The impact of the increased traffic, noise and changes to the neighbourhood character will make the area less desirable to buyers. Whilst the construction of high density housing and high rise apartments may be positive on occasion, it is likely to be negative because of these factors. The only positive is that a small park has been included in the design, however this has been negated because of the removal of established significant trees.

This development contributes to the negative impact of the adjacent Aged Care development approval.

The nearby Housing Trust flats at 41 Norman Terrace are sufficiently disguised by tall tree to reduce their impact, and have far fewer residences.

The only other similar development is at 28 Anzac Highway 'Everard' on a major arterial road, and the *Forestville estate* is on the same road opposite the Ashford Hospital. These are not 500 metres into the centre of an established residential neighbourhood.

Modern design not in keeping with the surrounding neighborhood

We have a major objection to the visual appearance and the design of the development. The artist impression elevations in the architectural plans do not accurately reflect the appearance of the site including the Ross Street Townhouses.

The modern design is of limited aesthetic value.

The residential high-rise appartments and townhouses are of a significantly different design to be at odds to the character of the established surrounding neighbourhood. This is not in keeping with performance outcome 2.2

Residences will be overpowered by several tall multistorey buildings including the adjacent aged care facility.

Construction design does not mitigate the impact to both the value and the aesthetics of the adjacent properties and neighbourhood.

ATTACHMENT 12

ekistics

UNLOCK

YOUR VISION

REF 1910-004

1 December 2025

Amelia De Ruvo
Senior Planning Officer
City of Unley

By Email: Aderuvo@unley.sa.gov.au and via PlanSA Portal upload

Dear Amelia,

RE: RESPONSE TO REPRESENTATIONS & COUNCIL'S REQUEST FOR INFORMATION – LOT 4, Lot 68 & 28-29 NORMAN TERRACE &24-28 FOURTH AVENUE, EVERARED PARK (DA ID 25027176).

We refer to the City of Unley (the 'Council') correspondence dated 15 October 2025 seeking a request for additional information to be provided for the development application for the construction a five (5) storey residential flat building comprising 75 dwellings (including 12 Affordable Housing dwellings) and the construction of 17 two-storey detached dwellings in a terrace arrangement along with masonry front fence and removal of three (3) regulated trees and six (6) Significant Trees in development application DA ID 25027176.

We also refer to Council's correspondence dated 3 November 2025 concerning representations received as part of the performance assessed pathway public notification for the development application.

Pursuant to Section 107 subsection 3 (c) of the *Planning, Development and Infrastructure Act 2016* on behalf of the Applicant, this letter provides a formal response to the relevant planning matters raised within the valid representations, as well as information requested by Council.

This letter should be read in conjunction with our original Planning Statement dated 22 August 2025.

In further support of our collated response, the following documents are provided as appendices to this letter:

- **Appendix 1**: - Amended set of site plans, floor plans and elevations – Rendition Homes
- **Appendix 2** – Additional information in relation to Stormwater Management – PT Design
- **Appendix 3** – Landscape Visual Assessment and revised Landscape Plan – GD Studia
- **Appendix 4** – Additional information in relation to traffic and parking – MFY
- **Appendix 5** – Updated Waste Management Plan – Rawtec
- **Appendix 6** – Preliminary Services Investigations - ADP

The content of these plans and advice will be discussed within the body of this letter, however we note the following key amendments to the plans that were the subject of public notification:

- Retain Significant Trees 'S7' and 'S8' which are located adjoining the Norman Terrace frontage within the new public reserve area;

- Permeable paving to be used around the base of Significant Tree 'S6' adjoining Fourth Avenue;
- Eight (8) additional visitor bike parking spaces have been provided between the ground floor communal room and Fourth Avenue; and
- The permeable section on the Terrace Dwellings fence has been doubled in size to provide greater passive surveillance, and improved visual interest to Ross Street.

1. RESPONSE TO REQUEST FOR INFORMATION

1.1. Stormwater & Groundwater Management

PT Design have provided a response to Council's request for information contained within **Appendix 2**.

PT have advised that the proposed development has 30% less roofed area than current structures over the site and in total the proposal provides approximately 10% less impervious area. Therefore, PT advise that impact of stormwater runoff from the proposed development is significantly reduced compared to the existing condition.

PT further advise that the discharge rate to the junction pit in Fourth Avenue is determined by the capacity of the proposed pump, with the pump specified at 10L/s with flow above this being detained within the tank, resulting in a total flow to the junction pit of approximately 20L/s during a critical rain fall event.

Consideration has been given to providing alternate treatment approaches to the uncovered carparks, with further analysis to be undertaken during the detailed design process. We respectfully request that the final details (including undertaking a MUSIC analysis) be provided as part of a Reserved Matter to any Planning Consent.

In June 2025, PT completed bore logs to a depth of 4.0 metres on the site adjoining the subject land, which did not indicate the presence of groundwater. PT also reviewed local groundwater data and found no wells with levels that would affect the proposed basement. Should Council require additional bore logs on the subject site, we respectfully request this be addressed as a Reserved Matter in any Planning Consent.

1.2. Regulated & Significant Trees

As outlined above, a review of all Regulated and Significant Trees has been undertaken, and the plans revised to retain Significant Trees 'S7' and 'S8' which are located adjoining the Norman Terrace frontage within the new public reserve area.

GD Studia have undertaken a preliminary visual contribution assessment for the remaining Regulated or Significant Trees proposed to be removed (refer to **Appendix 3**). A summary of GD Studia's findings is provided within **Table 1.1** on the following page.

Overall GD Studia considered all trees had 'low significance' of views and 'low contribution' to the landscape setting. Further, they considered that the trees located internal to the site are not in keeping with the surrounding landscape character.

Accordingly, GD studia considered that Regulated and Significant Tree Overlay Performance Outcomes (POs) PO 1.1(a) and PO 1.2(f) have been satisfied as the Regulated Trees are not considered to make an important visual contribution to the local character and amenity of the area and that the Significant Trees do not form a notable visual element to the landscape of the area.

Table 1-1 *Summary of GD Studia's Preliminary Visual Assessment*

Tree identifier	Legislative Status	Tree Species	Image of Tree	Summary of Findings
Cluster of Trees (S1, S3, S13, R14 & R15)	Significant x 3 Regulated x 2	*S1 Cedrus atlantica* *S3 Jacaranda mimosifolia* *S13 Cedrus atlantica* *R14 Melaleuca armillaris* *R15 Melaleuca armillaris*		Located in the rear garden/s of properties on the site the tops of the canopies are somewhat visible of trees S1 and S13 when looking West from Fourth Avenue. **These species are not in keeping with the landscape character** of the surrounding area. Although wide, the trees are not as tall as the adjacent eucalyptus tree (S6) being retained (that also has much higher amenity value). They are separated from the adjacent corridor of eucalyptus/natives along Norman Terrace. Tree S3 is partially screened and only partially visible when looking East from Norman Terrace, it **is not notable** in the context of the neighbourhood or views. Trees R14 and R15 are not visible/ recognisable from the surrounding trees and streetscapes and therefore do not currently contribute to the local character or amenity of the area. These trees are not tall and not all are visible in the copse. **They don't contribute to the local character or make a notable contribution to the surrounding landscape**

Tree identifier	Legislative Status	Tree Species	Image of Tree	Summary of Findings
S12	Significant	*Grevillea robusta*		Located in the front garden of a single storey dwelling on Norman Terrace in a group of three trees of mixed species. This tree is difficult to distinguish in the group and **is not a notable visual element**. The two large significant trees in the group, closer to the road are proposed for retention and thus currently screen the tree.
S16	Significant	*Liquidambar styraciflua*		The tree is visible when standing directly in front of the tree, but is screened by verge tree plantings and other structures when looking East and West. The top of the canopy can be seen from a distance however it **is not a notable visual element** in the context of the neighborhood or landscape character

GD Studia considered that Tree S6 has a high amenity value and is a dominant visual feature in the locality. As requested by Council, the landscape plan (refer to **Appendix 3** and **Figure 1.1** below) has been amended to ensure permeable paving is provided within the structural root zone of Tree 6. The applicant is agreeable to a suitable condition of approval that the permeable paving around the tree be constructed without excavation.

