CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

Dear Member

I write to advise of the Council Assessment Panel Meeting to be held on Tuesday 16 June 2020 at 7:00pm in the Unley Council Chambers, 181 Unley Road Unley.



Gary Brinkworth
ASSESSMENT MANAGER

Dated 05/06/2020

ACKNOWLEDGEMENT

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

Public Access to Council Assessment Panel Meeting

Please note that the Civic Centre Chamber is subject to a notice under the *South Australian Public Health Act 2011* that prescribes the following actions must be complied with:

1. Not permit or allow any member of the public to enter the public gallery or waiting area in the Council chamber on the premises or remain in the premises for a Council meeting, without prior arrangement.

2. Direct all non-essential employees and contractors of the Council not to attend a Council meeting.

3. Take reasonable steps to ensure that all employees, elected members and contractors on the premises for the duration of a Council meeting comply with the latest *Information for Employers* and *Social Distance Guidance* issued by the Australian Government Department of Health available online at:

- https://www.health.gov.au/resources/collections/novel-coronavirus-2019-ncov-resources

And you are required to comply with requirements 1 – 3 for meetings scheduled within the Council chamber until further notice.

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

16 June 2020

MEMBERS:

Ms Shanti Ditter (Presiding Member)
Mr Brenton Burman
Mr Roger Freeman
Mr Alexander (Sandy) Wilkinson
Ms Jennie Boisvert

APOLOGIES:

CONFLICT OF INTEREST:

CONFIRMATION OF MINUTES:

MOVED: SECONDED:

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 19 May 2020, as printed and circulated, be taken as read and signed as a correct record.

A G E N D A

Apologies
Conflict of Interest
Confirmation

Item No	Development Application	Page
1.	3 Kelvin Avenue Clarence Park – 14/2020/C2	4-65
2.	24 Anglo Avenue Parkside – 207/2020/C2	66-120
3.	438 Cross Road Clarence Park – 767/2019/C2	121-212
4.	48 Fisher Street Fullarton – 152/2020/C2	213-241
5.	39a Davenport Terrace Wayville – 9/2020/C1	242-340
6.	17 Mills Street Clarence Park – 92/2020/C2	341-370
7.	6 Charles Street Forestville – 54/2020/C1	371-472
8.	25 Roberts Street Unley – 754/2019/C2	473-525
9.	5 Hackett Avenue Millswood – 80/2019/C2 – Motion to move into Confidence	526-527
10.	CONFIDENTIAL – 5 Hackett Avenue Millswood	528-637
11.	5 Hackett Avenue Millswood – 80/2019/C2 – Remain in Confidence	638-639

Any Other Business
Matters for Council's consideration

ITEM 1
DEVELOPMENT APPLICATION – 090/14/2020/C2 – 3 KELVIN AVENUE, CLARENCE PARK SA 5034 (CLARENCE PARK)

DEVELOPMENT APPLICATION NUMBER:	090/14/2020/C2
ADDRESS:	3 Kelvin Avenue, Clarence Park SA 5034
DATE OF MEETING:	16th June 2020
AUTHOR:	Amy Barratt
DEVELOPMENT PROPOSAL:	Construct 2 x two storey dwellings with garages on boundaries
HERITAGE VALUE:	Nil
DEVELOPMENT PLAN:	19 December 2017
ZONE:	Residential B350
APPLICANT:	Regent Homes
OWNER:	I S Drewe
APPLICATION TYPE:	Merit
PUBLIC NOTIFICATION:	Category 2
REPRESENTATIONS RECEIVED:	YES – (five valid, two invalid all oppose)
CAP'S CONSIDERATION IS REQUIRED DUE TO:	Unresolved representations
RECOMMENDATION:	Approval
KEY PLANNING ISSUES:	Building appearance

1. PLANNING BACKGROUND

Application 090/408/2019/DIV for 'Land Division - Torrens Title - Create 2 allotments from 1 existing' has received consent and reflects the proposed built form application.

Upon receipt of the subject application, Administration advised the applicant that the proposed dwellings did not adequately address a number of Development Plan provisions and that the application could not be supported.

The applicant made some small amendments and advised that they wish the application to proceed. The plans were notified (refer attachment D). Following receipt of the representations, and further consultation with Administration, the applicant has amended the plans (refer attachment A).

2. DESCRIPTION OF PROPOSAL

The applicant proposes to construct two, two-storey semi-detached dwellings with associated garaging.

3. SITE DESCRIPTION

The subject site is located within the Residential B350 Zone.

The site is located on the southern side of Kelvin Avenue, between Parker Terrace and East Avenue. The site has a total frontage of 15.24m, a depth of 58.42m and overall site area of 890m^2.

The subject land is occupied by a single storey detached dwelling and associated outbuilding (demolition subject to separate application). Existing vehicle access is gained adjacent the eastern boundary.

An established street tree is located centrally to the subject allotment, and a Stobie pole is located adjacent the western property boundary.

There are no regulated trees on or directly adjacent the subject site.

4. LOCALITY PLAN



Subject Site Locality 1 Representations

5. LOCALITY DESCRIPTION

Land Use

The predominant land use within the locality is residential.

Settlement Pattern and Dwelling Types

Kelvin Avenue demonstrates a consistent allotment pattern presenting consistent frontage widths, and depths, with limited subdivision. The exception being the adjoining eastern property which has been divided in a 'hammerhead' configuration.

Dwellings are typically single storey and detached (Bungalow, Tudor and contemporary in style).

6. STATUTORY REFERRALS

No statutory referrals required.

7. NON-STATUTORY (INTERNAL) REFERRALS

The application was referred to the Assets Department who did not raise concerns with an additional crossover, however, provide the following comments to the applicant regarding 'matching the driveway at the boundary to the existing footpath levels':

- *having a look at most of the driveways in the street the crossover at the footpath are all lower/ dip down from the existing footpath level. I believe this is a matter which should be discussed with myself/assets team before any driveway levels are set out during construction.*

8. PUBLIC NOTIFICATION

Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period seven representations were received as detailed below. Two were received after the closing date of the notification period however emulate the concerns raised by the 5 received within the notification time period.

Property Address	Received within time?	Wish to be heard?
1a Kelvin Avenue Clarence Park	Valid	Yes
6 Kelvin Avenue Clarence Park	Valid	No
4 Kelvin Avenue Clarence Park	Valid	Yes
5 Kelvin Avenue Clarence Park	Valid	Yes
2 Kelvin Avenue Clarence Park	Valid	No

1 Kelvin Avenue Clarence Park	Invalid	Yes
4 Kelvin Avenue Clarence Park	Invalid	Yes

SUMMARY OF ISSUES RAISED	APPLICANTS RESPONSE
Building appearance does not complement existing character; • Dominant garaging • Prominent two storey element • Building proportions and materials	The following changes have been made to assist with the building appearance and compliment the existing character of the zone: • Garages changed to single width • Two storey elements reduced in bulk by setting it back from the ground floor line with ground floor roofing now covering a substantial amount of upper floor walling, which softens the bulk form of the building The addition of a pitched Verandah to the front reduces the upper floor bulk significantly and with double hung windows to the ground floor and stone feature piers, assists with blending in with the surrounding existing architecture. In addition, the selected materials and finishes are both modern but still with earthy/neutral tones which blend well in this zone.
Upper level does not meet minimum side setbacks and will incur shadowing of adjoining properties	Upper floors have been reduced in width through front sections to align with the rear sections by 300mm now at 2980mm (compliant) to the entire length. In addition, the upper floor eaves width has been reduced from 750mm wide down to 450mm.
Driveway deviation angles, reduction in on-street car parking (flow on traffic impact)	Garages are now single width, together with the new crossover to residence 2 (RHS) which assists in keeping with council's driveway deviation angles and also reduces the impact to flow on traffic impact on the street.
Security during construction with fence removal*	As part of the construction phase for these dwellings, the owner will make contact with the adjoining neighbours to notify a minimum of two weeks prior to any removal of boundary fencing and to discuss details of

	temporary fencing extent to ensure the safety of the neighbours.
Boundary development	Under the fencing act, the owner is required to ensure the affected neighbours are notified of when all building work is set to commence.
Inadequate landscaping	The landscaping plan has been updated to include more vegetation which is partly due to the reduction of the driveway widths.

(** denotes civil matter)*

9. DEVELOPMENT DATA

Site Characteristics	Dwelling '1'	Dwelling '2'	Development Plan Provision
Total Site Area	445.5m^2	445.5m^2	350m^2
Frontage	7.62m	7.62m	7.5m
Depth	58.47m	58.47m	>20
Building Characteristics			
Floor Area			
Ground Floor	171m^2 approx.	171m^2 approx.	
Upper Floor	96m^2	96m^2	
Site Coverage			
Roofed Buildings	42.6%	42.6%	□50% of site area
Total Impervious Areas	60%	62%	□70% of site□
Height			
Ground level wall	2.5m	2.87m	
Upper level wall	5.78m	6m	
Upper level roof	8.3m	8.5m	
Setbacks			
Ground Floor			
Front boundary (North)	11m	11m	Average of the two adjoining
Side boundary (East)	1.395m – 2.485m	Attached	1m
Side boundary (West)	Attached	1.395m – 2.485m	1m
Rear boundary (South)	16.5m (alfresco)	16.5m (alfresco)	8m
Upper Floor			
Front boundary (North)	12.86m	12.86m	-
Side boundary (East)	**2.98m**	Attached	3m
Side boundary (West)	Attached	**2.98m**	3m
Rear boundary (South)	24.225m	24.225m	8m
Wall on Boundary			
Location	Eastern	Western	

Length	6.6m	6.6m	□9m or □50%□of the boundary length, whichever is the lesser
Height	**2.8m – 3.1m from natural ground**	**2.8m - 3.1m from natural ground**	□3m
Private Open Space			
Min Dimension	>4m	>4m	□4m minimum
Total Area	34%	34%	□20% OR 35m^2 OR 20m^2
Car parking and Access			
On-site Car Parking	**2**	**2**	3 per dwelling where 4 bedrooms or more or floor area 250m^2 or more
Covered on-site parking	**1**	**1**	□2 car-parking spaces
On-street Parking	0.5	0.5	0.5 per dwelling
Driveway Width	3m	3m	3m Single
Garage/Carport Width	3.2m **(42%)**	3.2m **(42%)**	□6.5m or □30% of site width, whichever is the lesser
Garage/ Carport Internal Dimensions	3.6m x 6m		3m x 6m for single 5.8m x 6m for double
Colours and Materials			
Roof	Colorbond 25 degree pitch, Colorbond (shale grey)		
Walls	Rendapanel, selected brickface, sandstone veneer porch		

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

10. ASSESSMENT

Zone Desired Character and Principles of Development Control

Residential B350 Zone
Objective 1: *Provision for a range of dwelling types of up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area.*
Desired Character
This Zone is intended to continue as an attractive and established living area with limited infill development. All types of single storey and two-storey housing development in this Zone should ensure that the character and levels of amenity of the locality enjoyed by existing residents is substantially maintained. *Housing Types* *Given the extended period over which areas of the Residential B350 Zone developed a wide range of housing types is evident in the Zone. These include single fronted detached dwellings on small allotments to larger villas and bungalows on larger allotments. Residential flat buildings constructed in the 1960's and 1970's are also scattered throughout the Zone. Development should reflect the character and improve the amenity of the immediate area in which it is proposed having particular regard to wall height, roof form, external*

materials, siting and front and side boundary set-backs. Allotment sizes vary but are generally between 500 and 700 square metres with sound buildings, thus limiting individual site infill redevelopment opportunities. As such infill development is envisaged through aggregation of larger sites or the replacement of unsound dwellings. Areas formed by the older buildings in the zone, close to railway stations may offer better opportunities for new higher density development.

Streetscape
A wide variety of mature vegetation in private gardens and in street reserves is evident in the Zone. Landscaping associated with development should complement and enhance existing planting thereby improving the established character of the area.

Assessment

The proposed development includes two, two-storey semi-detached dwellings. The development has been designed so that the front doorway and a living portion face towards the primary road frontage, with a single width garage located to the side (and on the boundary).

A single roof form spans over the front portion of the dwelling reducing the bulk and dominance of the second storey, which is set behind the main dwelling façade.

The wall heights of the ground level dwelling component fronting the street are higher than the associated garage wall heights. The garaging is not located under the main roof and do not visually dominate the locality.

The proposed development adequality satisfies the Zone Objective as a '*dwelling up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area'*.

Relevant Zone Principles of Development Control	Assessment
PDC 1 Development should be primarily for dwellings of up to two storeys compatible in form, scale and design with existing positive elements of the character of the area.	The positive elements of the character of the area include; single storey street presentation, pitched roofs, verandah elements, generous front setbacks and ancillary garaging/carport. As discussed above, the proposed development contributes positively to the desired character and complements the existing character.
PDC 6 Development should provide for attractive front garden landscaping, including the planting of at least one tree per dwelling.	The application includes a landscaping plan (refer Attachment A) satisfying PDC 6.

Relevant Council Wide Objectives and Principles of Development Control

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

City-wide Objectives and Principles of Development Control		
Crime Prevention	*Objectives*	1
	PDCs	1, 2
Design and Appearance	*Objectives*	1, 2
	PDCs	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
Energy Efficiency	*Objectives*	1, 2
	PDCs	1, 2, 3, 4
Form of Development	*Objectives*	1, 2, 3, 4, 5, 6, 7
	PDCs	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
Landscaping	*Objectives*	1
	PDCs	1, 2
Residential Development	*Objectives*	1, 2, 3, 4, 5
	PDCs	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62
Transportation (Movement of People and Goods)	*Objectives*	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
	PDCs	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33

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

Relevant Council Wide Provisions	Assessment
Residential Development	
PDC 13 – Side and rear boundaries	• The proposed development provides an upper level setback of 2.98m (a minor variance to the recommended setback of 3.0m). • The development achieves minimal massing when viewed from neighbouring properties through appropriate side and rear setbacks and façade articulation (through windows, materials and roofing) • As demonstrated on the accompanying shadow diagrams the proposed dwelling orientation and siting would not result in unreasonable shadowing of adjoining properties
PDC 29 – Garage	• The subject land has a site width of 7.62m.

Relevant Council Wide Provisions	Assessment
	• A garage width of no greater than 30% of the site width would result in a garage being 2.28m wide which is inadequate. • The garaging component are to the side, single width and under a separate roof form to the main dwelling façade and are considered to adequately reinforce the prominence of the associated dwelling.
PDC 45 – Car parking	• The number of car parking spaces should be provided in accordance with Table Un/5; • Each dwelling is provided with two on-site vehicle parking spaces in lieu of the recommended three; • The site parking is considered adequate according to the projected needs of the users when taking into consideration the availability of on-street parking and the availability of public transport in proximity of the dwellings.

11. CONCLUSION

In summary, the application is not considered to be seriously at variance with the Development Plan and is considered to satisfy the provisions of the Development Plan for the following reasons:

- The proposed development adequality satisfies the Zone Objective as a '*dwelling up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area'*;
- The proposed development demonstrates appropriate front, side and rear setbacks; provides adequate private open space and adequate space for vehicle storage;
- The proposed development does not result in unreasonable shadowing of adjoining properties;
- The proposed development maintains visual privacy to adjacent residential properties;

The application is therefore recommended for Development Plan CONSENT.