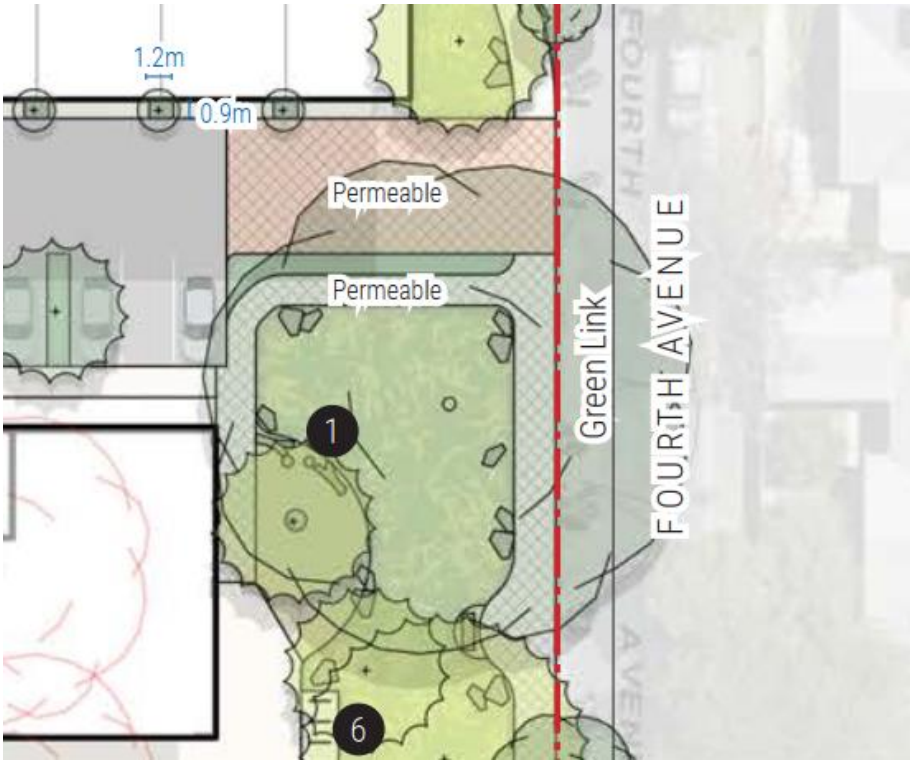


***Figure 1-1** - Extract of Landscape plan showing permeable paving around tree 'S6'*

1.2.1. Replacement Tree Location

As outlined in Section 6.6 and Section 6.9 of our original Planning Statement, in excess of 40 new trees will be planted over the subject site to off-set the removal of the (now) seven (7) Regulated and Significant Trees. As requested by Council, GD Studia have updated their landscape plan to clearly indicate the location of the 18 replacement trees (refer to **Figure 1.2**). GD Studia have also provided a suggested planting palette of medium and large tree species provided within **Appendix 3**.

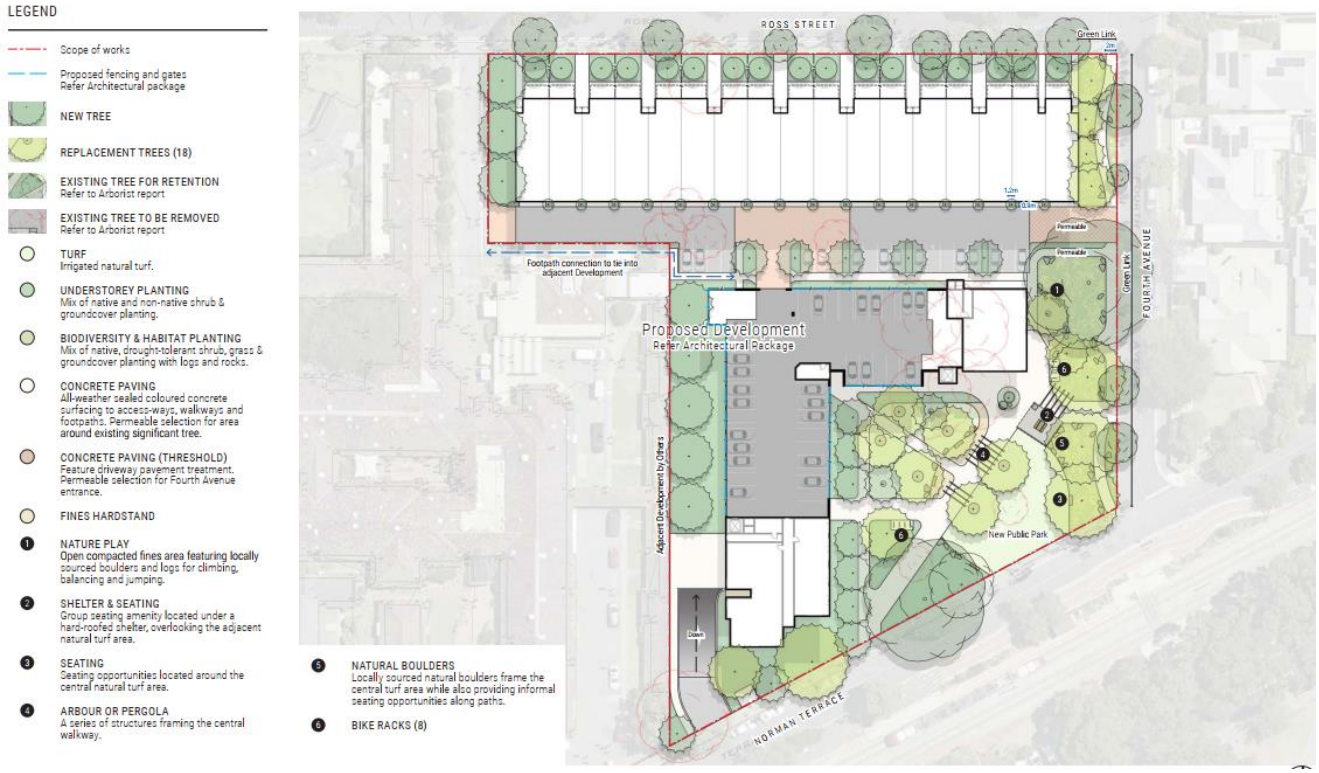


Figure 1-2 GD Studia Concept Landscape Plan showing location of replacement trees

1.3. Urban Tree Canopy

As outlined in Section 6.6.2 of our original Planning Statement, we acknowledge that the site is located within the 'Urban Tree Canopy Overlay' which seeks that '*trees are planted or retained to contribute to an urban tree canopy*' (PO1.1). To achieve this, Overlay DPF 1.1 seeks that dwellings with a site area less than 450m^2 provide 1 small tree (located within a deep soil area of 10m^2 and minimum dimension of 1.5m). All proposed terrace houses provide 1 small tree within a deep soil area fronting Ross Street that exceeds 10m^2 and have a minimum dimension of 5.0m which satisfies this provision (refer to **Figure 1.3** on the following page and concept landscape plan contained within **Appendix 3**).

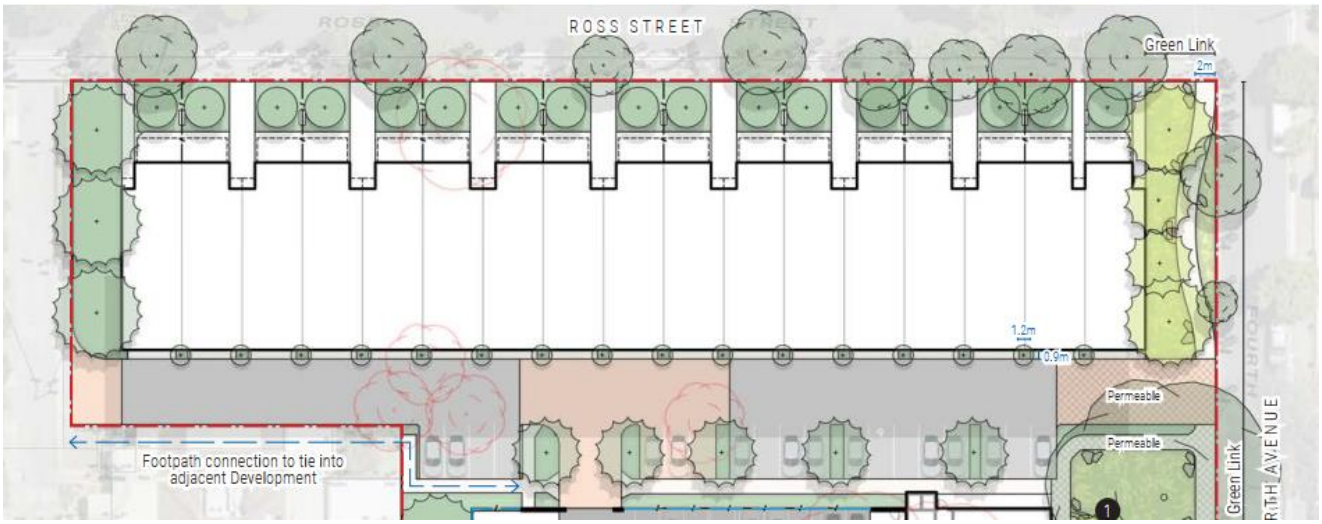


***Figure 1-3** Extract of GD Studia concept landscape plan showing small trees within the front yards of the Terrace Houses*

Urban Tree Canopy Overlay DPF 1.1 also seeks that for site areas greater than 800m^2, 1 large tree or 2 medium trees or 4 small trees be planted (with discount provided for retained trees). The proposal seeks to retain three (3) Significant Trees as well as plant an additional 24 trees (excluding trees within the proposed new reserve area). The proposal will therefore provide in excess of six times the number of trees than sought by the Urban Tree Canopy Overlay. GD Studia has provided a list of tree species within their planting palette provided within **Appendix 3**. If Council is seeking further details in relation to tree species, we respectfully request this a Reserve Matter of any Planning Consent.

1.4. Waste Management

We acknowledge that since the development application was lodged, Council has endorsed a new '*Sustainable Kerbside Waste Management Policy 2025*' which sets out requirements for waste management in the City of Unley. The Rawtec Waste Management Plan (WMP) has been updated to refer to this new Council policy (refer to **Appendix 5**).

We also acknowledge Council's request to incorporate educative signage within the bin enclosure area of the residential flat building. In response, the Waste Management Plan prepared by Rawtec has been updated to reference this signage. Further, the applicant is agreeable to the inclusion of a suitable Condition of Approval to formalise this commitment.

As requested by Council's waste officer, the Rawtec WMP on page 4 has been updated to confirm a total of two (2) collections per week for the terrace dwellings as follows:

- 1 × 140L general waste bin (collected weekly);
- 1 × 240L Food Organics and Green Organics (FOGO) bin (collected fortnightly); and
- 1 × 240L commingled recycling bin (collected fortnightly).

The proposal therefore continues to satisfy Design in Urban Areas PO 11.1 and PO 24.1.

1.5. Traffic & Parking

1.5.1. Visitor Bicycle Parks

We acknowledge Council's request to provide additional visitor bike parking spaces that are located outside of the Residential Flat Building. Accordingly, eight (8) additional bike parking spaces via four (4) bike parking rails have been provided to the east of the Communal Facilities area on the east side of the site (refer to **Figure 1.4** below and revised Landscape Concept Plan in **Appendix 3**).

***Figure 1-4** Location of additional Bike parking area shown clouded*

1.5.2. Parking for Residential Flat Building

MFY have undertaken a further review of on-site resident and visitor parking associated with the Residential Flat Building (refer to **Appendix 4**). Based on 75 dwelling units (12 of which will be offered as affordable housing) the Planning and Design Code requires a total of 72 resident spaces and 21 visitor spaces (93 parking spaces in total).

MFY advise that the proposal will include 91 secured car parking spaces for the Residential Flat Building and 18 spaces in the driveway/ private roadway which equates to a total of 109 parking spaces. Accordingly, the proposal will provide excess parking spaces when considering the requirements of the PDC, which does not specify that such spaces are required to be allocated. The resultant land division application (when submitted) will allocate the parking spaces to specific dwellings.

1.5.3. Pedestrian Sight Lines

MFY has assessed pedestrian sight lines for all proposed access points, as shown in **Figure 1.5**. The sight line diagrams confirm that the design complies with *Australian Standard AS/NZS 2890.1:2004*, achieving the required minimum sight triangles where vehicles exit onto footpaths or road frontages.

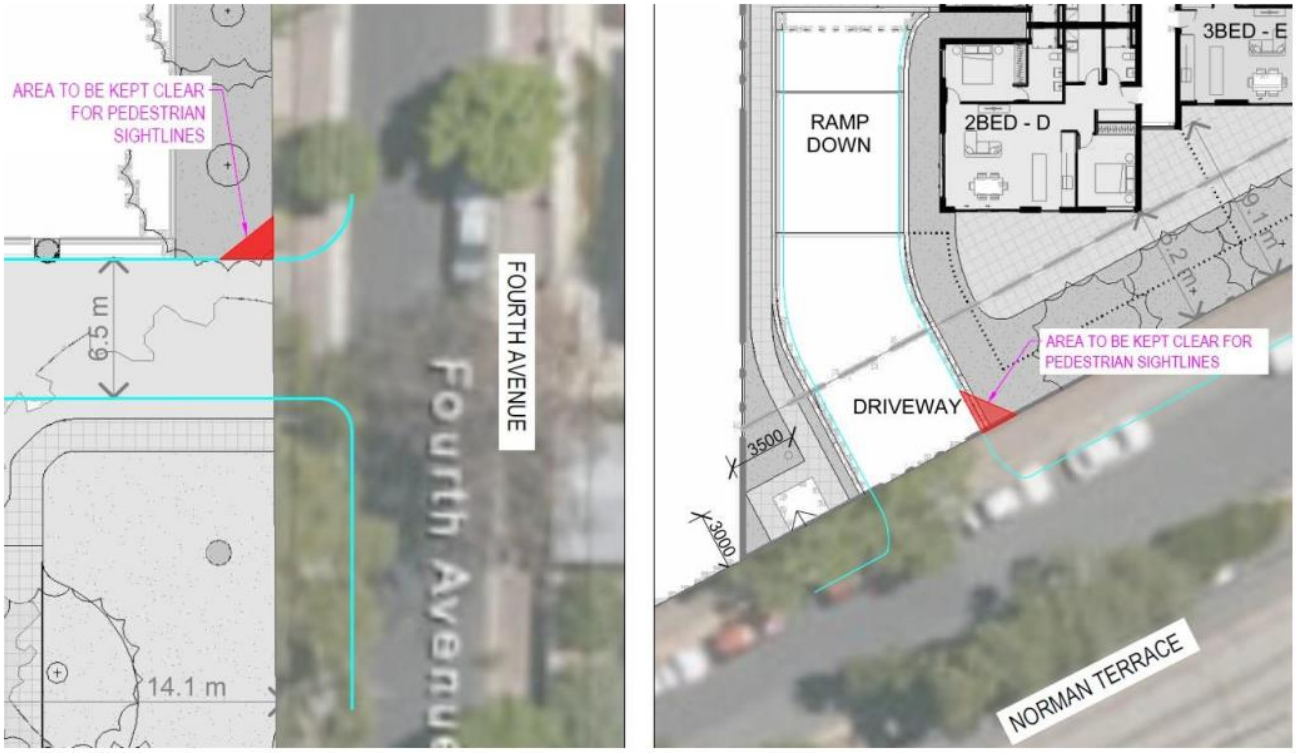


***Figure 1-5** MFY sketch re Pedestrian Sight Lines*

The proposal thereby satisfies General Development Policies, Transport, Access and Parking PO 2.1 in that the proposal ensures that sightlines for all road users and pedestrians are maintained.

1.5.4. Basement Ramp height clearance

Council sought that MFY review the basement ramp access gradient and clearance height to ensure that *Australian Standards AS2890.1-2004 – Section 5.3* is achieved to permit access for both cars and light vans. MFY has confirmed that the proposal has the following floor to floor heights which satisfies this standard:

- Basement level: 3.1 m; and
- Ground level: 3.5 m.