12. RECOMMENDATION

MOVED: SECONDED:

That Development Application 090/14/2020/C2 at 3 Kelvin Avenue, Clarence Park SA 5034 to 'Construct 2 x two storey dwellings with garages on boundaries' is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

RESERVED MATTER

The following detailed information shall be submitted for further assessment and approval by the Team Leader Planning as delegate of the CAP as reserved matters under Section 33(3) of the Development Act 1993:

- That the total stormwater volume requirement (detention and retention) for the development herein approved shall be determined in accordance with the volume requirements and discharge rates specified in Table 3.1 and 4.1 in the City of Unley Development and Stormwater Management Fact Sheet dated 15 January 2017. Further details shall be provided to the satisfaction of Council prior to issue of Development Approval.

Conditions:

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. The construction of the crossing place(s)/alteration to existing 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 council web site for the City of Unley Driveway Crossover specifications https://www.unley.sa.gov.au/forms-and-applications#
3. That the upper floor windows (excluding northern elevation) be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.
4. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

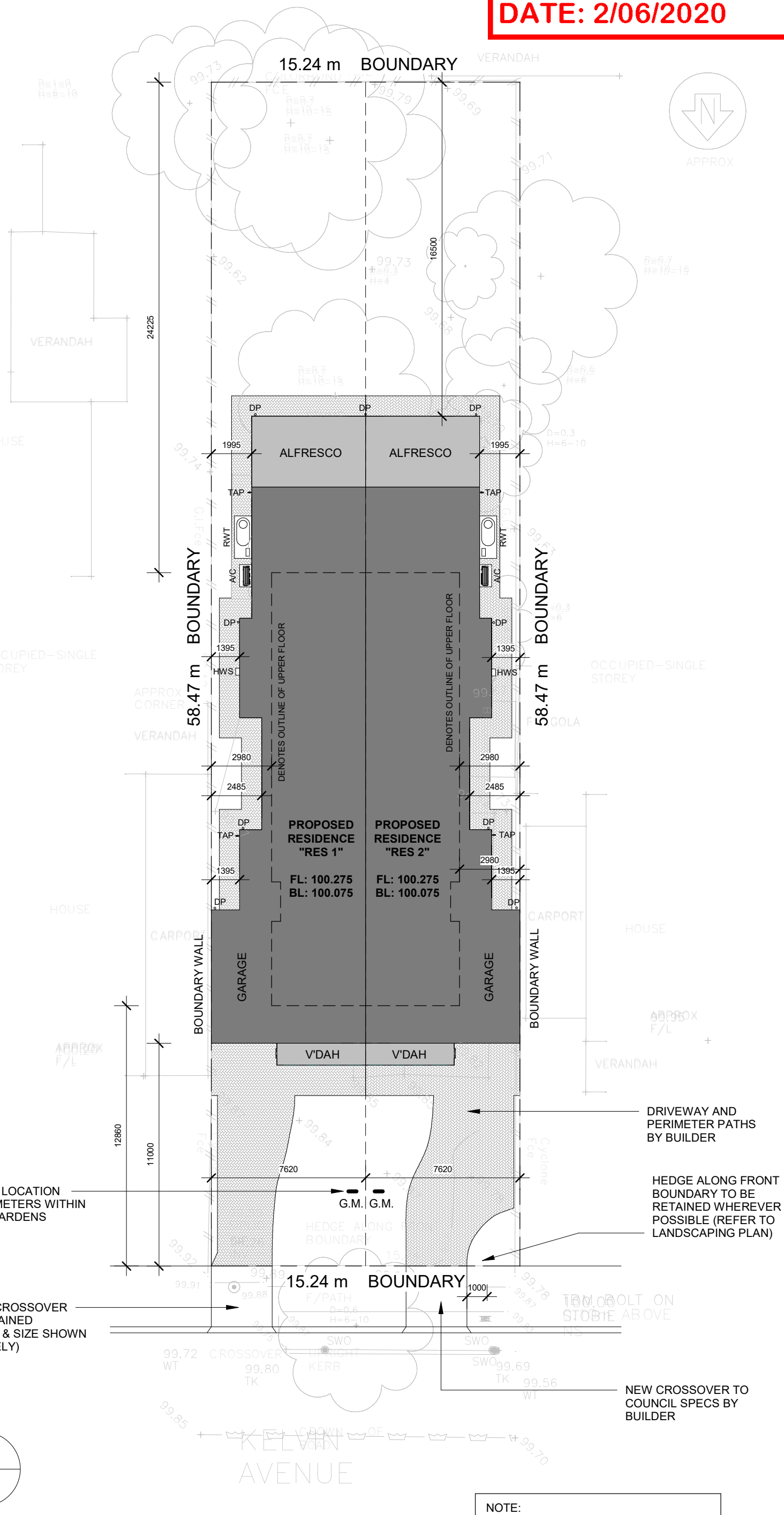
- It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- The applicant is reminded of the requirements of the Fences Act 1975. Should 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.

List of Attachments		Supplied By:
A	Application Documents	Applicant
B	Representations	Administration
C	Response to Representations	Applicant
D	Notified Plans (superseded)	Administration

ATTACHMENT A

AMENDED PLAN / DOCUMENT
DATE: 2/06/2020

A



NOTE:
DEMOLITION OF EXISTING DWELLING AND ASSOCIATED VEGETATION IS TO BE DONE BY OWNER AND UNDER A SEPERATE APPLICATION.

TORRENS TITLE

SITE COVER- RES 1

Name	Area	Coverage
RES 1 - POS	152.40 m²	34%
RES 1 - SITE	39.04 m²	9%
RES 1 - SITE	79.09 m²	18%
RES 1 - SITE COVERAGE	175.01 m²	39%
TOTAL	445.54 m²	100%

RESIDENCE AREAS- RES 1

Level	Name	Area
LOWER FLOOR	RES 1 - ALFRESCO	19.69 m²
LOWER FLOOR	RES 1 - GARAGE	28.59 m²
LOWER FLOOR	RES 1 - LOWER LIVING	141.69 m²
LOWER FLOOR	RES 1 - VERANDAH	4.73 m²
UPPER FLOOR	RES 1 - UPPER LIVING	98.44 m²
TOTAL		293.14 m²

SITE COVER- RES 2

Name	Area	Coverage
RES 2 - POS	152.40 m²	34%
RES 2 - SITE	39.04 m²	9%
RES 2 - SITE	79.09 m²	18%
RES 2 - SITE COVERAGE	175.01 m²	39%
TOTAL	445.54 m²	100%

RESIDENCE AREAS- RES 2

Level	Name	Area
LOWER FLOOR	RES 2 - ALFRESCO	19.69 m²
LOWER FLOOR	RES 2 - GARAGE	28.59 m²
LOWER FLOOR	RES 2 - LOWER LIVING	141.69 m²
LOWER FLOOR	RES 2 - POR.	4.73 m²
UPPER FLOOR	RES 2 - UPPER LIVING	98.44 m²
TOTAL		293.14 m²

AMENDMENTS

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM
C	20.05.20	FACADE AMENDED AS PER COUNCIL REQUEST	CF
D	01.06.20	RET. WALL/FENCE ELEVATIONS - COUNCIL RFI	CF

SIGNATURES

CLIENT:

CLIENT:

DATE:

REGENTHOMES
274 Anzac Highway PH: (08) 8351 2022
PLYMPTON, SA, 5038 FAX: (08) 8351 2011

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CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY.

CLIENT IAN DREWE

ADDRESS 3 KELVIN AVENUE
CLARENCE GARDENS

PROJECT
PROPOSED RESIDENCES

DRAWING TITLE
SITE PLAN

DRAWING NO.	REV NO	JOB NO.
PD01	C	1791 & 1792

DRAWN BY	DATE	SCALE @ A3
DM	01.06.20	1 : 200

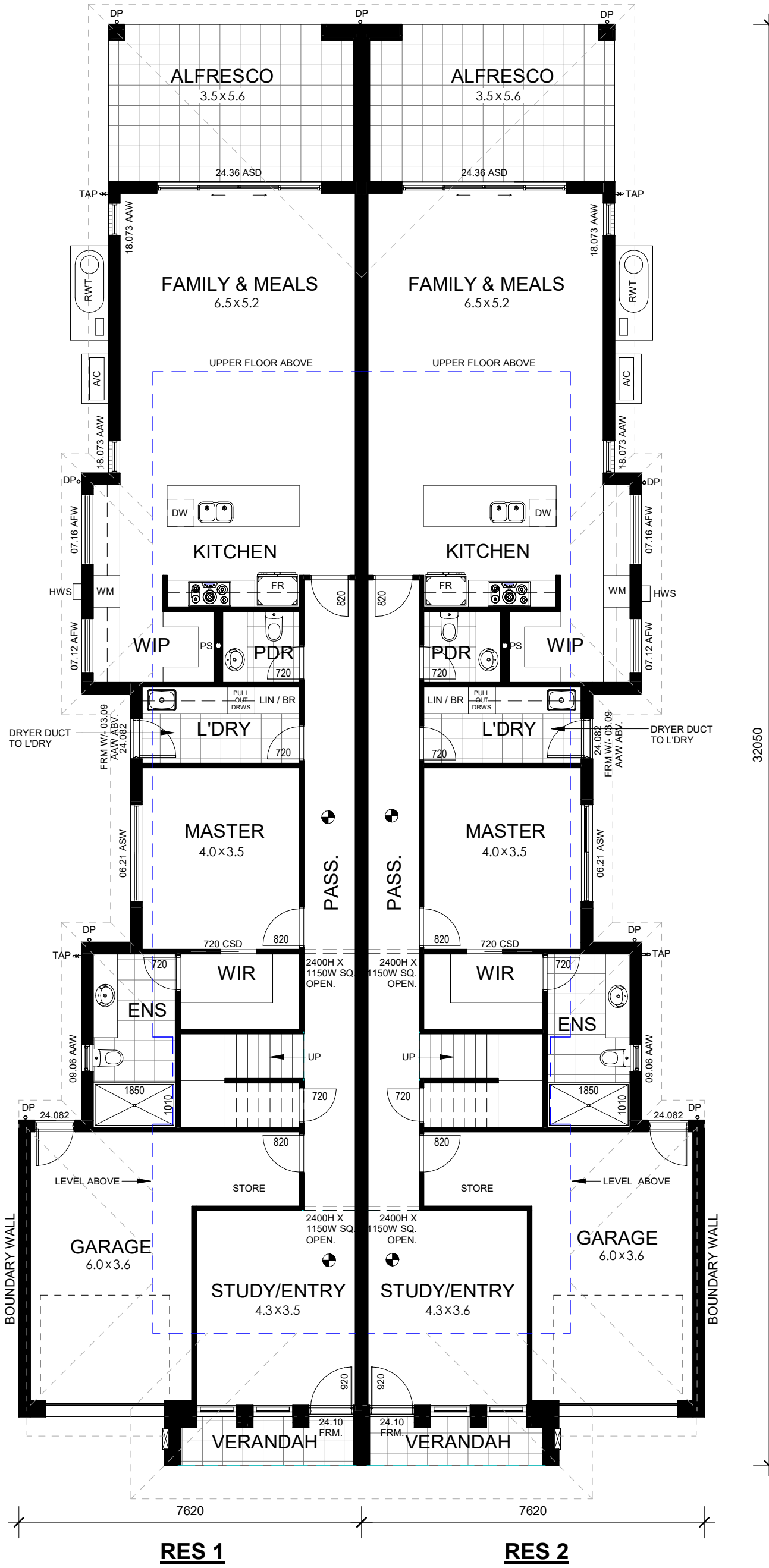
NOTE:
THE SUBJECT SITE & ADJOINING PROPERTIES (IN CLOSE PROXIMITY TO THE AREA OF THE DEVELOPMENT) DO NOT CONTAIN ANY REGULATED TREES.

SITE PLAN

1 : 200

AMENDED PLAN / DOCUMENT
DATE: 2/06/2020

A



SQUARE SET CORNICE THROUGHOUT

AMENDMENTS

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
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CLIENT IAN DREWE

ADDRESS 3 KELVIN AVENUE
CLARENCE GARDENS

PROJECT
PROPOSED RESIDENCES

DRAWING TITLE
LOWER FLOOR

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PD02	C	1791 & 1792

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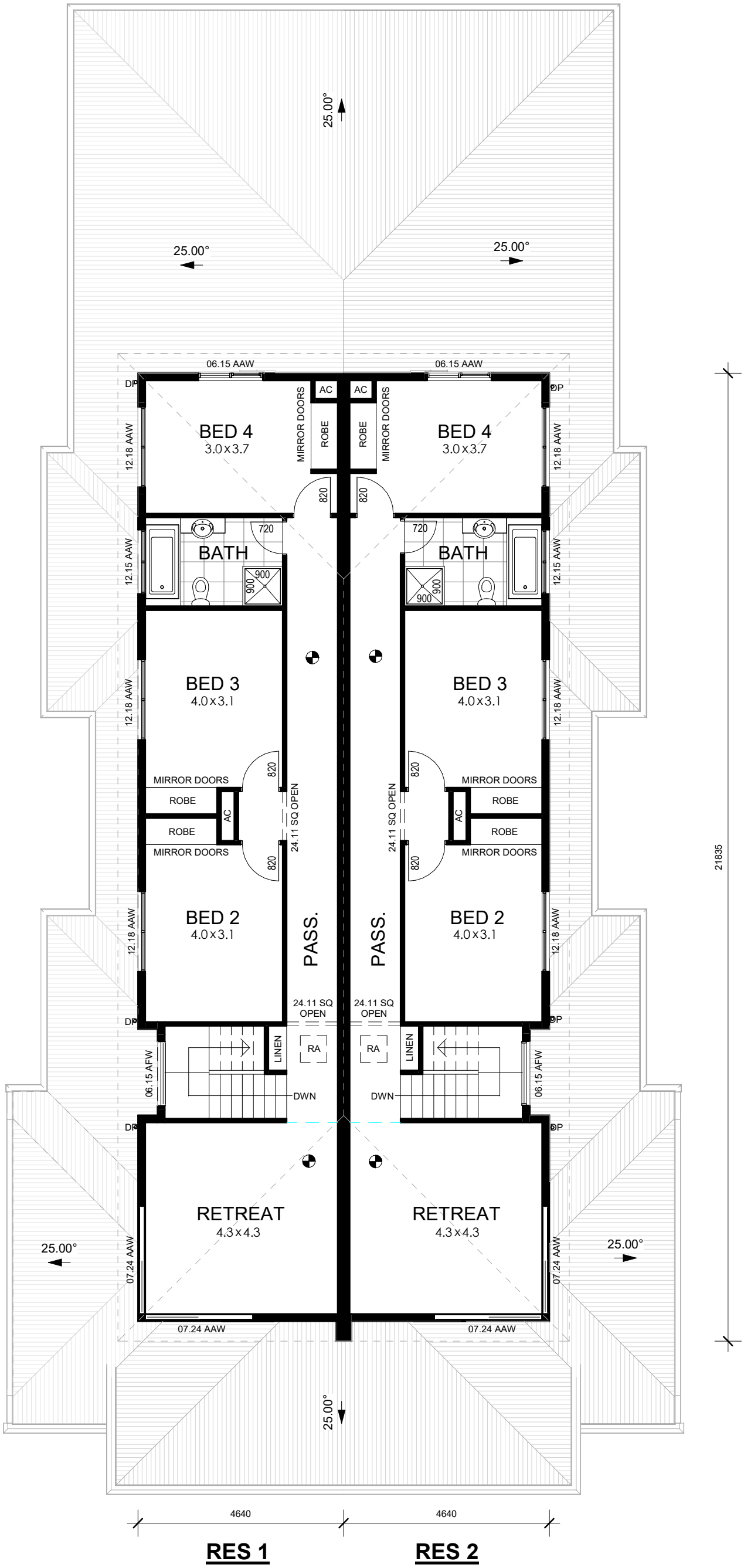
LOWER FLOOR

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Document Set ID: 6128634
Version: 6, Version Date: 02/06/2020