1.5.5. Turn Path Assessment

Council sought clarification on commercial vehicle (including waste collection vehicle) turn paths which takes into account on-street car parking, particularly along Ross Street and Fouth Avenue. MFY have provided updated turn paths (refer to **Appendix 4** and illustrated in **Figure 1.6** and **Figure 1. 7**) which demonstrate the proposed private laneway will accommodate the movement of a refuse vehicle without impacting parked vehicles on either Ross Street for Fourth Avenue.

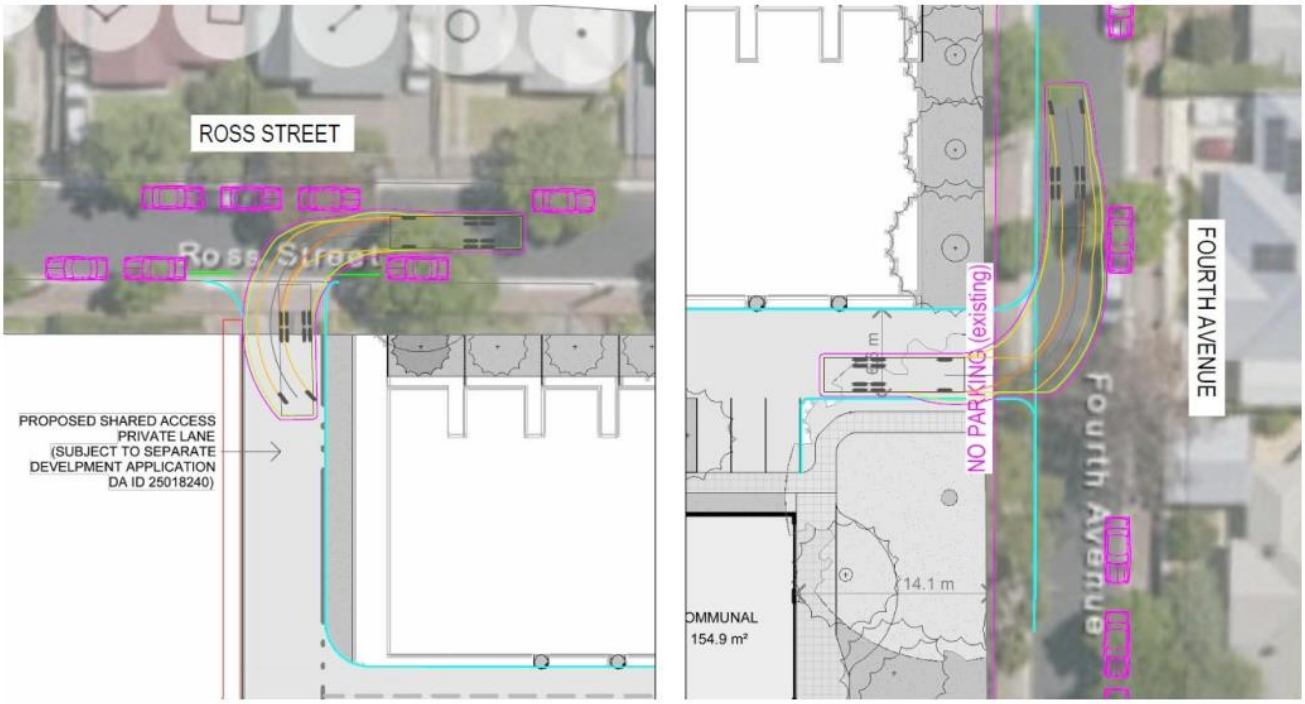


***Figure 1-6** MFY swept path for a waste vehicle entering via Ross Street and existing via Fourth Ave*

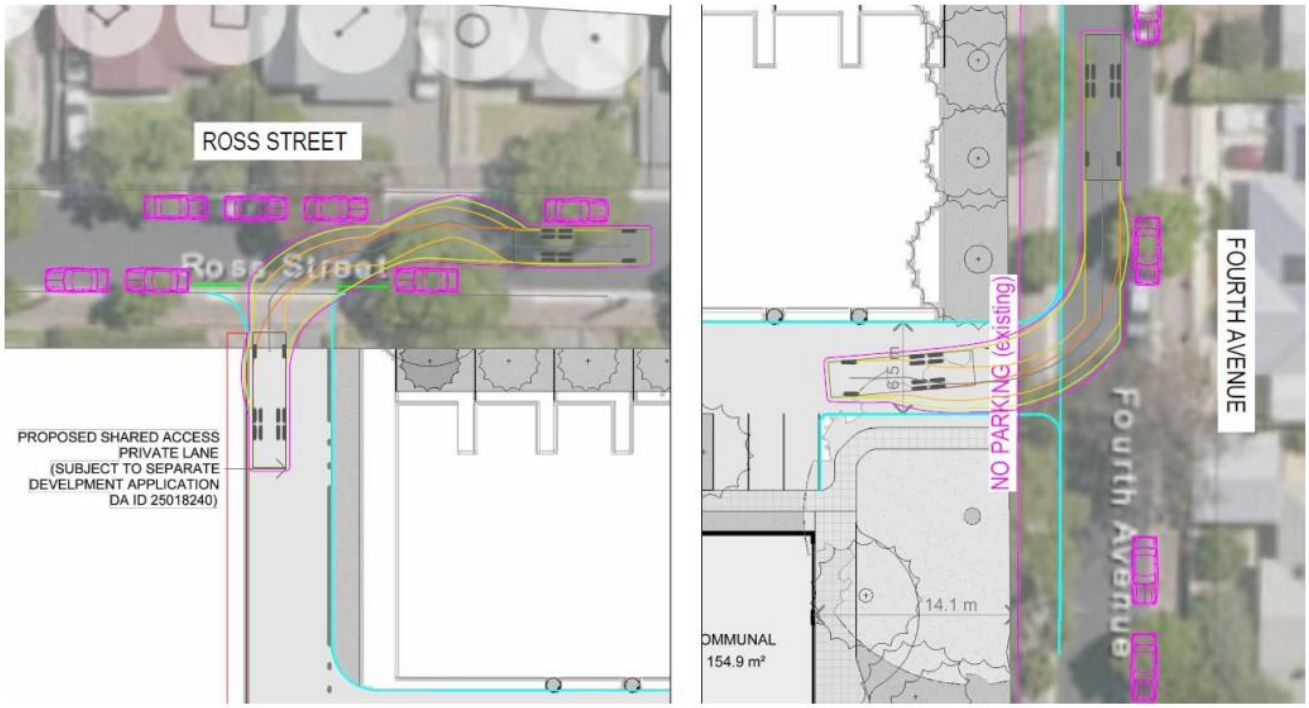


Figure 1-7 *MFY swept path for a waste vehicle entering via Fourth Ave and existing via Ross Street*

1.5.6. Traffic Generation

As requested, MFY have provided further clarification in relation to the anticipated traffic generation of the proposed development (refer to **Appendix 4)**.

Existing structures on the site comprise eight (8) dwellings and 15 supported accommodation units. MFY forecast the existing traffic generation at:

- 8 trips per residential dwelling; and
- 1.80 trips per unit in the supported accommodation unit.

This equates to approximately 90 trips per day. MFY forecast that:

> "*The proposed townhouses and apartments will generate approximately 335 trips per day and will, therefore, result in an increase of 245 trips per day on the road network. Such an increase will equate to approximately 25 trips per hour during the peak traffic periods or, on average, less than one trip every two minutes.*
>
> *Of these trips, the majority of drivers will enter and exit the site via Fourth Avenue and will use Norman Terrace to travel to and from the site. A low proportion (potentially up to 10%) of trips could access the site via Ross Street. Should this occur, there would potentially three additional trips on Ross Street during the peak hour (or one trip every*

twenty minutes). Such volumes will have minimal impact on the road network and, more importantly, will not change the nature and function of any road."

[underlining our emphasis]

The proposal therefore satisfies General Development Policies, Transport, Access and Parking PO 1.1 in that the proposal will not impact on the functional performance of the existing road network.

1.6. Dwellings in a Terrace Arrangement

Revised plans have been provided by Rendition Homes within **Appendix 1** for the 17 dwellings (in a 'terrace arrangement' which front Ross Street). We confirm that all 17 floor plans will be the same but 'mirrored.' The revised plans illustrate:

- Air-condition units for all dwellings will be roof mounted;
- Hot water service is to be located to the rear of the garage adjacent to the bin storage area (note this is in addition to the 2m^2 provided for the bin storage area);
- Electricity and water metres are to be located at either end of the row of townhouses (refer to **Figure 1.9** on the following page);
- Clothes lines are to be located adjoining the rainwater tanks in the front court yards. Rainwater tanks for each dwelling are to be slimline in nature located along the fence line for each dwelling as shown in the stormwater management plan by PT Design provided as part of the original lodgement package (also refer to updated site plans by Rendition in **Figure 1.8** and with **Appendix 1**); and
- Letter boxes for each dwelling will be provided within the gate (refer to **Figure 1.9**).

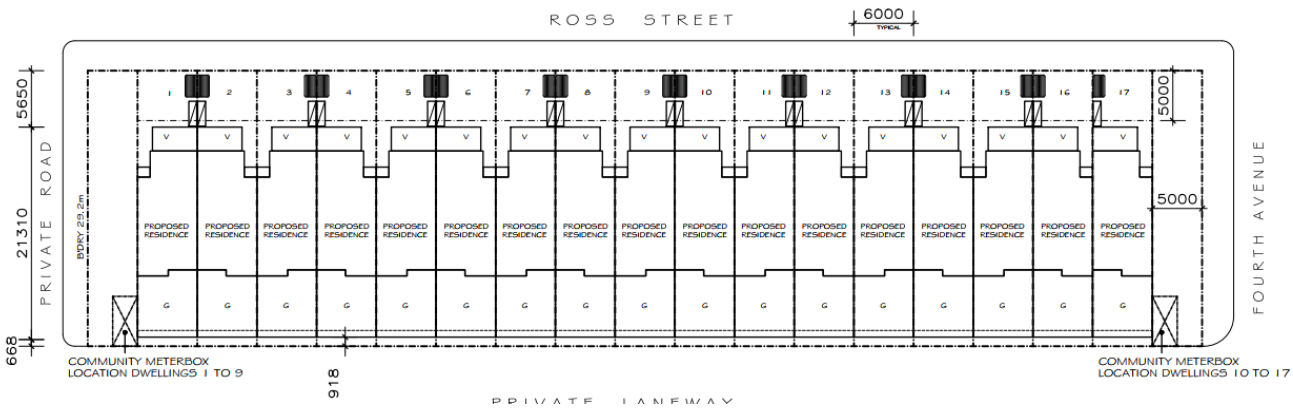
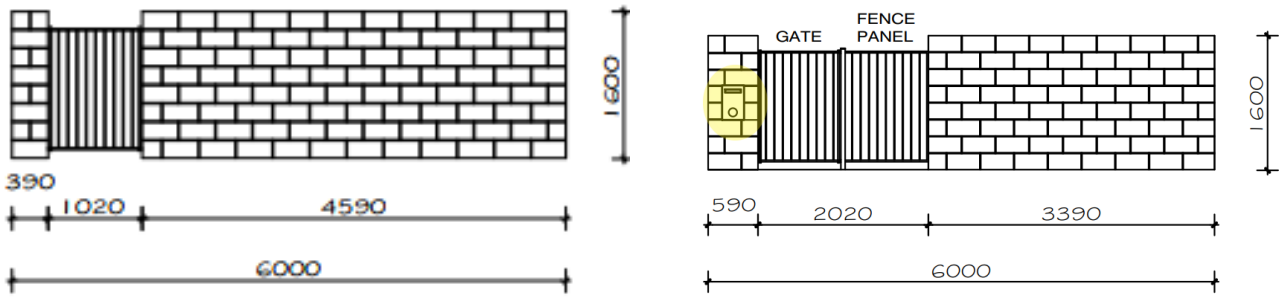


***Figure 1-8** Rendition Homes Site plan showing clothesline, rainwater tank and metre box locations*



Fence submitted in original application *Revised Fence design*

***Figure 1-9** Extract of Rendition Fence elevation with letterbox location highlighted in yellow*

The revised fence design satisfies General Development Policies, Design in Urban Areas PO 9.1 in that it is of sufficient height to maintain privacy of the private open space, without unreasonably impacting visual amenity of the streetscape. The revised design provides a balance between allowing passive surveillance to the streetscape and privacy to residents. The additional width of the permeable gate and fence panel will provide a variation in materials and provide visual relief to the block walling of the balance of the fence.

Electricity and water metres for each dwelling will be grouped together at the end of the row of terraces as illustrated in **Figure 1.8.**

1.7. Land Division

We acknowledge Council's request that a land division application be lodged to support the proposal. We confirm the applicants intend to submit a land division application as soon as possible via the PlanSA portal.

2. SUMMARY OF REPRESENTATIONS

We note that the development application was subject to Performance Assessed pathway public notification and 40 valid representations were received (noting that some duplicate representations were received from the same person due to system errors). Eleven (11) of the representations have expressed a desire to be 'heard' by the City of Unley Council Assessment Panel (CAP).

Table 2.1 on the following page provides a list of those persons who submitted a representation, while **Figure 2.2** displays the location/affected address of the representors, relative to the subject site.

Table 2-1 List of Valid Representors

Representor Identifier	Name	Address	Suburb	Do Not Support/ Support with Concerns/Support	Wish to be Heard	Submitted By
1	[redacted]	[redacted]	[redacted]	Do not support	No	Self
2	[redacted]	[redacted]	[redacted]	Support with Concerns	Yes	Self
3	[redacted]	[redacted]	[redacted]	Do not support	No	Self
4	[redacted]	[redacted]	[redacted]	Do not support	No	Self
5	[redacted]	[redacted]	[redacted]	Support with Concerns	No	Self
6	[redacted]	[redacted]	[redacted]	Support with Concerns	Yes	Self
7	[redacted]	[redacted]	[redacted]	Do not support	No	Self
8	[redacted]	[redacted]	[redacted]	Do not support	no	Self
9	[redacted]	[redacted]	[redacted]	Do not support	No	Self
10	[redacted]	[redacted]	[redacted]	Do not support	No	Self
11	[redacted]	[redacted]	[redacted]	Support with Concerns	no	Self

12	[redacted]	[redacted]	[redacted]	Do not support	No	Self
13	[redacted]	[redacted]	[redacted]	Do not support	no	Self
14	[redacted]	[redacted]	[redacted]	Do not support	no	Self
15	[redacted]	[redacted]	[redacted]	Support with Concerns	No	Self
16	[redacted]	[redacted]	[redacted]	Do not support	No	Self
17	[redacted]	[redacted]	[redacted]	Do not support	No	Self
18	[redacted]	[redacted]	[redacted]	Do not support	Yes	Self
19	[redacted]	[redacted]	[redacted]	Do not support	No	Self
20	[redacted]	[redacted]	[redacted]	Do not support	No	Self
21	[redacted]	[redacted]	[redacted]	Do not support	Yes	Self
22	[redacted]	[redacted]	[redacted]	Do not support	No	Self
23	[redacted]	[redacted]	[redacted]	Do not support	No	Self
24	[redacted]	[redacted]	[redacted]	Do not support	No	Self

25	[redacted]	[redacted]	[redacted]	Do not support	No	Self
26	[redacted]	[redacted]	[redacted]	Do not support	No	Self
27 (& 28)	[redacted]	[redacted]	[redacted]	Do not support	Yes	Self
29	[redacted]	[redacted]	[redacted]	Do not support	Yes	Self
30	[redacted]	[redacted]	[redacted]	Do not support	No	Self
31	[redacted]	[redacted]	[redacted]	Do not support	No	Self
32	[redacted]	[redacted]	[redacted]	Support	No	Self
33	[redacted]	[redacted]	[redacted]	Do not support	Yes	Self
34 (& 35-36)	[redacted]	[redacted]	[redacted]	Do not support	No	Self
37 (& 38)	[redacted]	[redacted]	[redacted]	Do not support	Yes	Self
39	[redacted]	[redacted]	[redacted]	Do not support	No	Self
40	[redacted]	[redacted]	[redacted]	Do not support	Yes	Self

41	[redacted]	[redacted]	[redacted]	Do not support	No	Self
42	[redacted]	[redacted]	[redacted]	Do not support	Yes	Self
43	[redacted]	[redacted]	[redacted]	Do not support	Yes	Self
44	[redacted]	[redacted]	[redacted]	Do not support	No	Self
45	[redacted]	[redacted]	[redacted]	Do not support	Yes	Self