AMENDED PLAN / DOCUMENT
DATE: 2/06/2020

A



SQUARE SET CORNICE THROUGHOUT

AMENDMENTS

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

SIGNATURES

CLIENT:

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CLIENT IAN DREWE

ADDRESS 3 KELVIN AVENUE
CLARENCE GARDENS

PROJECT
PROPOSED RESIDENCES

DRAWING TITLE
UPPER FLOOR

DRAWING NO.	REV NO	JOB NO.
PD03	C	1791 & 1792

DRAWN BY	DATE	SCALE @ A3
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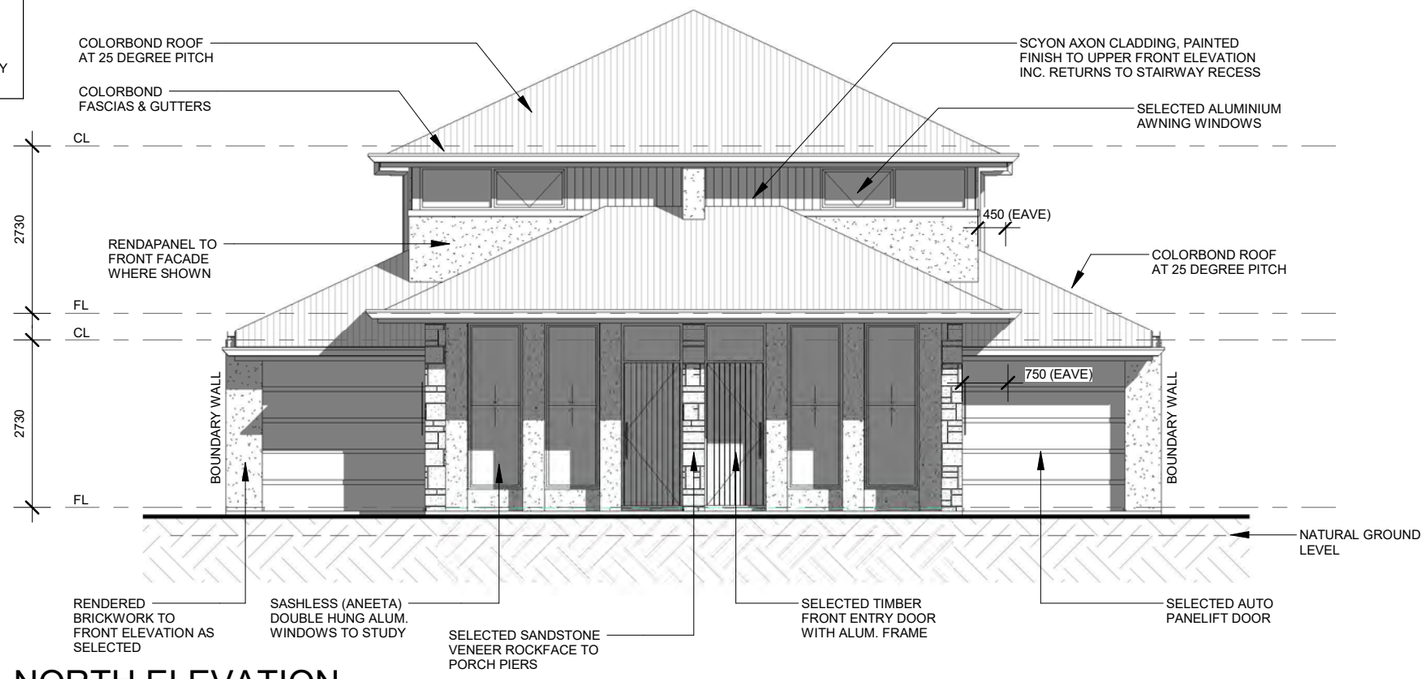
UPPER FLOOR
1 : 100

Document Set ID: 6128634
Version: 6, Version Date: 02/06/2020

COLOUR SCHEDULE
ROOF: COLORBOND SHALE GREY
FASCIA & GUTTERS: COLORBOND SHALE GREY
FEATURE AXON CLADDING TO UPPER FLOOR: COLORBOND SHALE GREY
UPPER AND GROUND FLOOR RENDERED WALLS: COLORBOND SURFMIST
DOWNPIPES: COLORBOND SURFMIST
EAVES LINING: OFF WHITE
VERANDAH CEILING: WESTERN RED CEDAR BATTENS (STAIN FINISH)
WINDOWS AND ENTRY DOOR FRAME: ALUM. BLACK
ENTRY DOOR: WESTERN RED CEDAR "SHIPLAP"
GARAGE DOORS: COLORBOND SURFMIST
FEATURE STONE VENEER TO VERANDAH PIERS: SANDSTONE BLOCK LOOK (RANDOM LAY W/- HONED FINISH)

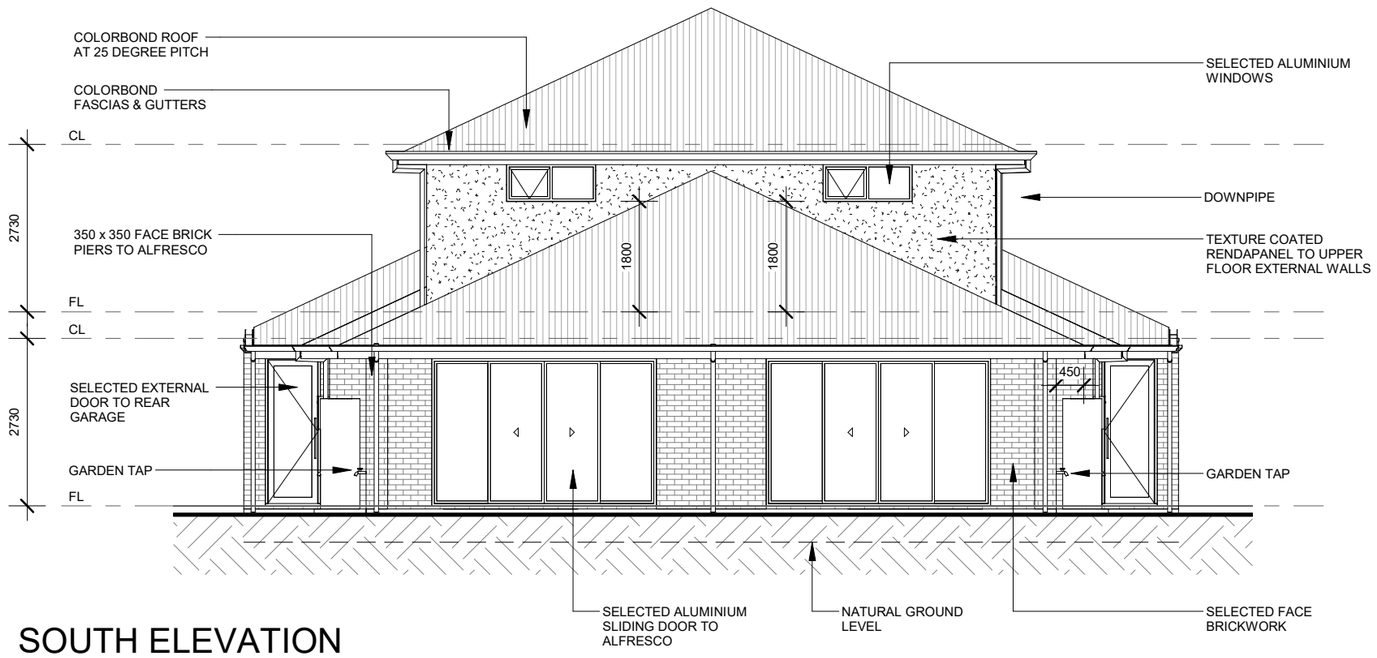
RES 1 RES 2

A



NORTH ELEVATION
1 : 100

AMENDED PLAN / DOCUMENT
DATE: 2/06/2020



SOUTH ELEVATION
1 : 100

SIGNATURES
CLIENT: _____
CLIENT: _____
DATE: _____

REGENTHOMES
274 Anzac Highway PH: (08) 8351 2022
Hyde Park SA 5061 FAX: (08) 8351 2011

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY.

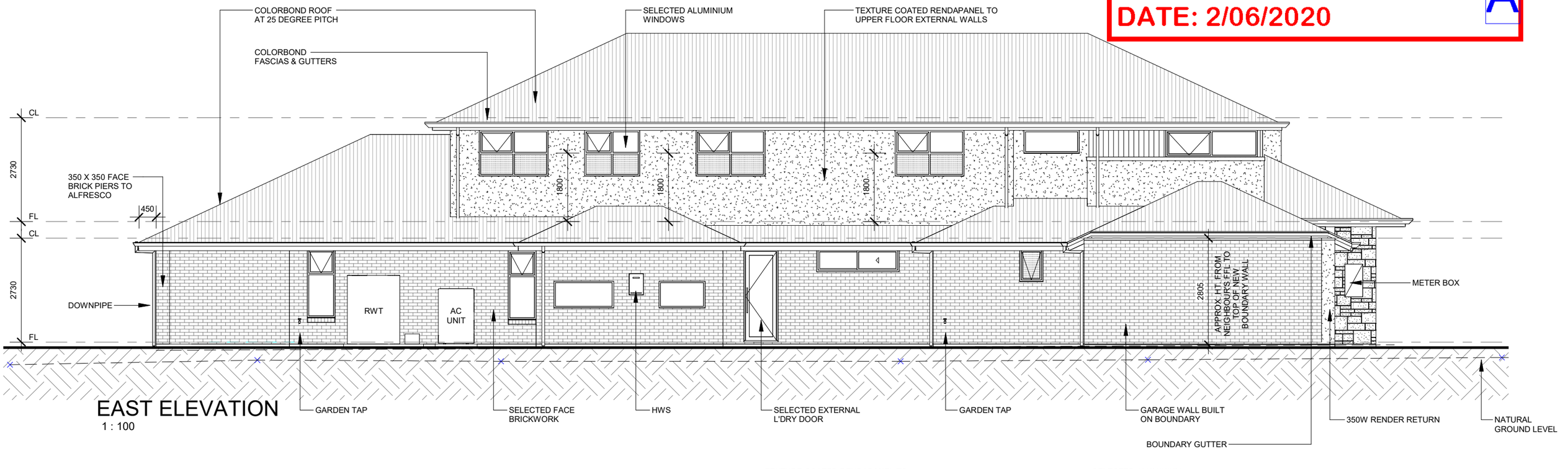
PROJECT: PROPOSED RESIDENCES
DRAWING TITLE: ELEVATIONS 1
CLIENT: IAN DREWE
ADDRESS: 3 KELVIN AVENUE CLARENCE GARDENS

DRAWING NO.	REV NO.	JOB NO.
PD04	C	1791 & 1792
DRAWN BY	DATE	SCALE @ A3
DM	01.06.20	1 : 100

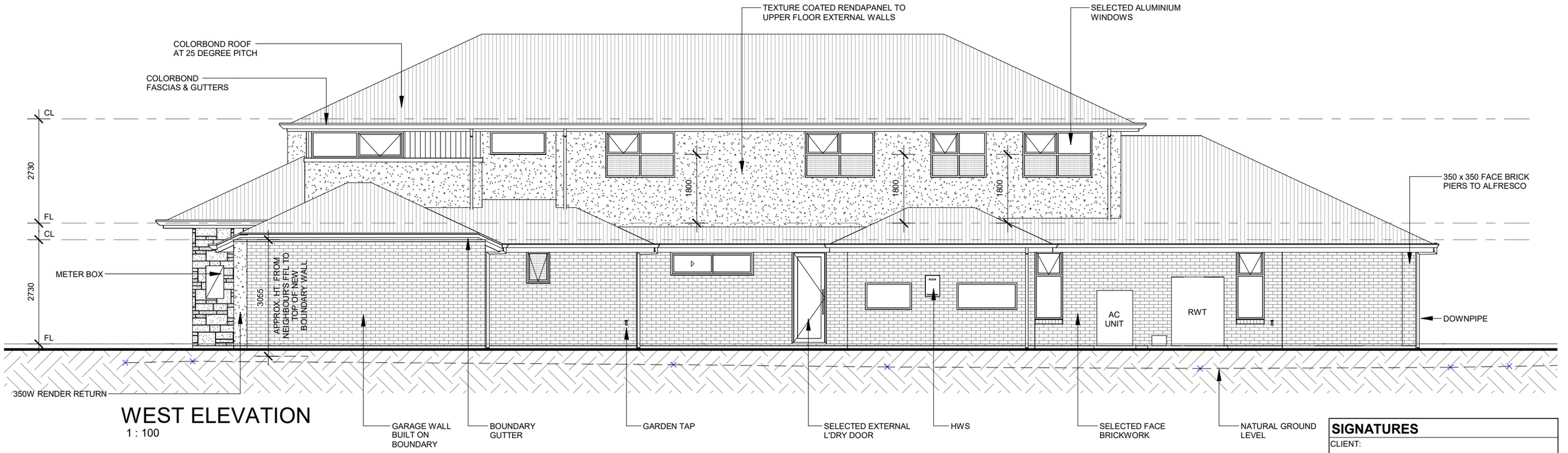
Document Set ID: 6628634
Version: 6, Version Date: 02/06/2020

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AMENDED PLAN / DOCUMENT
DATE: 2/06/2020
A



EAST ELEVATION
1 : 100



WEST ELEVATION
1 : 100

SIGNATURES
CLIENT: _____
CLIENT: _____
DATE: _____

REGENTHOMES
274 Anzac Highway PH: (08) 8351 2022
Hyde Park SA 5061 FAX: (08) 8351 2011

No.	Date	Description	Issued by
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PROJECT: PROPOSED RESIDENCES
DRAWING TITLE: ELEVATIONS 2
CLIENT: IAN DREWE
ADDRESS: 3 KELVIN AVENUE CLARENCE GARDENS

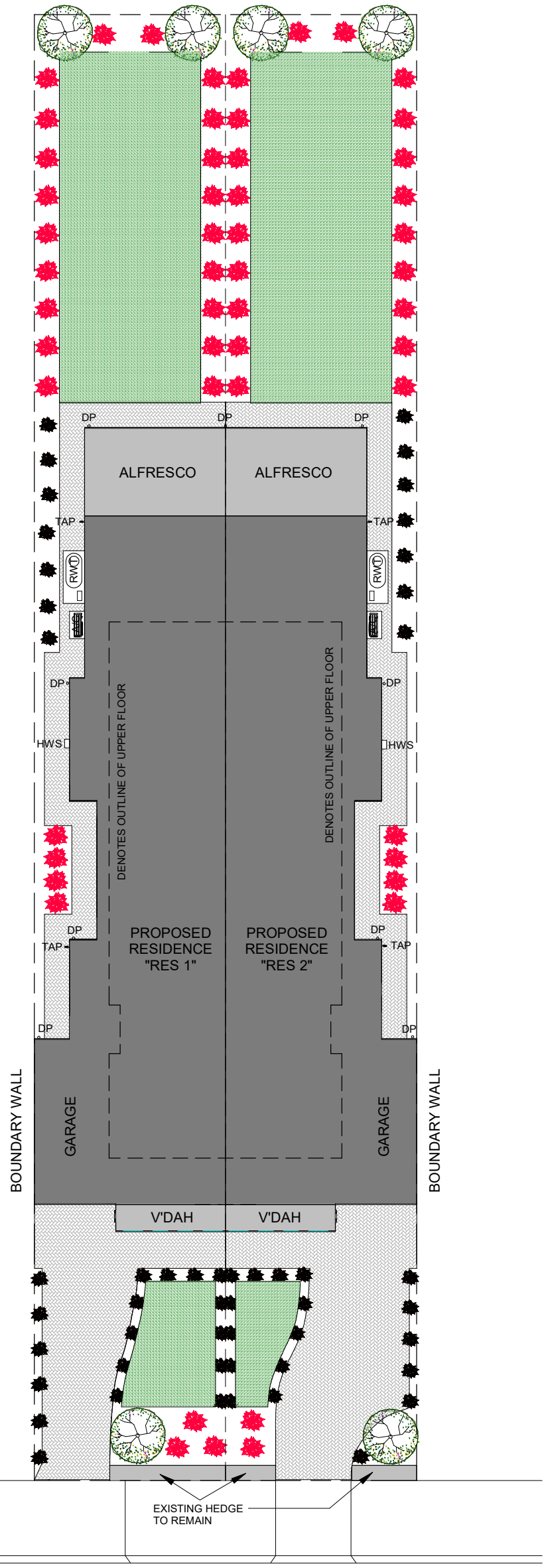
DRAWING NO.	REV NO.	JOB NO.
PD05	C	1791 & 1792
DRAWN BY	DATE	SCALE @ A3
DM	01.06.20	1 : 100