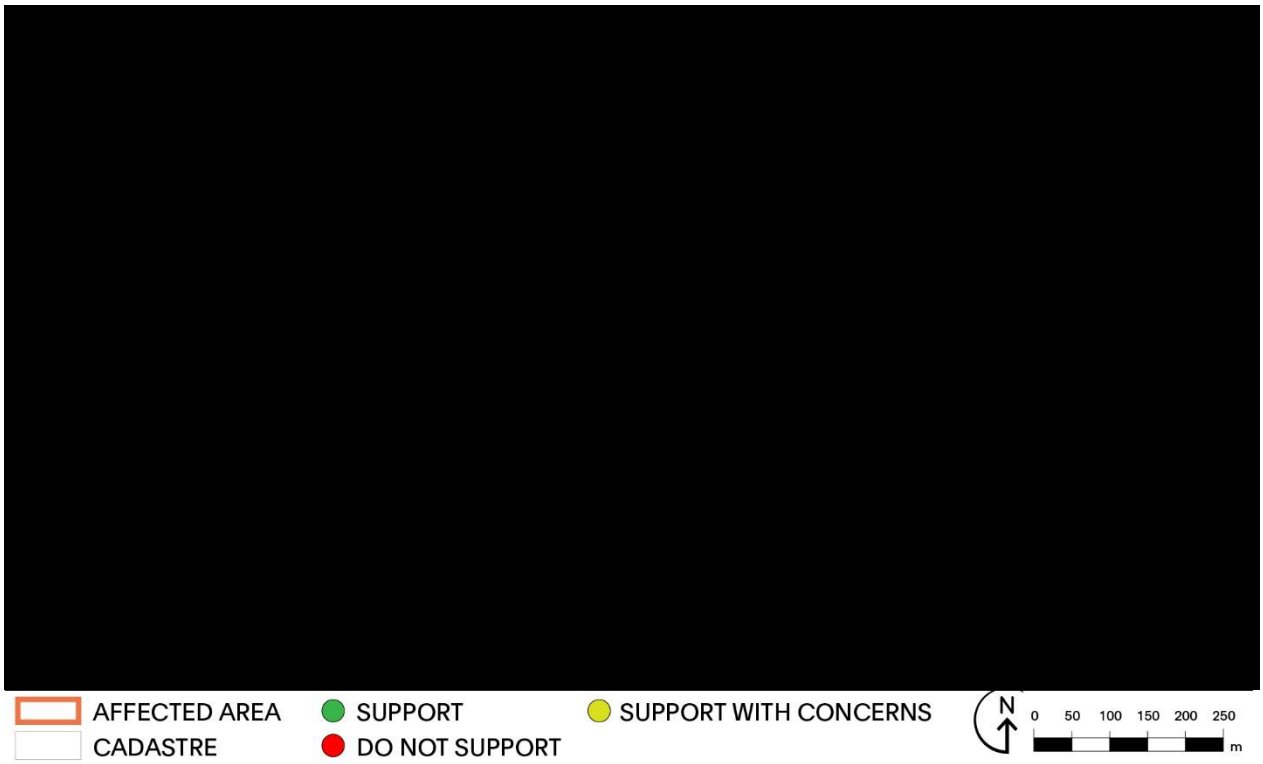


***Figure 2-1** Location of Representors*

Having regard to the content of the valid representations, the relevant planning matters of concern have been addressed in **Section 2.0** below. Further, an amended set of Architectural Plans are provided (refer **Appendix 1**).

Before addressing valid planning considerations, we note that some of the representations raised a concern regarding the perceived impact of the development on property values. In this regard, we note that the Environment, Resources and Development (ERD) Court has (on numerous occasions) confirmed that property values should not be considered when assessing the planning merits of an application[1]. As such, this concern has not been considered in formulating our submission.

We also note that a few of the representations raised concerns about the consultation periods, in particular the length of the consultation period, the size of the notification signs on the site and size of the area that received a formal notification via letter. In this regard, Section 107(3) the *Planning, Development and Infrastructure Act 2016* (the 'PDI Act') specifies that for Code Assessed, Performance Assessed forms of development, the relevant authority (in this instance the City of Unley) give notice, in accordance with the PDI Regulations to an owner or occupier of adjacent land and members of the public by notice placed on the land. Section 3 of the PDI Act defines adjacent land to mean:

> *3(1) **adjacent land** in relation to other land, means land that is no more than 60 metres from the other land.*

[1] *for example – refer to matter of Lazzarino v the Corporation of the City of Campbelltown & ANOR [2015] SAERDC 5 (10 March 2015)*

Regulation 3I (2)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017* ('the PDI Regulations') sets out that the timeframe for public notification for Code Assessed, Performance Assessed forms of development is 15 business days.

Further, '*Practice Direction 3- Notification of Performance Assessed Development Applications*' provides how a notice on the land be erected. In particular, it sets out the sign on the land should be at least A3 in size and made of weather-proof materials and be placed within reasonable distance of the public frontage(s) of the land.

We confirm that the relevant authority has acted in accordance with the relevant provisions of the PDI Act, PDI Regulations and Practice Direction 3 in relation to the undertaking of public notice.

3. RESPONSE TO PLANNING MATTERS

3.1. Scale & Siting

Most of the representations received raised concerns in relation to the scale of the proposal, with some representations siting a preference for taller built form on arterial (State Maintained) roads.

Other representations raised concerns that the proposal was one building level higher than the Technical Numeric Variation (TNV) applying over the site.

Most of the representations who raised concerns with the proposed scale of the apartment building also raised concerns that the scale of the building was out of character with the surrounding low-rise (1-2 storey) built form.

As outlined in our Planning Statement dated August 2025, the site is situated within the 'Urban Renewal Neighbourhood Zone' and is covered by a 2-4 level maximum building height Technical Numeric Variation (TNV). The site is also located within the 'Affordable Housing Overlay.' Overlay PO 3.2 and associated DPF 3.2 provide a building height incentive of an additional 1 building level where 15% affordable housing is provided.

Australia is currently in an affordable housing crisis. The Affordable Housing Overlay and building height incentives were introduced into the Planning and Design Code to ensure developments provide Affordable Housing options, particularly in locations which have a proximity to high frequency public transport (such as the subject site).

The proposed will provide 12 dwellings that meet the Affordable Housing criteria (refer to **Section 3.9)** and have entered into a Land Management Agreement (LMA) with the Affordable Housing Unit of the Department for Housing and Urban Development (DHUD) to guarantee Affordable Housing is delivered on this strategically located site.

Given the proposal provides 15% Affordable Housing in accordance with the Overlay height incentives, an additional level is able to be achieved on this site above the TNV. This equates to 3-5 building levels.

The proposal generally reflects the TNV height, acknowledging a slight encroachment, and mitigates this through a reduced built form (two building levels) fronting Ross Street to maintain a coherent streetscape.

\

The only variance to be assessed on it merits is the distance of the upper levels from Fourth Avenue. As outlined in our October 2025 Planning Statement, the residential flat building is setback 10.2-18m from the Fourth Avenue frontage. When combined with the road reserve, this equates to a separation distance of approximately 22-38 metres from the boundaries of adjoining properties (this is the equivalent distance of more than a full sized basketball court - refer to **Figure 3.1**). This significant separation distance in combination with the retention of the Significant Spotted Gum and new tree plantings will minimise the views from adjoining residential properties to the east consistent with Urban Renewal Neighbourhood Zone PO 2.1.

Figure 3-1 *Building Envelope Diagram (TNVs orange line, Affordable Housing Incentive green line)*

3.2. Character & Amenity

As outlined in our Planning Statement dated August 2025, the site is situated within the 'Urban Renewal Neighbourhood Zone'. The Desired Outcome (DO) of this zone expressly envisages new diverse housing options at increased densities.

Urban Renewal Neighbourhood Zone PO 8.2 seeks that high density residential development be located on sites with a minimum area of 1,200m^2 and a minimum frontage of 35m.

The subject site has a site area of over 7,000m^2 (excluding the proposed area of public reserve) and adjoins the Black Forest tram station. The site therefore satisfies the Zone criteria to accommodate high density residential development (defined in Part 8 of the Code as being over 70 dwellings per hectare).