Document Set ID: 6628634
Version: 6, Version Date: 02/06/2020

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AMENDED PLAN / DOCUMENT
DATE: 2/06/2020

A



- ARISTOCRAT PEAR - PYRUS CALLERYANA ARISTOCRAT (height: 5 - 7 meters)
- BUXUS SEMPERVIRENS (height: 30cm - 1 meter)
- BERBERIS CONCORDE (height: 30cm - 50cm)
- GRASS

LANDSCAPING PLAN
1 : 200

AMENDMENTS

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

SIGNATURES

CLIENT: _____

CLIENT: _____

DATE: _____

REGENTHOMES
274 Anzac Highway PLYMPTON, SA, 5038
PH: (08) 8351 2022
FAX: (08) 8351 2011

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CLIENT: IAN DREWE

ADDRESS: 3 KELVIN AVENUE CLARENCE GARDENS

PROJECT: PROPOSED RESIDENCES

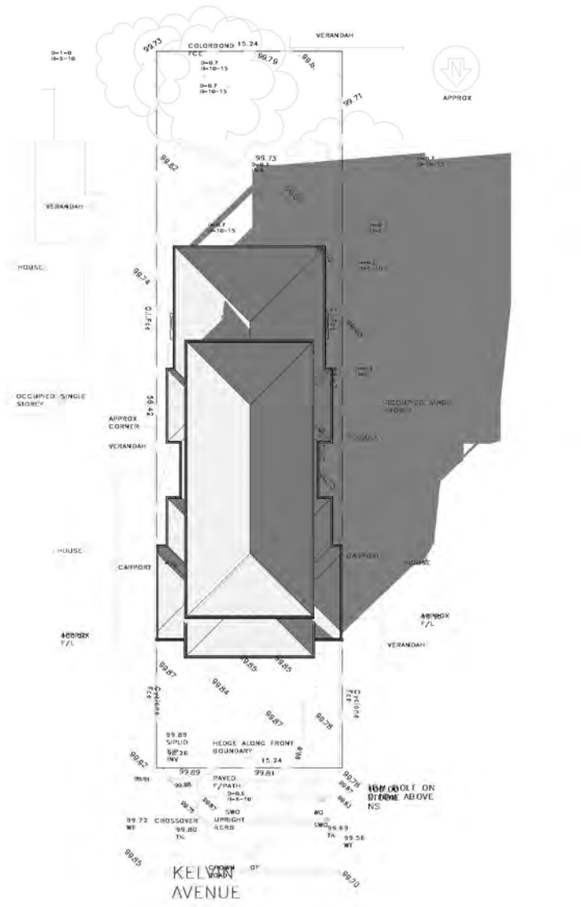
DRAWING TITLE: LANDSCAPE PLAN

DRAWING NO.	REV NO	JOB NO.
PD09	C	1791 & 1792

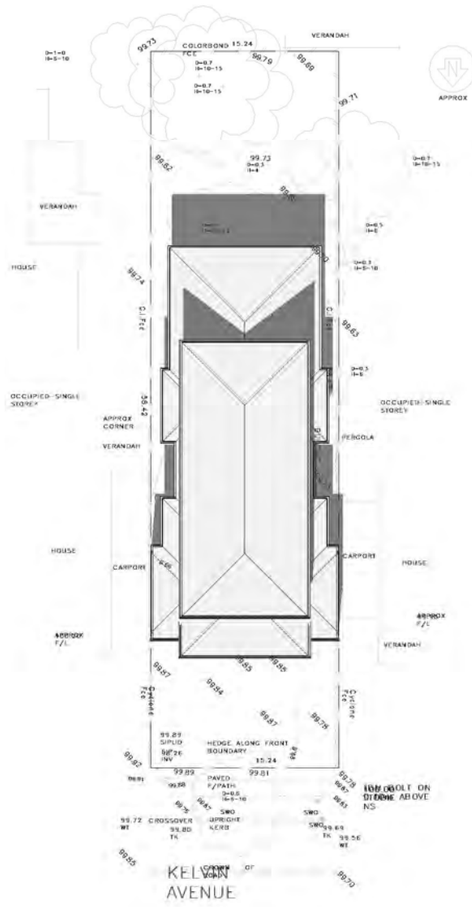
DRAWN BY	DATE	SCALE @ A3
DM	01.06.20	1 : 200

AMENDED PLAN / DOCUMENT
DATE: 2/06/2020

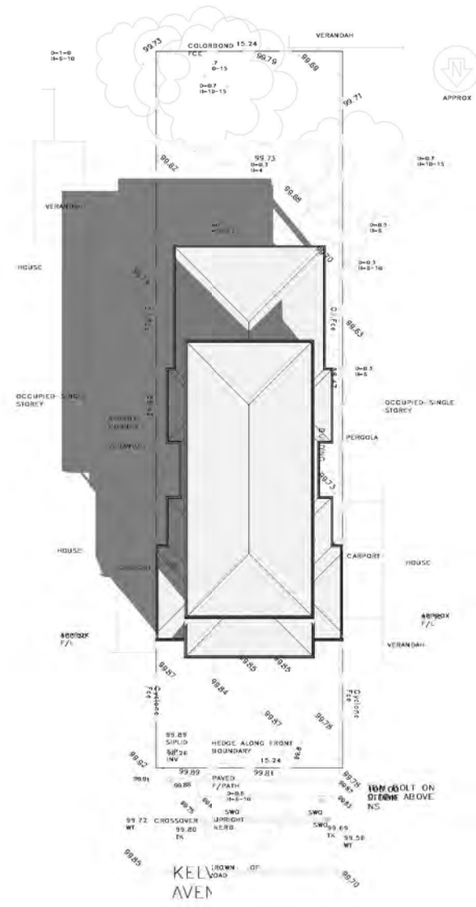
A



SHADOW DIAGRAM - 9AM (21st June)
1 : 500



SHADOW DIAGRAM - 12PM (21st June)
1 : 500



SHADOW DIAGRAM - 3PM (21st June)
1 : 500

SIGNATURES

CLIENT: _____

CLIENT: _____

DATE: _____

REGENTHOMES

274 Anzac Highway PH: (08) 8351 2022
Lower Mitcham SA 5062 FAX: (08) 8351 2011

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
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B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

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PROJECT: PROPOSED RESIDENCES
DRAWING TITLE: SHADOW DIAGRAMS
CLIENT: IAN DREWE
ADDRESS: 3 KELVIN AVENUE CLARENCE GARDENS

DRAWING NO.	REV NO.	JOB NO.
PD10	C	1791 & 1792
DRAWN BY	DATE	SCALE @ A3
DM	01.06.20	1 : 500

Document Set ID: 6128634
Version: 6, Version Date: 02/06/2020

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A2

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

AMENDED PLAN / DOCUMENT
DATE: 2/06/2020

A

NOTES:

ANY SURPLUS SPOIL FROM SITEWORKS IS THE OWNERS RESPONSIBILITY AND SHOULD BE REMOVED OR DISPERSED AS APPROPRIATE, UNLESS STATED OTHERWISE IN THE BUILDING CONTRACT. THIS SPOIL SHOULD BE STOCKPILED SUCH THAT IT DOES NOT OBSTRUCT SITE ACCESS AND CAN BE EASILY REMOVED FROM THE SITE

ANY RETAINING WALLS SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED BY THE OWNER EXCEPT WHERE THE RETAINING WALL FORMS PART OF THE BUILDING STRUCTURE OR WHERE SPECIFIED OTHERWISE WITHIN THE BUILDING CONTRACT.
RETAINING WALLS ADJACENT EXCAVATIONS, A SERVICE TRENCH/EASEMENT (PROPOSED OR EXISTING) OR IF FOUND IN FILL SHOULD HAVE AN UNDERMINING COMPONENT INCORPORATED IN THE DESIGN OF THEIR FOOTING/PIER SUPPORT SYSTEM.
OWNER TO RETAIN ANY MINOR CUT/FILL ON THE BOUNDARIES WITH A CONCRETE PLINTH, SLEEPER OR SIMILAR.

: 3.50 KILOLITRE COMBINATION DETENTION/RETENTION TANK (1.50 KILOLITRES FOR DETENTION AND 2.0 KILOLITRES FOR RETENTION – BY OWNER/BUILDER – REFER BUILDING CONTRACT). RETENTION SECTION OF TANK TO BE PLUMBED TO AT LEAST A WC, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS AND SHALL ALSO BE LOOPED INTO THE MAINS WATER SYSTEM. ROOF GUTTER HEIGHT IN RELATION TO TANK INLET HEIGHT MAY NEED TO BE TAKEN INTO CONSIDERATION (TANK NOT TO BE USED IN CONJUNCTION WITH TANK STAND).

REFER TO COUNCIL/ TANK SUPPLIER FOR SET–UP

— – — : STORMWATER DRAIN PIPES AS A SEALED SYSTEM USED TO CONNECT DP1 TO DP4 TO THE TANK (MINIMUM 60% OF ROOF AREA). REFER TO FOOTING CONSTRUCTION REPORT ATTACHMENT SHEET SS1.

— · · — : STORMWATER DRAIN PIPES UNDER GRAVITY FLOW USED TO CONNECT TANK OVERFLOW/OUTLET PIPE, SURFACE STORMWATER DRAIN PIPES & DP's NOT CONNECTED TO THE TANK TO THE STREET WATER TABLE.

ENSURE GRAVITY FLOW PIPES MAINTAIN SUFFICIENT GRADE TO MEET THE APPROPRIATE OUTLET AS SHOWN ON THIS PLAN. CONSTRUCT ANY SEALED SYSTEM PIPES SUCH THAT THEY DO NOT INTERFERE WITH THE GRAVITY FLOW SYSTEM.

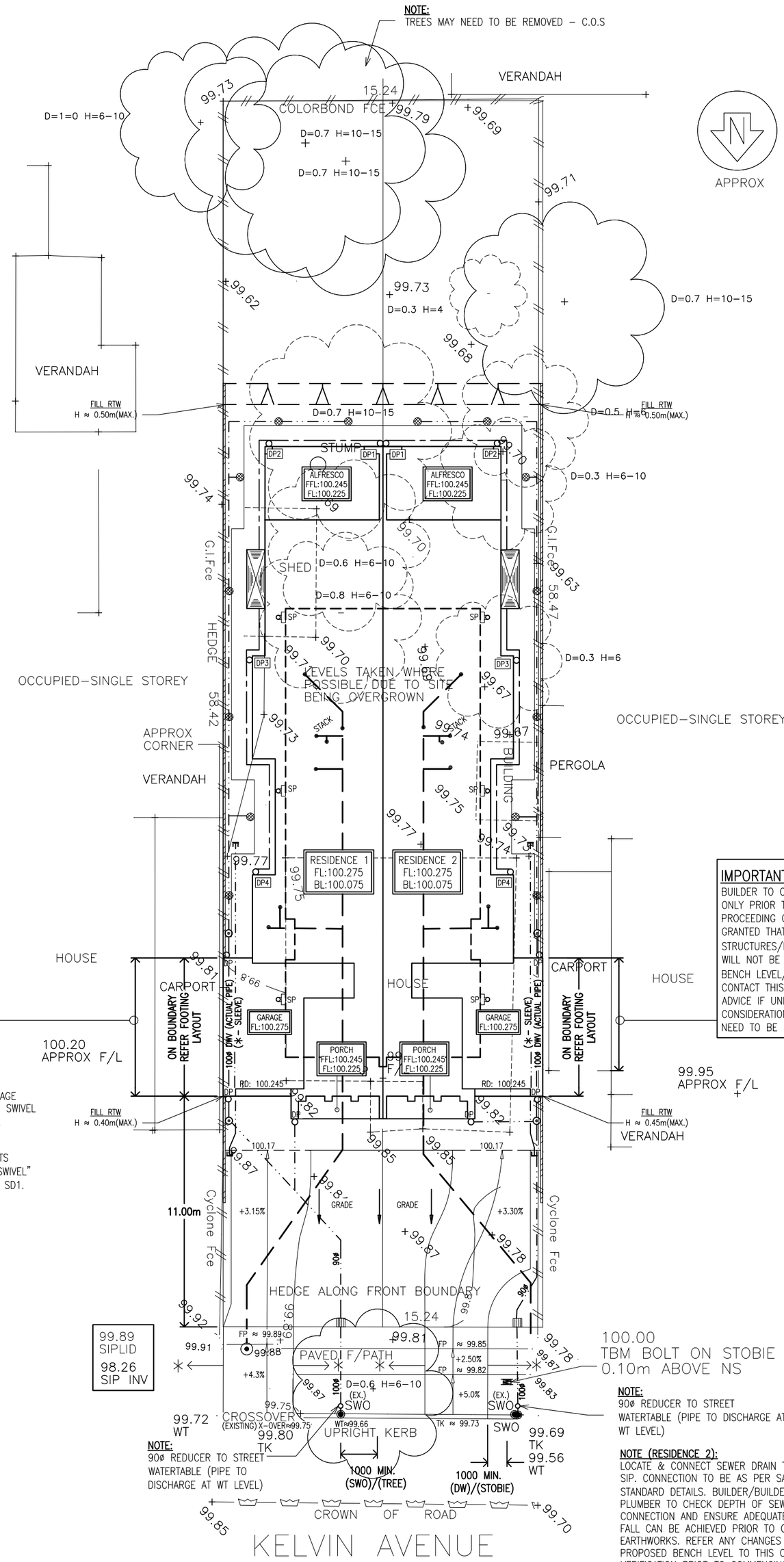
WHERE GRATED SURFACE STORMWATER SUMPS ARE USED GRADE SOIL/PAVING IN TOWARDS SUMPS IN ACCORDANCE WITH THE "BENCH" NOTES ON THIS PAGE. ALTERNATIVELY CONSTRUCT LINED SPOON DRAINS WITH 0.30% GRADIENT AS PER THE DETAILS ON ATTACHMENT SHEET PD1.

SUMP SIZES AND QUANTITY SHOWN ARE RECOMMENDED AS A MINIMUM. LOCATIONS AND SIZES MAY BE ALTERED AT THE DRAIN AND PAVING CONTRACTORS DISCRETION DEPENDING ON AREAS THEY SERVICE AND PAVEMENT TYPE USED.