This Zone shows clear intent for an emerging new character to be established, rather than replicating low-rise, low density built form. Performance Outcome PO 2.2 of the Urban Renewal Neighbourhood Zone, acknowledges that there will be a transition in building heights at the edge of the zone. The subject site benefits from being separated from the Established Neighbourhood Zone by Fourth Street and Ross Street, rather than having a direct boundary interface. Accordingly, there is a separation distance of approximately 52m from the northern side of Ross Street to the proposed residential flat building (this is equivalent to an Olympic sized swimming pool).

Some representations raised concerns that the visual appearance of the proposed townhouses and apartment building did not make reference to the bungalow, Tudor and Victorian style dwellings evident within the adjoining Established Neighbourhood Zone. While we acknowledge the concerns raised by adjoining neighbours regarding the modern appearance of the proposed building, it is important to note that the design is consistent with the relevant provisions of the Geneal Development Policies, Design in Urban Areas provisions of the Code. Specifically, the building(s) elevation(s) facing all street frontages incorporates at least three of the prescribed design features, and the elevation facing the secondary street frontage includes at least two. These features include a minimum 30% wall setback of 300mm, a projecting porch, balcony, or verandah, eaves of at least 400mm, upper-level articulation, and the use of varied materials and finishes. These elements are intended to enhance visual interest, reduce bulk, and ensure compatibility with the surrounding streetscape, even where contemporary architectural styles are employed.

3.3. Traffic & Access

A key theme raised in the representations relates to traffic and access. Representors expressed unease about the narrow width of the adjoining street network, particularly during peak periods when tram operations and existing on-street parking further constrain movement. There is concern that the development will introduce additional traffic movements, compounding congestion and impacting the overall functionality and safety of the local road system.

As outlined in **Section 1.5** of this response, MFY have undertaken a further review of the proposed traffic generation, on-site parking and sight lines and confirmed that:

- The additional traffic volume is able to be accommodated within the existing road network;
- The increase in peak hour vehicle movements will not change the nature and function of the exiting road network;
- The proposal provides more on-site car parking that sought by the Code; and
- Clear sightlines have been provided at all proposed access points.

It is noted that several representations raised concerns in relation to the amount of on-site resident and visitor parking. Refer to **Section 1.5** above for a response to these concerns. These matters were also addressed in **Section 6.12.1** of our original Planning Statement.

3.4. Interface Considerations

3.4.1. Overshadowing

Concerns were raised about potential overshadowing impacts from the proposed development. The site is located to the south of the adjoining properties, meaning that any shadowing effects will be limited to the development itself and the adjacent Norman Terrace. Given this orientation, the proposal will not result in overshadowing of neighbouring residential properties, and is not expected to cause any unreasonable loss of sunlight or amenity to adjoining landowners. Shadow diagrams were provided as part of the original lodgement package that demonstrate Interface Between Land Uses PO 3.1 and PO 3.2 has been achieved (ensuring that north-facing windows of habitable rooms and ground level private open space receive at least 2 hours of direct sunlight between 9.00amand 3.00pm on the 21 June).

3.4.2. Overlooking

Concerns were raised about potential overlooking from the proposed development into properties located either across the street or further down Ross Street.

Part 8 of the Planning and Design Code defines the minimum distance required to avoid 'direct' overlooking is 15 metres. The proposed development is situated well in excess of this threshold from all representors' properties. Given this separation, the proposal does not result in unreasonable overlooking and is considered to maintain appropriate levels of privacy for surrounding residents.

One representor raised concerns about potential overlooking from the balconies and windows of the proposed townhouses into their own front courtyards fronting Ross Street. It is noted, however, that these courtyards and balconies are clearly visible from Ross Street itself and are designed to provide passive surveillance of the public realm (via semi-private fencing). This approach aligns with key principles of Crime Prevention Through Environmental Design (CPTED), which encourages active street engagement and visibility to enhance safety and deter antisocial behaviour. The design therefore supports a safer and more connected streetscape while maintaining appropriate levels of privacy.

3.4.3. Noise

Some representations raised concerns about potential noise impacts from the proposed development. It is important to note that the proposal comprises residential-only properties, with no commercial uses included. As such, noise generated will be typical of residential activity and consistent with the surrounding context. While commercial-style waste collection is proposed, the size and frequency of this service will be comparable to standard Council waste collection and is not expected to result in any unreasonable noise impacts.

As outlined in our original Planning Submission, waste will be collected Sundays and public holidays: between 9:00 AM and 7:00 PM and between 7:00AM and 7:00 PM on all other days consistent with the *Environment Protection (Noise) Policy 2023 ('Noise EPP).*

3.4.4. Light spill

Several representors have raised concerns regarding potential light spill from the proposed apartment building and townhouses. In response, we confirm that all external lighting (including illumination of common pathways and the shared driveway) will be designed and installed in accordance with *AS/NZS 4282:2023 Control of the Obtrusive Effects of Outdoor Lighting*. This standard provides clear guidance for managing light spill and glare in residential environments, and compliance will ensure that lighting does not adversely affect neighbouring properties. Measures such as shielded fittings, downward light direction, and appropriate operating hours will be incorporated to maintain residential amenity and address the concerns raised.

3.5. Trees, Canopy Coverage & Biodiversity

A number of submissions raised concerns in relation to the proposed removal of Regulated and Significant Trees, loss of canopy coverage an ensuring biodiversity and habitat is retained over the site. A response to Regulated and Significant

Trees and canopy coverage is provided in **Section 1.2** and **Section 1.3** above. We reiterate that in excess of 40 new trees will be planted over the subject site to off-set the removal of the (now) seven (7) Regulated and Significant Trees. The proposal will also dedicate 34% of the site for soft landscaping, this is inclusive of approx. 2,600m^2 or 28% for deep soil planting/ site canopy coverage areas. **This is well in excess of the amount of soft landscaping sought by the Code** in subzone PO 1.2 and DPF 1.2 that seeks at least 15% of the site incorporates deep soil zone areas and General Design in Urban Areas PO 22.1 and DPF 22.1 that seeks a minimum of 25% of the site be provided for soft landscaping.

The Concept Landscape Plan prepared by GD Studia (refer to **Appendix 3**) outlines a comprehensive and ecologically sensitive planting strategy that responds directly to concerns raised by representors regarding biodiversity and habitat opportunities. The plan incorporates a diverse palette of small, medium and large tree species, alongside a rich mix of native shrubs, grasses and groundcovers. This layered approach to planting is designed to enhance ecological resilience, support local fauna, and contribute to the broader urban landscape character. The species selection includes both native and complementary exotic varieties, with emphasis on seasonal variation, visual interest, and habitat value.

3.6. Environmental Performance

While the current site plans do not explicitly show photovoltaic (PV) cells or dedicated electric vehicle (EV) charging stations, the proposal has been designed with future sustainability upgrades in mind. The roof structures have been configured to accommodate the installation of roof-mounted solar PV arrays, enabling future renewable energy generation. Similarly, provision for EV charging infrastructure will be considered during the detailed design phase of the Residential Flat Building, following Planning Consent. These measures reflect a commitment to long-term environmental performance and flexibility to respond to evolving energy and mobility needs.

In response to concerns raised by representors regarding potential glare impacts from the proposed development, we confirm that the proposal does **not incorporate metallic or Zincalume materials** that could result in undue glare to adjoining properties or road users satisfying General Development Policies, Interface Between Land Uses PO 7.1. Instead, the design utilises a range of sustainability-focused provisions, including the use of **predominantly light-coloured external finishes**—particularly for roof coverings and external concrete shading elements—to reflect heat, reduce solar gain, and mitigate the urban heat island effect. The proposal also prioritises **northern orientation** for living areas and balconies wherever possible to maximise access to natural sunlight, and incorporates the strategic **placement of windows and balconies** to facilitate effective cross-ventilation throughout the apartments. These measures collectively support both environmental performance and residential amenity.

3.7. Public Open Space

Representations expressed a varied range of views in relation to the proposed new public reserve at the corner of Fourth Avenue and Norman Terrace. Some representators were strongly supportive of the additional open space, while others questioned the need for further reserve area in this location.

In accordance with Section 198(1) of the *Planning, Development and Infrastructure Act 2016* (PDI Act), where a land division creates more than 20 allotments and includes allotments under 1 hectare, the relevant authority may require up to 12.5% of the site area to be vested in the Council or the Crown as public open space.

Initial discussions with senior Council Administration have indicated a preference for the full 12.5% to **be provided as physical open space,** rather than a financial contribution to the Open Space Fund. Following further consultation, Council Administration expressed support for locating the reserve **directly opposite the Tram Station**, with a **green link along Fourth Avenue** to enhance pedestrian and cycling connectivity to the Norman Terrace cycleway and Tram stop. This approach responds to both strategic transport objectives and community access to green space.

3.8. Infrastructure Capacity

Several representations raised concerns regarding the adequacy of existing infrastructure to support the proposed development, particularly in relation to water supply, wastewater disposal, and electricity provision.

ADP have undertaken preliminary investigations which considered the availability and performance of potable water, sewerage, and electrical services (refer **to Appendix 6**). Preliminary investigations undertaken by ADP indicate that:

- A maximum power demand in the order of 440kVA will be required to service the proposed development. It is envisaged that a SPAN transformer will be located within the site boundary adjoining the basement carpark ramp on Norman Terrace that will be connected via a new HV connection from the existing overhead powerlines along Norman Terrace. ADP advice that from there, low voltage power reticulation will be designed to serve the needs of the development.
- The site has both water and sewer services in close proximity to the site. Fourth Avenue and Ross Street contain a 150mm sewer and 100mm water mains. Norman Terrace to the south of the proposed development contains a 150mm sewer and a 200mm water main. The proposed townhouses are connect to water and sewer on Ross Street and Fourth Avenue respectively with connection for the Residential Flat Building to be via Norman Terrace (as illustrated in **Figure 3.2** on the following page).
- ADP have requested flow and pressure tests coupled with the network analysis from SA Water. Once this information is received it will enable the design team to determine if any upgrades to water supplies (i.e. required or additional systems such as tanks and pumps) are required to serve the needs of the fire protection systems (sprinklers/ hydrants).

The applicant confirms that any necessary localised upgrades will be addressed during the detailed design phase and in consultation with relevant service authorities to ensure seamless integration and ongoing service reliability.

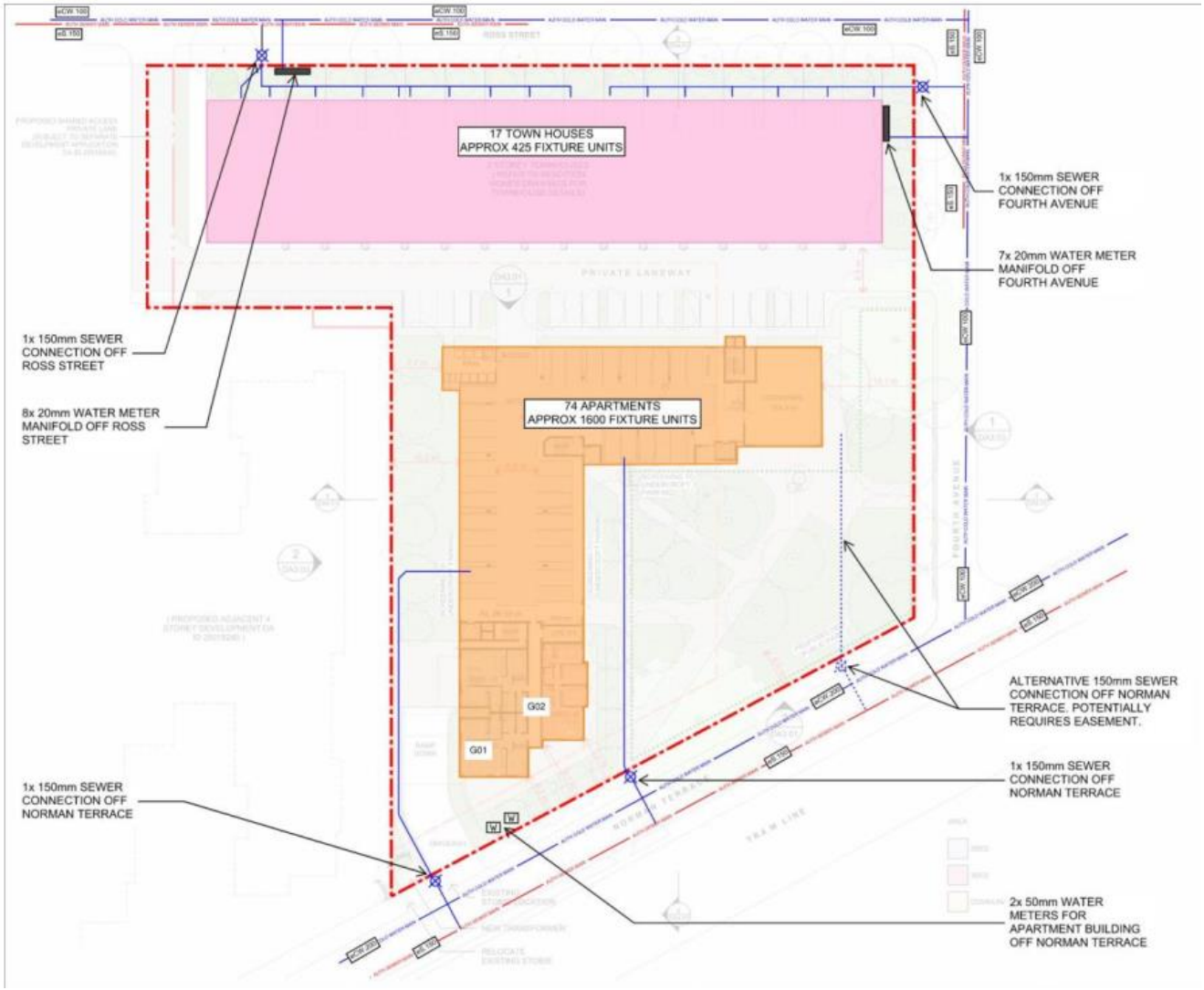


***Figure 3-2** ADP proposed Water and Sewer connection locations*

3.9. Affordable Housing

One of the representations sought clarification on the definition and delivery of Affordable Housing within the proposed development. 'HomeSeeker SA' is a South Australian Government initiative managed by the Department for Housing and Urban Development (DHUD), aimed at reducing housing stress by supporting eligible buyers to access affordable home ownership. Under the scheme, Affordable Housing is defined by a capped purchase price—currently up to $675,000 under a shared equity arrangement—and is targeted toward low to moderate income earners.

In alignment with these requirements, the Applicant has entered into a Land Management Agreement (LMA) with DHUD to ensure that 15% of the dwellings across the site are delivered as Affordable Housing. This commitment ensures that the development contributes meaningfully to housing diversity and affordability in the area, consistent with State Government policy objectives.

4. CONCLUSION

This letter provides Council with a formal response to its Request for Information and addresses the matters raised through public notification under the Performance Assessed pathway.

The key issues raised including scale & siting, character and amenity, interface consideration, tree canopy coverage & biodiversity, public open space provision, landscaping and noise and traffic have been addressed.

Thank you for the opportunity to respond and we trust this submission offers a constructive response to the matters raised.

We welcome the opportunity to attend and present at the Council Assessment Panel meeting in due course.

Yours Sincerely,

Zoë Garnaut

Senior Associate

ITEM 6.1
APPLICATIONS BEFORE THE ERD COURT - SUMMARY OF ERD COURT APPEALS

TO: City of Unley Council Assessment Panel

FROM: Tim Bourner, Assessment Manager

SUBJECT: Summary of ERD Court Appeals

MEETING DATE: January 28th 2026

APPEALS - 2

Development Application / Subject Site	**Nature of Development**	**Decision authority and date**	**Current status**
DA23021294 – 3 Lynton Avenue, Millswood	Demolition of a Representative Building	Refused under delegation, May 12th 2025	Appealed to ERD, conference scheduled February 4th, 2026
DA25007577 – 17 Birks Street, Parkside	Alterations to existing dwelling	Refused under delegation, May 1st 2025	Appealed to ERD, conference scheduled February 24th 2026