USE THE "SUBSTITUTE" VERTICAL FLEXIBLE CONNECTION SET–UP AS SHOWN ON DETAIL SHEET SD1 WHERE DP's CONNECT INTO THE DRAINPIPE (THIS SET–UP **IS NOT** TO BE UTILISED IN A SEALED SYSTEM)

NOTE:
EXTENT OF BENCH BY THE BUILDER TO CONSTRUCT DWELLING. FILL (AT LEAST AS "ROLLED" FILL) AND GRADE REAR OF ALLOTMENT BACK TOWARD SURFACE STORMWATER GRATES SO THAT SURFACE STORMWATER DOES NOT FLOW/DISCHARGE INTO ADJACENT PROPERTIES IN ACCORDANCE WITH NCC REQUIREMENTS OR PONDS IN THIS ALLOTMENT (IMPORTATION OF FILL WILL/MAY NEED TO BE CONSIDERED PRIOR TO HOUSE CONSTRUCTION TO AVOID ACCESS ISSUES AT A LATER DATE). RETAINING WALLS ON REAR AND SIDE BOUNDARIES MAY/WILL BE NECESSARY TO ACHIEVE THIS (BY OWNER AFTER HAND OVER UNLESS OTHERWISE SPECIFIED IN THE BUILDING CONTRACT). MATERIAL FROM FOOTING EXCAVATION MAY BE UTILISED.

ALTERNATIVELY THE REAR OF THE ALLOTMENT MAY BE LEFT AT EXISITNG LEVELS. HOWEVER THE OWNER WILL NEED TO MONITOR (AFTER HANDOVER) IF EXCESSIVE SURFACE STORMWATER PONDING OCCURS AS A NUISANCE IN THE REAR YARD OR FLOWS INTO ADJOINING OWNERS PROPERTIES AND PROVIDE A PIT/PUMP WITH PARAMETERS TO COUNCIL SPECIFICATIONS TO DRAIN THIS AREA IF REQUIRED. CONNECT PIT/PUMP RISING MAIN TO THE FRONT BOUNDARY SUMP IF A PUMP IS INSTALLED IN THE FUTURE. SUGGEST PROVIDE MINIMUM 100ø PVC SLEEVE CAPPED EACH END (⊓) TO ALLOW FOR POSSIBLE FUTURE RISING MAIN UNDER THE GARAGE (✳). (RISING MAIN TO BE INSTALLED LOWER THAN THE FRONT BOUNDARY PIT OUTLET PIPE).



IMPORTANT NOTE:
BUILDER TO CHECK BY LOCAL EXCAVATION ONLY PRIOR TO MAJOR EARTHWORKS PROCEEDING OR COUNCIL APPROVALS GRANTED THAT EXISTING STRUCTURES/FOOTING(S) ON BOUNDARY WILL NOT BE UNDERMINED BY PROPOSED BENCH LEVEL/FOOTING EXCAVATION. CONTACT THIS OFFICE FOR FURTHER ADVICE IF UNDERMINING IS A CONSIDERATION AS BENCH LEVEL MAY NEED TO BE REVISED.

NOTE:
IF SW DRAIN PIPE UNDER GARAGE SLAB IS ACTUAL PIPE PROVIDE SWIVEL JOINTS AT ENTRY/EXIT POINTS.

NOTE:
WHERE SEWER DRAIN PIPE EXITS FROM UNDER SLAB PROVIDE "SWIVEL" JOINT(S). REFER DETAIL SHEET SD1.

99.89
SIPLID
98.26
SIP INV

NOTE:
90ø REDUCER TO STREET WATERTABLE (PIPE TO DISCHARGE AT WT LEVEL)

99.72
WT
99.80
TK

100.00
TBM BOLT ON STOBIE
0.10m ABOVE NS

NOTE:
90ø REDUCER TO STREET WATERTABLE (PIPE TO DISCHARGE AT WT LEVEL)

NOTE (RESIDENCE 2):
LOCATE & CONNECT SEWER DRAIN TO NEW SIP. CONNECTION TO BE AS PER SA WATER STANDARD DETAILS. BUILDER/BUILDERS PLUMBER TO CHECK DEPTH OF SEWER CONNECTION AND ENSURE ADEQUATE SEWER FALL CAN BE ACHIEVED PRIOR TO COMMENCING EARTHWORKS. REFER ANY CHANGES TO PROPOSED BENCH LEVEL TO THIS OFFICE FOR VERIFICATION PRIOR TO COMMENCING SITE CUT.

99.69
TK
99.56
WT

IMPORTANT NOTE:
BUILDER TO CHECK BY LOCAL EXCAVATION ONLY PRIOR TO MAJOR EARTHWORKS PROCEEDING OR COUNCIL APPROVALS GRANTED THAT EXISTING STRUCTURES/FOOTING(S) ON BOUNDARY WILL NOT BE UNDERMINED BY PROPOSED BENCH LEVEL/FOOTING EXCAVATION. CONTACT THIS OFFICE FOR FURTHER ADVICE IF UNDERMINING IS A CONSIDERATION AS BENCH LEVEL MAY NEED TO BE REVISED.

NOTE:
DP/SP LOCATIONS TO BE CONFIRMED ONCE FINAL ARCHITECTURAL PLANS HAVE BEEN ISSUED.

NOTE:
DRIVEWAY ALIGNMENT AS PER THE ARCHITECTURAL DRAWINGS (NOT PART OF RCI CONSULTING ENGINEERS EXTENT OF DESIGN CONSIDERATION.)

NOTE: (——→✳)
RE–GRADE DRIVEWAY ACROSS VERGE AS SHOWN AND "BLEND IN" INTO EXISTING VERGE/FOOTPATH LEVELS TO COUNCIL GRADE CRITERIA.

GRADE

NOTE: FILL AND GRADE FRONT OF ALLOTMENT FROM OUTER TOP EDGE OF PERIMETER PAVING TO FRONT BOUNDARY (TYPICAL)

NOTE (RESIDENCE 2):
STORMWATER DRAIN PIPE ACROSS VERGE TO BE 100ø (DWV) GRADE WITH 90ø REDUCER TO THE STREET WATERTABLE. IF STORMWATER DRAIN PIPE COVER ACROSS COUNCIL VERGE IS NOT ACHIEVED, PROVIDE A 3.0mm THICK ALUMINIUM CHEQUER PLATE "TOP HAT" SECTION ABOVE PIPE FOR PROTECTION AND ANTI SLIP MEASURES. BLEND TOP INTO EXISTING VERGE LEVELS AS REQUIRED TO COUNCIL GRADE CRITERIA.

IMPORTANT NOTE:
RETAINING WALL HEIGHTS (AND POSSIBLY LOCATIONS) SUBJECT TO CHANGE/ADJUSTMENT PENDING FINAL POST DEMOLITION LEVELS.

TITLE: SITEWORKS PLAN

ADDRESS: NO. 3 KELVIN AVENUE
CLARENCE PARK

CLIENT: REGENT HOMES

Residential Commercial Industrial Consulting Engineers
A.B.N. 17 131 375 356
1 Hawke Street
ALBERT PARK, SA 5014
P (08) 8241 2326
F (08) 8241 2409
admin@rciconsulting.com.au
www.rciconsulting.com.au

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JOB No.	SHEET No.	ISSUE No.
C28117	1 of 1	B

DRAWN :	DESIGN:	DATE:
L.G.	D.A.	26–Feb–20

0 4 8 12
SCALE 1:200 METRES

No.	REVISION	BY	DATE
A.	REVISED TO SUIT NEW SETBACKS/DRIVEWAY	D.A.	25.02.20
B	NEW DRAWINGS – FRONT YARD/SINGLE GARAGE	J.H	01.06.20

GENERAL NOTES:
SITEWORKS & STORMWATER DRAINAGE TO BE CONSTRUCTED BY THE OWNER OR THE OWNERS REPRESENTATIVE (IE. THE BUILDER WHERE STATED WITHIN THE BUILDING CONTRACT). THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT & ARCHITECTURAL DRAWINGS. **ANY DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE IMMEDIATELY PRIOR TO WORKS PROCEEDING.**

SOIL CLASSIFICATION: H1–D
- 20mm THICK CLOSED–CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
- FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAINS ARE REQUIRED – REFER DETAIL SHEET SD1

BENCH:
BUILDING AREA TO BE BENCHED TO 200mm BELOW THE FINISHED FLOOR LEVEL.
GRADE SITE AWAY FROM HOUSE AS FOLLOWS:–
- GRADE PAVED AREAS 35mm IN 1000mm
- GRADE GRASSED AREAS 5mm IN 1000mm

IMPORTANT NOTE:
TO ASSIST IN AVOIDING A "DOWNHILL" MOVEMENT OF FILL ONCE IT HAS BEEN PLACED, A SERIES OF HORIZONTAL BENCHED PLATFORMS SHOULD BE EXCAVATED INTO THE GROUND WHEN THE EXISTING SLOPE IS 1 IN 8 OR GREATER. THIS BENCHING SHOULD BE UNDERTAKEN OVER THE ENTIRE AREA WHERE FILLING IS TO OCCUR.

SEWER:
THIS SEWER DESIGN IS BASED ON THE SHORTEST POSSIBLE RUN. BUILDER/PLUMBER TO CONFIRM SEWER CONNECTION INVERT LEVEL AND ASSUMED LAYOUT PROVIDED ON THIS DRAWING. CONTACT THIS OFFICE IMMEDIATELY IF ANY DESCREPANCIES EXIST AS THE FLOOR LEVEL AND/OR UNDERMINING PIER DEPTHS MAY NEED TO BE REVISED. TOP OF FLOOD GULLY AND PAVING AROUND FLOOD GULLY TO BE CONSTRUCTED 150mm BELOW THE LOWEST FIXTURE CONNECTED TO THE DRAIN.

STORMWATER:
GRAVITY FLOW STORMWATER SYSTEM IS TO BE LAID @ 1 IN 250 MIN GRADE WITH 100mm MIN COVER EXCEPT AS NOTED BELOW UNDERSIDE OF PAVING:–
- 50mm (SUBJECT TO PEDESTRIAN TRAFFIC)
- 100mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)
- 450mm (UNPAVED DRIVEWAYS)

WHERE COVER CANNOT BE ACHIEVED ENCASE DRAIN PIPE WITHIN A CHS GALV. STEEL SLEEVE OF THICKNESS:
- 3.0mm (SUBJECT TO PEDESTRIAN TRAFFIC)
- 5.0mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)

SURVEY:
THIS IS NOT A BOUNDARY SURVEY. THEREFORE THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE. LEVELS ARE BASED ON A TEMPORARY DATUM (UNO). THE DATUM (SHOWN ON THIS PLAN) IS TO BE LOCATED PRIOR TO COMMENCING SITEWORKS.

DESIGN LEGEND

: 300 SQUARE x 350 DEEP RAINWATER PIT (PVC) OR SIMILAR (U.N.O.)
: GRATED SURFACE STORMWATER DRAIN 90ø (U.N.O)
: STORMWATER PIPE (GRAVITY FLOW) – 90ø PVC (U.N.O) AT 1 IN 250 (0.40%) MIN FALL (U.N.O) EXCEPT ON SEALED SYSTEM
: STORMWATER PIPE (SEALED SYSTEM) – 90ø PVC (U.N.O)
: 90ø AGRIC DRAIN (U.N.O)
: INTERNAL SEWER DRAIN LOCATION (TO BE CONFIRMED BY BUILDER)
: SEWER PIPE 100ø AT 1.65% MIN (1 IN 60)
TOP OF BATTER / BOTTOM OF BATTER 1:2 : BATTERS/EARTHWORK EMBANKMENTS TO BE 50% (1 IN 2) UNLESS NOTED OTHERWISE
: EXISTING TREES AND STRUCTURES ON SITE TO BE DEMOLISHED/REMOVED BY OWNER PRIOR CONSTRUCTION. UNLESS OTHERWISE STATED.

SURVEY LEGEND

- ETSA
- WATER CONNECTION
- SEWER IP
- TELECOM
- STORMWATER IP
- LIGHT POLE
- STOBIE POLE
- PEG

KEY

TK	TOP OF KERB
WT	WATER TABLE
BL	BENCH LEVEL
FL	FLOOR (POURED) LEVEL
FFL	FINISHED FLOOR LEVEL (ie. tiled/paved/decking level)
ø	DIAMETER
IL	INVERT LEVEL (BOTTOM OF GRAVITY FLOW STORMWATER DRAIN PIPE SYSTEM)
(EX)	EXISTING
≈	APPROXIMATE
U.N.O.	UNLESS NOTED OTHERWISE
C.O.S	CHECK ON SITE
RD	ROLLER DOOR REBATE
FP	FOOTPATH
SP	SPREADER PIPE
DP	DOWNPIPE
RH	RAINWATER HEAD
	SCREW CAP STORMWATER INSPECTION POINTS IN GRAVITY FLOW/SEALED SYSTEM SW RUN (AS A MINIMUM) TO FINISHED PAVING/GROUND LEVELS (PROVIDE PROPRIETARY CONCRETE SURROUND AND LID WHERE FOUND IN DRIVEWAY).
	CONCRETE SLEEPER RETAINING WALL
R	RAMP PAVING AT 12.5% (MAX) (LOCATION & SETUP SCHEMATIC ONLY)


A
ILLUSTRATIVE PURPOSES ONLY
REGENTHOMES


A
ILLUSTRATIVE PURPOSES ONLY
REGENTHOMES

ATTACHMENT B

B

REPRESENTATION Category 2 (Page 1)

To: Amy Barratt, City of Unley Development Section

Please read these notes carefully:

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

The **closing date** for Representations is **5pm on 13 May 2020.**

Application: 090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034

Details of Person(s) making Representation:

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

[redacted]

(Signature) 12.5.20 (Date)

Document Set ID: 6128632
Version: 8, Version Date: 08/06/2020

Attach any extra pages to this form

B

REPRESENTATION Category 2 (Page 2)

To: Amy Barratt, City of Unley Development Section

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

The **closing date** for Representations is **5pm on 13 May 2020.**

Application:	090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034
Property affected by Development	1A Kelvin Ave Clarence Park S.A 5034

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

This proposal does not confirm to the following principle development controls,
1, does not replicate local building proportions, siting, materials + decorative elements. PDC 1, 32
2, proposes a double garage that dominates the street view + takes up 85% of the front elevation, not a maximum of 30% as required. PDC 8 + 29
3, proposes a prominant 2 storey feature that does not comply PDC 23
4, proposes a design that creates over viewing + shadowing of adjacent properties ie 1A Kelvin Ave.

My concerns (if any) could be overcome by: a complete design review that includes: a single garage to the front elevation, and compliance with the following principle development controls - PDC 1, PDC 8, PDC 15, PDC 23, PDC 29 and PDC 32.

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

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

14

B

REPRESENTATION Category 2 (Page 1)

To: Amy Barratt, City of Unley Development Section

Please read these notes carefully:

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The **closing date** for Representations is **5pm on 13 May 2020.**

Application: 090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034

Details of Person(s) making Representation:

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

[redacted]

(Signature) (Date) 9 MAY 2020

13

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Version: 1, Version Date: 08/06/2020

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B

REPRESENTATION Category 2 (Page 2)

To: Amy Barratt, City of Unley Development Section

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The **closing date** for Representations is **5pm on 13 May 2020.**

Application:	090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034
Property affected by Development	6 KELVIN AVE, CLARENCE PARK SA 5034

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

Please see attached

My concerns (if any) could be overcome by:

Please see attached

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

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

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Version: 8, Version Date: 08/06/2020

B

I submit that the proposed development is seriously at variance to the City of Unley Development Plan, from a contextual viewpoint.

PDC 15 of the City of Unley Development Plan directs that Garages and Carports should be sited and designed to be ancillary to the dwelling and not visually dominate the locality.

PDC23 reinforces this in that it requires that the building form, scale, mass and height should be compatible with development in the locality and in particular the desired character and built form parameters for the zone or policy area.

PDC29 requires that garages and carports facing the street should reinforce the prominence of the associated dwelling in the streetscape and be compatible with the prevailing built form within the zone and locality.

The proposed development has garages that are in direct contrast to this Principle of Development control. The Garages dominate the streetscape.

PDC29 also, under subsection (c), asks garages to have a width of no greater than 30 percent of the site width. The garages of this development are approximately 85%, nearly three times this requirement, making them the dominant architectural characteristic.

This development is so out of context with the City of Unley Development Plan that I suggest a complete rethink is appropriate with a focus on keeping garaging/carporting as a minor element of the design.

A possible solution may be creating 2 dwellings by using the 'hammerhead' style of utilising the block.

Kind regards

[redacted]

[redacted]

B

REPRESENTATION Category 2 (Page 1)

To: Amy Barratt, City of Unley Development Section

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Application: 090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034

Details of Person(s) making Representation:

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

[redacted]

V Z Pring
(Signature)

7/5/2020
(Date)

CITY OF UNLEY
12 MAY 2020
REF:

Document Set ID: 6128632
Version: 1, Version Date: 08/06/2020

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REPRESENTATION Category 2 (Page 2)

To: Amy Barratt, City of Unley Development Section

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The **closing date** for Representations is **5pm on 13 May 2020.**

Application:	090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034
Property affected by Development	4 Kelvin Ave, Clarence Park

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

(1) Loss of street scape view. The plans indicate:—
- frontage view is 2 garages with a "block" on top.
- more like a concrete block with no redeeming visual amenity. It's an ugly monolith.
- completely out of character with Rest of street scape view

(2) Will be more street parking in Kelvin Ave a street that is regularly used by Kindergarten "drop offs" in Parker Tce.

My concerns (if any) could be overcome by:

- a new hammerhead design allowing for a second dwelling behind the existing dwelling @ no 3. There is precedent for this, next door at no. 1 Kelvin.
- I would have no objections to a hammerhead development.

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

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

Document Set ID: 6128632
Version: 1, Version Date: 08/06/2020

CITY OF UNLEY
12 MAY 2020
REF
B

REPRESENTATION Category 2 (Page 1)

To: Amy Barratt, City of Unley Development Section

Application: 090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034

Details of Person(s) making Representation:

Name: [redacted]n

Postal Address: 5 Kelvin Ave, Clarence Park

Property Affected by Development: 5 Kelvin Ave, Clarence Park SA 5034

..... 11/5/20

(Signature) (Date)

B

REPRESENTATION Category 2 (Page 2)

To: Amy Barratt, City of Unley Development Section

Application: 090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034

Property affected by Development: 5 Kelvin Ave, Clarence Park SA 5034

I object to the proposed development because it is completely incompatible with existing houses on the street in terms of size, form, character and building materials

In particular:

1) The building is much larger than existing structures on the street. It is effectively a single massive 600+ m2 structure concentrated on one part of the property (PDC1, PDC23).

2) The second level side boundary setback is only 2.68m for a building about 7.8m tall with a site area >300m2 (PDC13). The gutters of the second level are about 5.9m high, but they are less than 1.93m from the side boundaries (PDC25).

3) The grossly inadequate side boundary setback, combined with the height and length of the second level, increases the likelihood of overshadowing adjacent properties in the morning and afternoon (PDC41). For example, the west-facing solar panels on 1 Kelvin Ave are positioned to produce high output during late afternoon in summer to support the grid during peak demand. This development will cause them to drop out prematurely when the shadow from the eaves of second level reaches the bottom of the panels.

3) The prominent twin double garages and wide driveways which dominate the front of the building are the primary feature of the development as seen from the street, contrasting sharply with existing houses on Kelvin Ave which have small driveways and carports/garages behind the house or set back from the front of the house (PDC15, PDC29)

4) The modern building materials and textures (prominent garage doors, Balde walling, matrix cladding, tall aluminum windows) contrasts with with existing houses on Kelvin Ave, which are predominantly of a traditional style and built with traditional materials (PDC23, PDC32)

5) Both driveways have a deviation angle > 20 degrees. Their locations also prevent on-street parking (PDC43)

Addressing all the above issues would likely require a complete redesign to reduce building size, incorporate single lane driveways and carports and use traditional building styles and materials.

I wish to be heard by the Council Assessment Panel

B

From: [redacted]
Sent: Fri, 8 May 2020 12:27:32 +0930
To: PO Box1
Subject: Application 090/14/2020/C3

Please note that my objection notice has been mailed today, 8th May 2020, regarding the following:

Application No: 090/14/2020/C2
Property Address: 3 Kelvin Avenue, Clarence Park, SA 5034
Certificate of Title: CT-5549/497
Name of Applicant: Regent Homes

Kind regards.

[redacted]

B

CITY OF UNLEY
14 MAY 2020
REF:

REPRESENTATION Category 2 (Page 1)

To: Amy Barratt, City of Unley Development Section

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Application: 090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034

Details of Person(s) making Representation:

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

[redacted]

M. C. Dixon — (Signature)

8/05/2020 — (Date)

Document Set ID: 6128628
Version: 8, Version Date: 08/06/2020

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REPRESENTATION Category 2 (Page 2)

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Application:	090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034
Property affected by Development	2 KELVIN AVE., CLARENCE PARK, 5034

☐ **I support the proposed development.**

OR*(Tick one only)*

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

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

The proposed building is ugly and would be better suited at an Industrial Estate.
This modern construction will not blend in with the older style homes and therefore will be an unwanted blemish.
It will also reduce the number of parking spaces in the street.

My concerns (If any) could be overcome by: The developer should amend the plans to fit in with the general ambience of the avenue.
Perhaps a "hammerhead development" would be more appropriate!

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

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

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Application: 090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034

Details of Person(s) making Representation:

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

[redacted]

(Signature) (Date) 7/5/2020

CITY OF UNLEY
14 MAY 2020
REF:

Document Set ID: 6128624
Version: 1, Version Date: 08/06/2020

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REPRESENTATION Category 2 (Page 2)

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Application:	090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034
Property affected by Development	1 KELVIN AVENUE CLARENCE PARK

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

1. We have a carport/pergola which has been built inside our existing fenceline on our western boundary. As we have had several thefts in the last caple of years, we have secured our property along this fenceline. Therefore if our side fence is removed our security would be severely comprised during construction

2. The double garage seems to dominate the street frontage.

My concerns (if any) could be overcome by:

1. Leave existing fence where garage wall is proposed and build garage wall up to the existing fence.
2. We would prefer to see a smaller garage (ie $\frac{3}{4}$) and not built to the boundary.

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

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

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Version: 1, Version Date: 08/06/2020

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REPRESENTATION Category 2 (Page 1)

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Application: 090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034

Details of Person(s) making Representation:

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

[redacted]

G J Pring (Signature)

6-5-2020 (Date)

CITY OF UNLEY
14 MAY 2020
REF:

Document Set ID: 6128634
Version: 3, Version Date: 08/06/2020

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REPRESENTATION Category 2 (Page 2)

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Application:	090/14/2020/C2 3 Kelvin Avenue, Clarence Park SA 5034
Property affected by Development	4 Kelvin Avenue, Clarence Park.

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

This proposed building would look like no other in the street and upsets any compliance of vision and surroundings.
Most other houses in Kelvin Avenue are Tudor or Californian bungalows. This proposed building looks like a box on top of two double garages.
Traffic generation will be increased as kerbside parking will be eliminated narrowing the effective street width, along with the extra vehicles of the extra dwelling. There are currently four vehicles at the existing site.
See also attached sheets.

My concerns (if any) could be overcome by:

Total redesign of development making it fit the street ambience.
Perhaps having the block as a "hammerhead" design with either existing front house or new to complement the street.

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

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

B

3 Kelvin Avenue, Clarence Park. **Addendum of 2 pages.**

This proposed building would look like no other in the street and upsets any compliance of vision and surroundings.

Most other houses in Kelvin Avenue are Tudor or Californian bungalows.

This is one of the major reasons for people living in Unley in this street.

Re traffic, the developer who lives there after developing another site at Belair, has four cars between him and his partner and tells me he has sold his trailer, although I doubt this has occurred.

The parking spaces in front of the proposed development on the street will be removed to make way for access to the two properties from the road.

With the addition of more people and cars, I suspect the street kerbing will have car parking from one end to the other in no time, as even now there are lots of vehicles parked in the street.

With the State Government push for more people to use the local railway station (Clarence Park) which is one street away, parking is already being used in Kelvin Avenue as well as all along Parker Terrace by commuters.

The street is heavily used by parents of kindergarten children who attend the Parker Terrace facility and cannot access/exit Parker Terrace as required by them in their vehicles.

It seems a much more sensible solution for parking is to have two buildings on the block of number 3 with one building being at the rear of the current premises such as next door at number 1 Kelvin Avenue. This would allow all vehicles for the rear building to be parked/stored on the rear of the block.

The front bungalow, if retained would have the current street kerbing in front of the house removed, losing two street car parking spaces, however there could be two front-of-house spaces plus parking at the rear such as at 58 Addison Road, Black Forest.

Another alternative would be similar to 46 Addison Road, Black Forest.

Two properties on the current site would give the same result in increasing the population density as the proposed two double storey units.

Two storey properties in the street are not common, however the presentation of 7 Kelvin Avenue is a great example of what can be done when profit is not the sole motive for demolition and new build.

Whenever I see double garage doors I snicker, because the vast majority are not used for parking cars if there is only enough room for two cars inside.

At least half the "garage" space is used for storage.

No-one wants to walk through the rain or take the effort to go into a rear shed to access "stuff" when it can be stored under the main roof, hence the use of half the garage for storage.

B

It is also easier to park a car in the driveway rather than the garage when there is other "stuff" in it.

The top floor of the proposed building has very blank "slab" sides at the front/street end, hence the view when walking down the street is of a box on top of two or four garages.

The visual aspect of this proposed development is appalling.

The proposed development may very well fit into Edwardstown to replace old Housing Trust properties or Lights View where everyone is jammed together. This is and will hopefully remain Unley.

It does not belong in Unley and particularly in the same street I live.

"Texture coated blade walls", "matrix cladding", "selected face brickwork" and "selected sandstone veneer rock-face to portico pier" all reek of 'the cheapest available for the highest Developer return' and do not make a good view or quality Unley home.

It certainly does not fit in with the neighbours' properties.

I notice the shadowing examples are only at 0900 and 1500. What about when people go to and get home from work at 0730 and 1700 or thereabouts?

No colours have been mentioned.

No tree planting has been mentioned.

I see there are no specifications on how far the front of the house is to the street. There is a measurement for the garage to street only.
No other measurements for overhang of second floor

How much does the top floor overhang the lower floor at front??

What is the setback from the street for the top floor??

The main problem is the visual amenity and changes of current structure style for the street.

ATTACHMENT C

C

From: Amy Barratt
Sent: Mon, 1 Jun 2020 17:04:22 +0930
To: Amy Barratt
Subject: FW: 090/14/2020/C2 - 3 Kelvin Avenue, Clarence Park SA 5034

From: Carlos Figueroa <carlos@regenthomes.com.au>
Sent: Monday, 1 June 2020 4:48 PM
To: Amy Barratt <abarratt@unley.sa.gov.au>
Subject: RE: 090/14/2020/C2 - 3 Kelvin Avenue, Clarence Park SA 5034

Hi Amy,

Please see the responses to the representors' concerns. Please let me know if you need anymore details. By the way the engineering is due Wednesday/Thursday this week.

Building appearance does not compliment existing character; • Dominant garaging • Prominent two storey element • Building proportions and materials	The following changes have been made to assist with the building appearance and compliment the existing character of the zone: • Garages changed to single width • Two storey element reduced in bulk by setting it back from the ground floor line with ground floor roofing now covering a substantial amount of upper floor walling, which softens the bulk form of the building • The addition of a pitched Verandah to the front reduces the upper floor bulk significantly and with double hung windows to the ground floor and stone feature piers, assists with blending in with the surrounding existing architecture. In addition the selected materials and finishes are both modern but still with earthy/neutral tones which blend well in this zone.
Upper level does not meet minimum side setbacks and will incur shadowing of adjoining properties	Upper floors have been reduced in width through front sections to align with the rear sections by 300mm now at 2980mm (compliant) to the entire length. In addition the upper floor eaves width has been reduced from 750mm wide down to 450mm.
Driveway deviation angles, reduction in on-street car parking (flow on traffic impact)	Garages are now single width, together with the new crossover to residence 2 (RHS) which assists in keeping with council's driveway deviation angles and also reduces the impact to flow on traffic impact on the street.
Security during construction with fence removal*	As part of the construction phase for these dwellings, the owner will make contact with the adjoining neighbours to notify a minimum of two weeks prior to any removal of boundary fencing and to discuss details of temporary fencing extent to ensure the safety of the neighbours.

C

Boundary development	Under the fencing act, the owner is required to ensure the affected neighbours are notified of when all building work is set to commence.
Inadequate landscaping	The landscaping plan has been updated to include more vegetation which is partly due to the reduction of the driveway widths.

CARLOS FIGUEROA
Designer

REGENTHOMES

274 Anzac Highway Plympton SA 5038
T 08 8351 2022 | 665
regenthomes.com.au

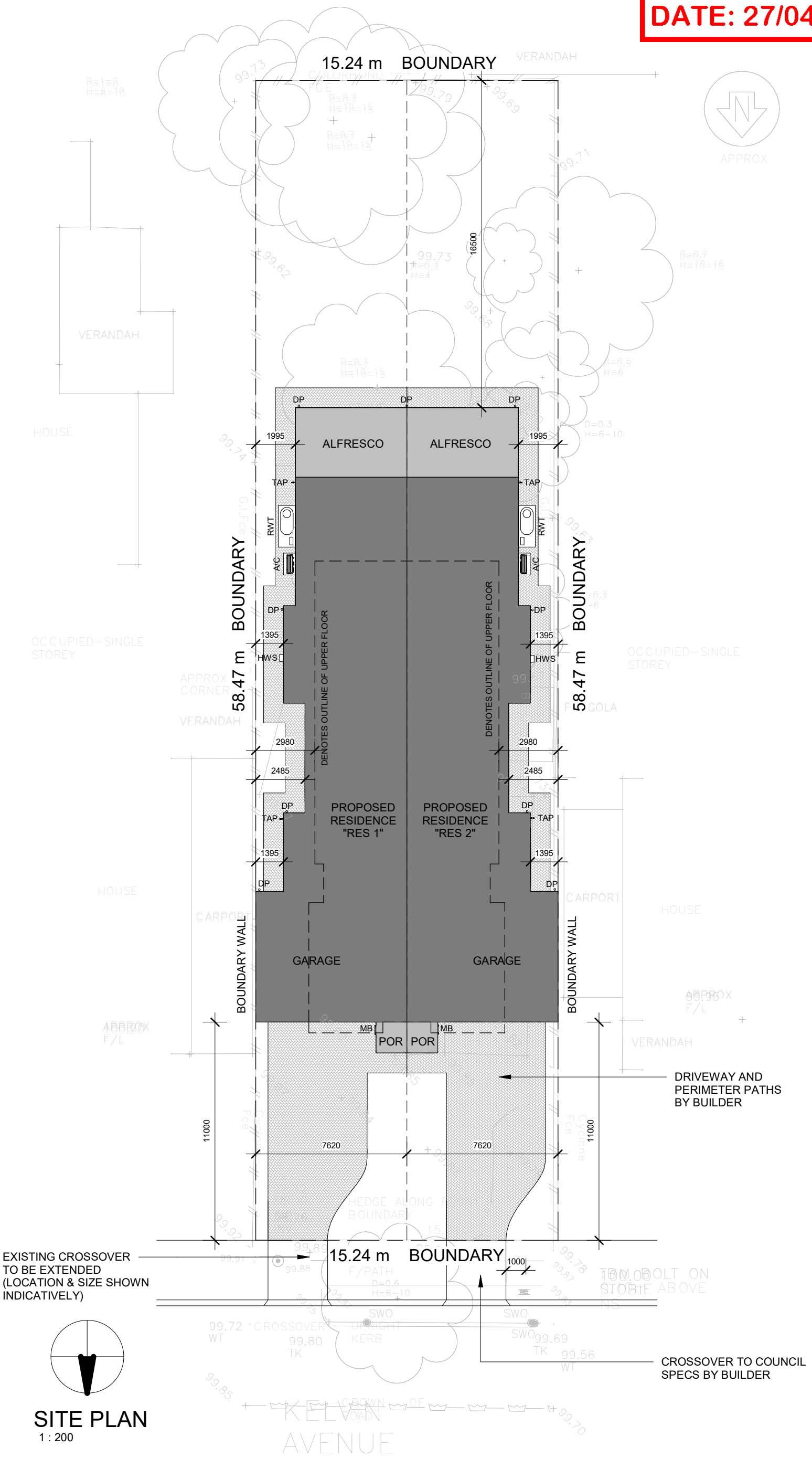
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caused as a result of transmitting or receiving this email or its attachments.

ATTACHMENT D

D

AMENDED PLAN / DOCUMENT
DATE: 27/04/2020



SITE PLAN
1 : 200

NOTE:
DEMOLITION OF EXISTING DWELLING AND ASSOCIATED VEGETATION IS TO BE DONE BY OWNER AND UNDER A SEPERATE APPLICATION.

TORRENS TITLE

SITE COVER- RES 1

Name	Area	Coverage
RES 1 - POS	152.40 m²	34%
RES 1 - SITE	39.04 m²	9%
RES 1 - SITE	81.39 m²	18%
RES 1 - SITE COVERAGE	172.71 m²	39%
TOTAL	445.54 m²	100%

RESIDENCE AREAS- RES 1

Level	Name	Area
LOWER FLOOR	RES 1 - ALFRESCO	19.69 m²
LOWER FLOOR	RES 1 - GARAGE	39.94 m²
LOWER FLOOR	RES 1 - LOWER LIVING	130.34 m²
LOWER FLOOR	RES 1 - POR.	2.43 m²
UPPER FLOOR	RES 1 - UPPER LIVING	111.09 m²
TOTAL		303.49 m²

SITE COVER- RES 2

Name	Area	Coverage
RES 2 - POS	152.40 m²	34%
RES 2 - SITE	39.04 m²	9%
RES 2 - SITE	81.39 m²	18%
RES 2 - SITE COVERAGE	172.71 m²	39%
TOTAL	445.54 m²	100%

RESIDENCE AREAS- RES 2

Level	Name	Area
LOWER FLOOR	RES 2 - ALFRESCO	19.69 m²
LOWER FLOOR	RES 2 - GARAGE	39.94 m²
LOWER FLOOR	RES 2 - LOWER LIVING	130.34 m²
LOWER FLOOR	RES 2 - POR.	2.43 m²
UPPER FLOOR	RES 2 - UPPER LIVING	111.09 m²
TOTAL		303.49 m²

NOTE:
THE SUBJECT SITE & ADJOINING PROPERTIES (IN CLOSE PROXIMITY TO THE AREA OF THE DEVELOPMENT) DO NOT CONTAIN ANY REGULATED TREES.

AMENDMENTS

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

SIGNATURES

CLIENT:

CLIENT:

DATE:

REGENTHOMES
274 Anzac Highway PH: (08) 8351 2022
PLYMPTON, SA, 5038 FAX: (08) 8351 2011

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CLIENT IAN DREWE

ADDRESS 3 KELVIN AVENUE
CLARENCE GARDENS

PROJECT
PROPOSED RESIDENCES

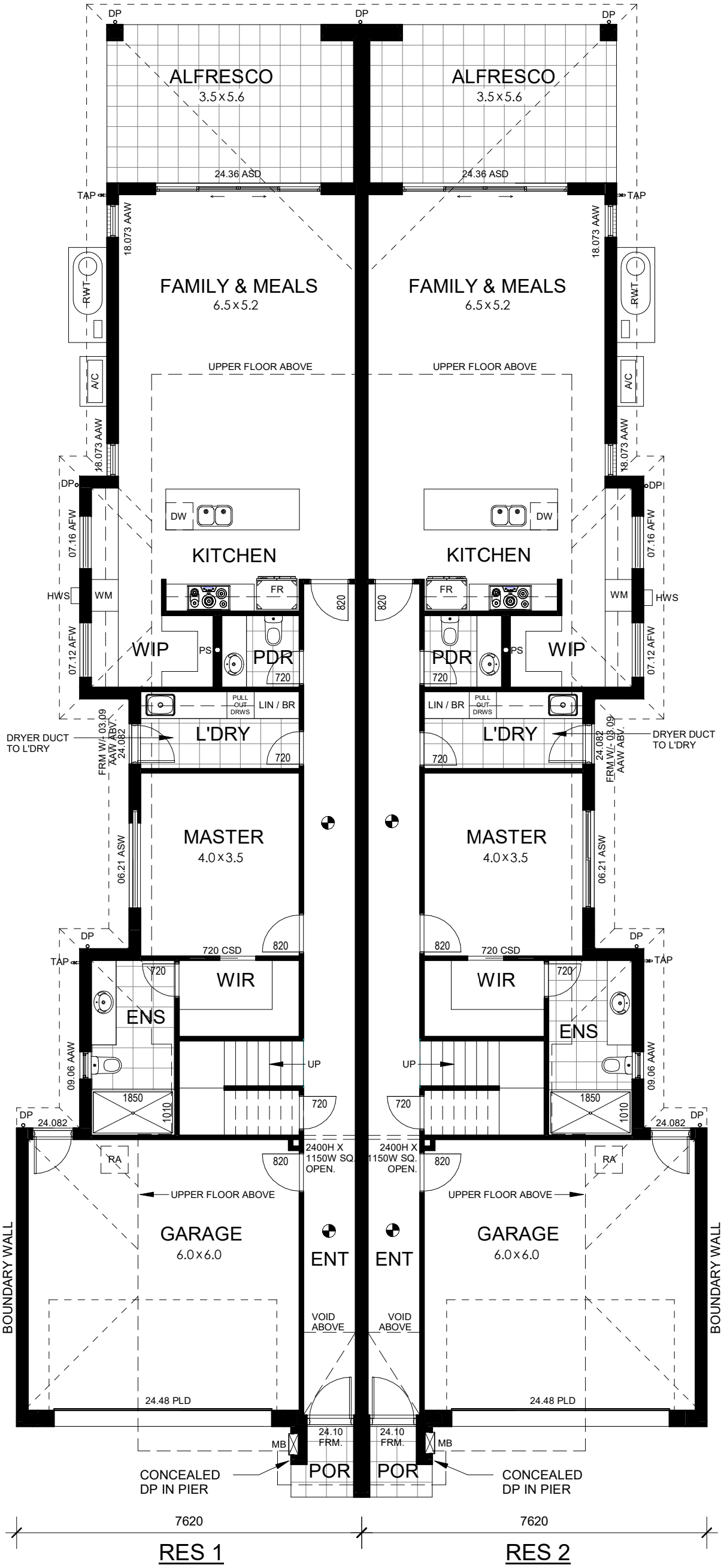
DRAWING TITLE
SITE PLAN

DRAWING NO.	REV NO	JOB NO.
PD01	B	1791 & 1792

DRAWN BY	DATE	SCALE @ A3
DM	14.02.20	1 : 200

AMENDED PLAN / DOCUMENT
DATE: 27/04/2020

D



32530

SQUARE SET CORNICE THROUGHOUT

AMENDMENTS			
No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
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SIGNATURES

CLIENT:

CLIENT:

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274 Anzac Highway
PLYMPTON, SA, 5038
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CLIENT IAN DREWE

ADDRESS 3 KELVIN AVENUE
CLARENCE GARDENS

PROJECT
PROPOSED RESIDENCES

DRAWING TITLE
LOWER FLOOR

DRAWING NO.	REV NO	JOB NO.
PD02	B	1791 & 1792

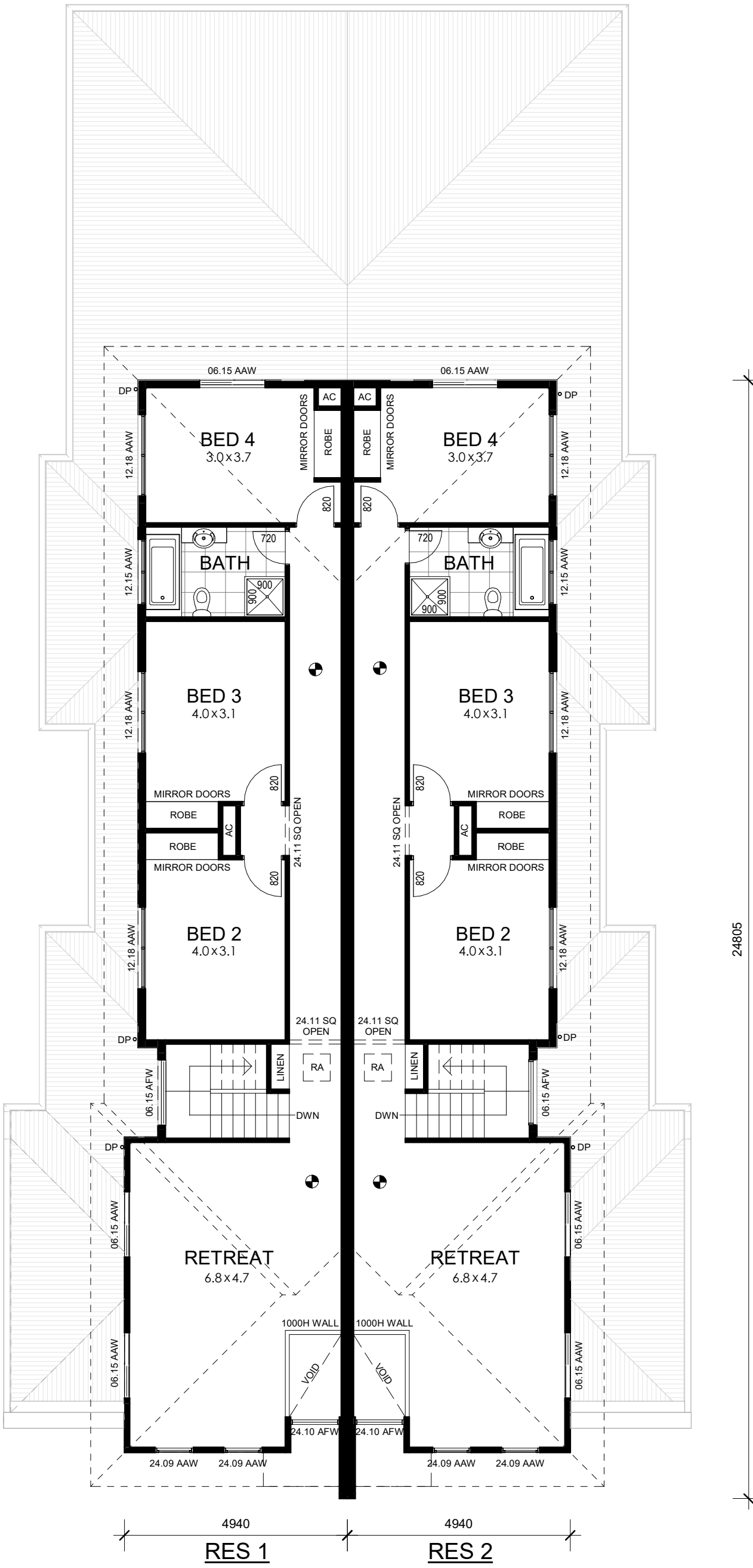
DRAWN BY	DATE	SCALE @ A3
DM	14.02.20	1 : 100

LOWER FLOOR
1 : 100

Document Set ID: 6126630
Version: 8, Version Date: 25/06/2020

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AMENDED PLAN / DOCUMENT
DATE: 27/04/2020



24805

SQUARE SET CORNICE THROUGHOUT

SUPERSEDED

AMENDMENTS			
No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

SIGNATURES

CLIENT:

CLIENT:

DATE:

REGENT HOMES
274 Anzac Highway PH: (08) 8351 2022
PLYMPTON, SA, 5038 FAX: (08) 8351 2011

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CLIENT IAN DREWE

ADDRESS 3 KELVIN AVENUE
CLARENCE GARDENS

PROJECT
PROPOSED RESIDENCES

DRAWING TITLE
UPPER FLOOR

DRAWING NO.	REV NO	JOB NO.
PD03	B	1791 & 1792

DRAWN BY	DATE	SCALE @ A3
DM	14.02.20	1 : 100

UPPER FLOOR
1 : 100

Document Set ID: 6126630
Version: 8, Version Date: 25/06/2020

AMENDED PLAN / DOCUMENT
DATE: 27/04/2020

D



NORTH ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100

SIGNATURES

CLIENT: _____

CLIENT: _____

DATE: _____

REGENTHOMES
274 Anzac Highway PH: (08) 8351 2022
Plympton SA 5038 FAX: (08) 8351 2011

No.	Date	Description	Issued by
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A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

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PROJECT: PROPOSED RESIDENCES
DRAWING TITLE: ELEVATIONS 1

CLIENT: IAN DREWE
ADDRESS: 3 KELVIN AVENUE CLARENCE GARDENS

DRAWING NO.	REV NO.	JOB NO.
PD04	B	1791 & 1792
DRAWN BY	DATE	SCALE @ A3
DM	14.02.20	1 : 100

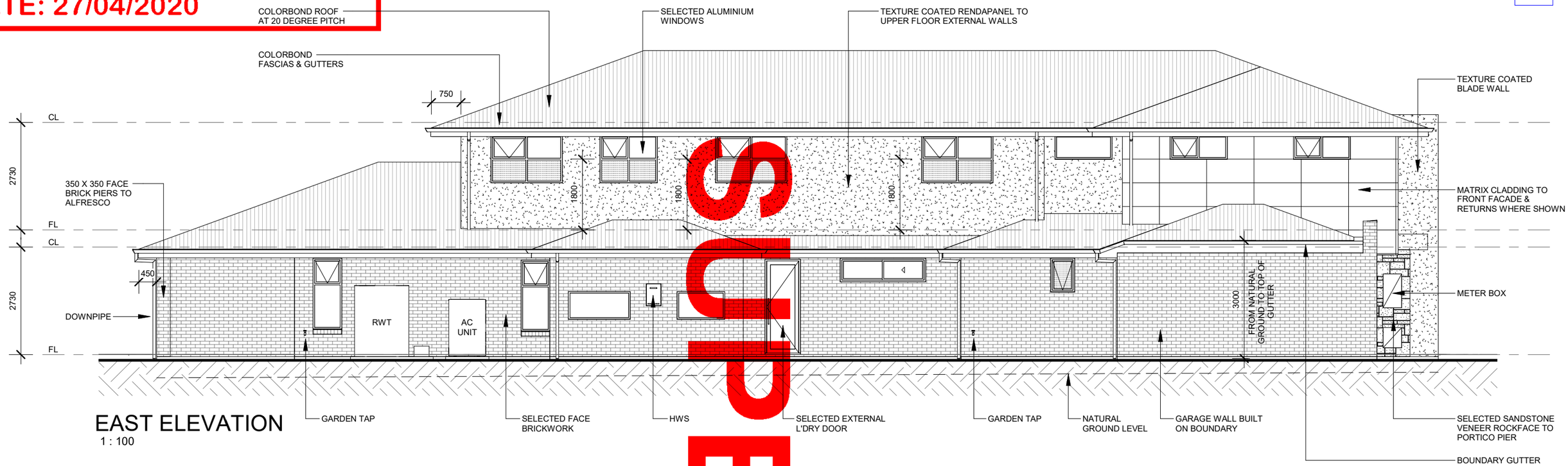
Document Set ID: 6126630
Version: 8, Version Date: 29/06/2020

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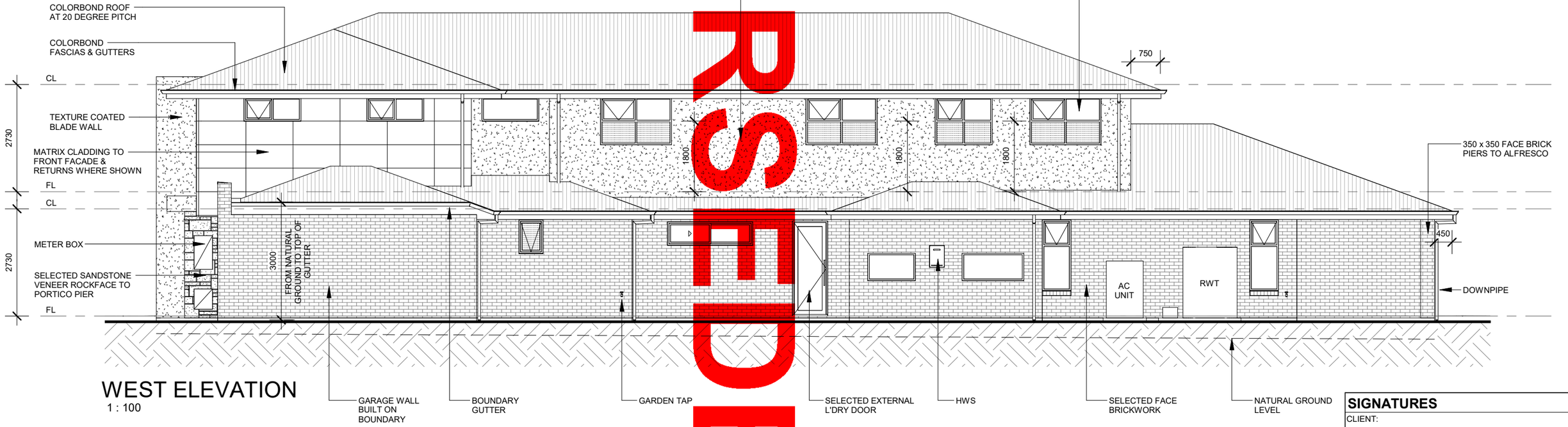
RESERVED

AMENDED PLAN / DOCUMENT
DATE: 27/04/2020

D



EAST ELEVATION
1 : 100



WEST ELEVATION
1 : 100

SIGNATURES

CLIENT: _____

CLIENT: _____

DATE: _____

REGENTHOMES
274 Anzac Highway PH: (08) 8351 2022
Plympton SA 5038 FAX: (08) 8351 2011

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

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PROJECT: PROPOSED RESIDENCES
DRAWING TITLE: ELEVATIONS 2
CLIENT: IAN DREWE
ADDRESS: 3 KELVIN AVENUE CLARENCE GARDENS

DRAWING NO.	REV NO.	JOB NO.
PD05	B	1791 & 1792
DRAWN BY	DATE	SCALE @ A3
DM	14.02.20	1 : 100

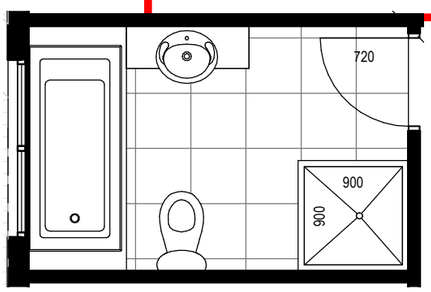
Document Set ID: 6126638
Version: 8, Version Date: 29/06/2020

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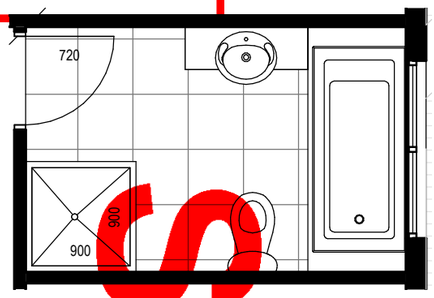
PRELIMINARY ISSUE

AMENDED PLAN / DOCUMENT
DATE: 27/04/2020

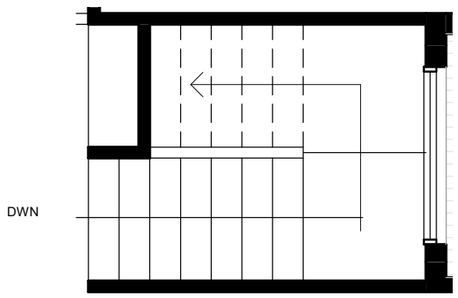
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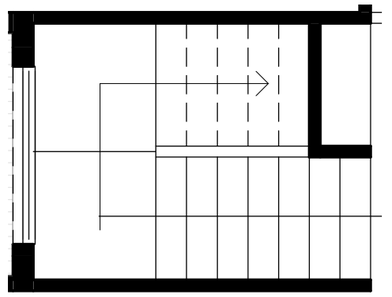
BATH - UPPER FLOOR RES 1
1 : 50



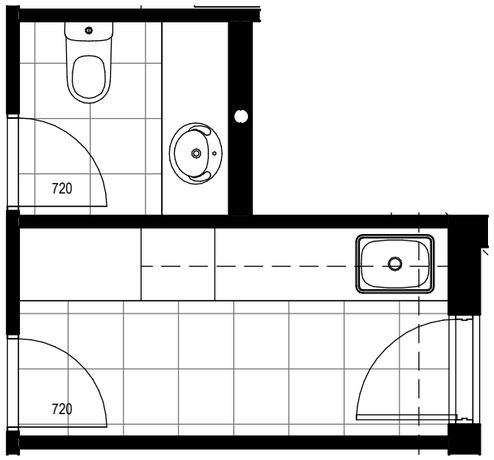
BATH - UPPER FLOOR RES 2
1 : 50



STAIR - UPPER FLOOR RES 2
1 : 50



STAIR - UPPER FLOOR RES 1
1 : 50

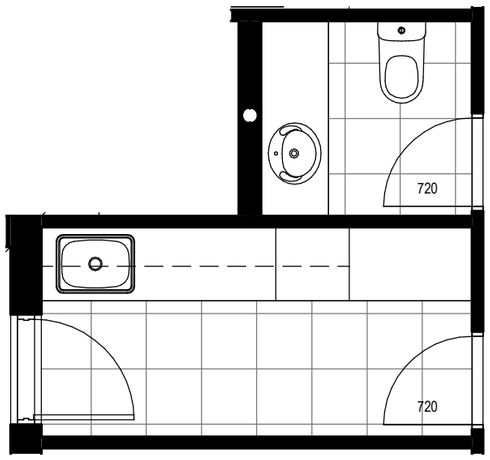


PDR & L'DRY - LOWER FLOOR RES 2
1 : 50

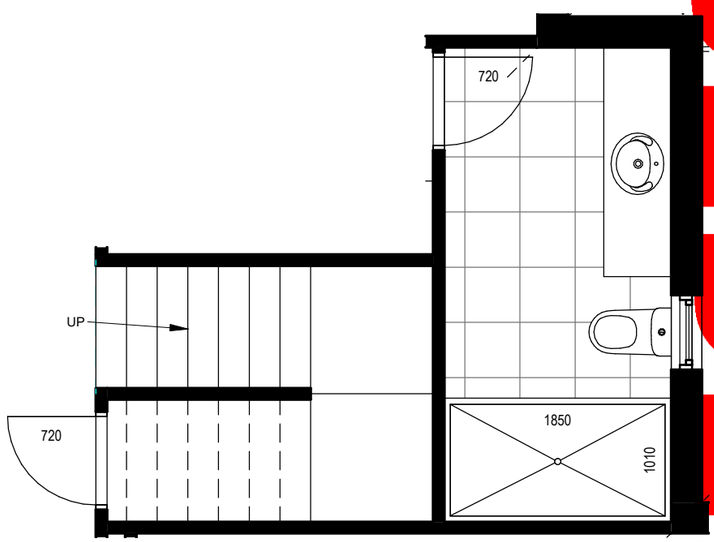
WET AREA LEGEND

TH - TOILET ROLL HOLDER - 750AFL
TR - TOWEL RAIL - 1100AFL
SD - SOAP DISH - 1200AFL
SH - SHOWER HEAD
MT - MIXER TAP - 1050AFL
SP - SPOUT

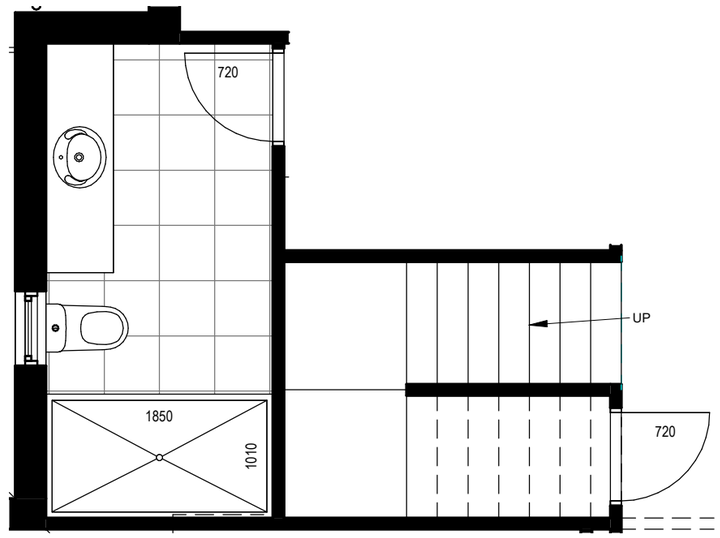
PLEASE NOTE:
WET AREA DETAILS TO BE IN ACCORDANCE WITH AS3740 & BCA CLAUSE 3.8.1.2 & TABLE 3.8.1.1



PDR & L'DRY - LOWER FLOOR RES 1
1 : 50



ENS & STAIR - LOWER FLOOR RES 2
1 : 50



ENS & STAIR - LOWER FLOOR RES 1
1 : 50

SUPERSEDED

AMENDMENTS			
No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

SIGNATURES

CLIENT:

CLIENT:

DATE:

REGENTHOMES
274 Anzac Highway
PLYMPTON, SA, 5038
PH: (08) 8351 2022
FAX: (08) 8351 2011

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CLIENT: IAN DREWE

ADDRESS: 3 KELVIN AVENUE
CLARENCE GARDENS

PROJECT: PROPOSED RESIDENCES

DRAWING TITLE: CALLOUT DETAILS

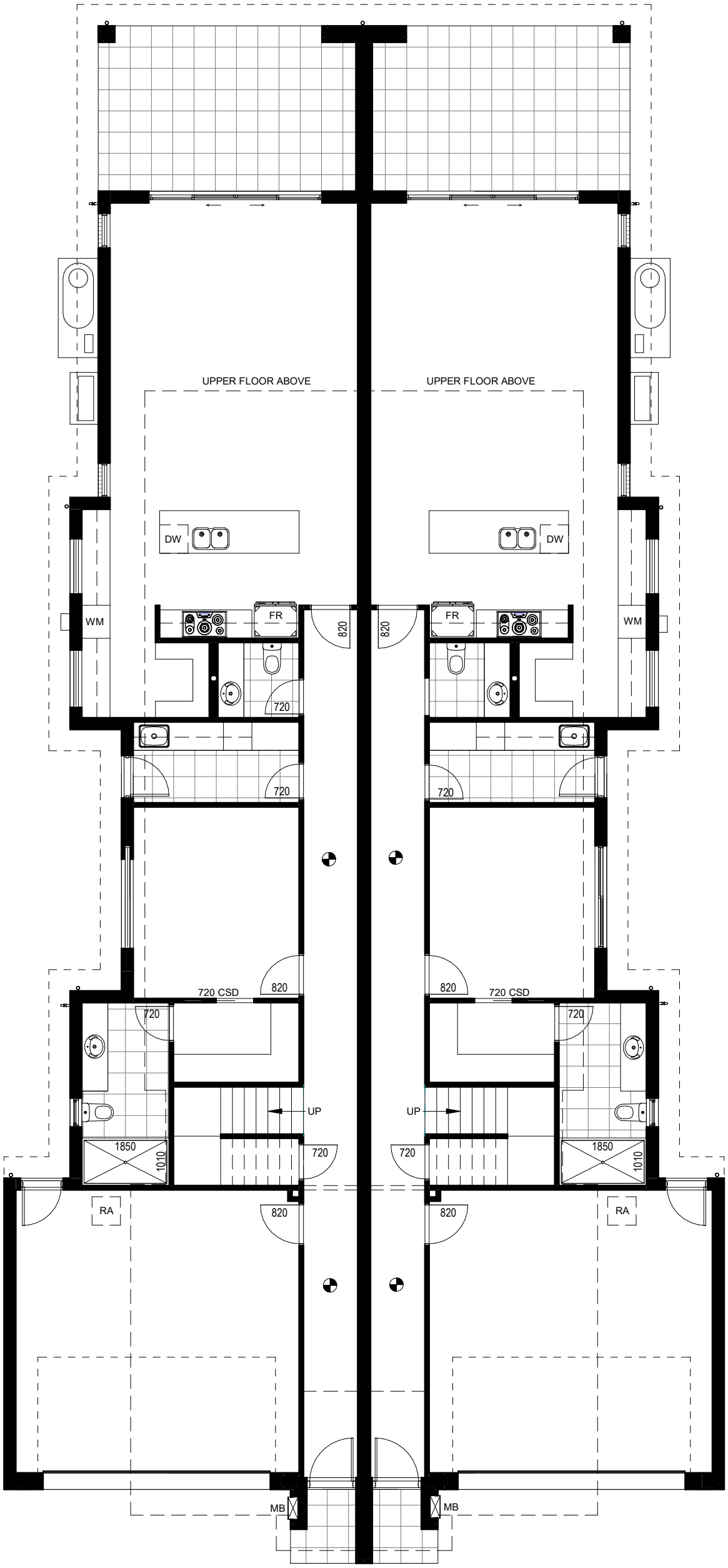
DRAWING NO.	REV NO	JOB NO.
PD06	B	1791 & 1792

DRAWN BY	DATE	SCALE @ A3
DM	14.02.20	As indicated

Document Set ID: 6128638
Version: 3, Version Date: 29/06/2020

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AMENDED PLAN / DOCUMENT
DATE: 27/04/2020



LOWER ELECTRICAL
1 : 100

ELECTRICAL LEGEND

○	LIGHT POINT
Ⓓ	DIMMER
○	LED DOWNLIGHT
	WALL MOUNTED LIGHT
	SINGLE FLURO
	DOUBLE FLURO
	HEAT FAN LIGHT
	CEILING FAN
	CEILING FAN WITH LIGHT
	EXHAUST FAN
AC	AC CONTROLLER
TC	HWS TEMP. CONTROL
PT	POWERTAINMENT
▽	SINGLE POWERPOINT
▽▽	DOUBLE POWERPOINT
11 ▽▽	POWERPOINT NOMINATED HEIGHT AFL
TV	TV POINT
EWP ▽	EXTERNAL WATERPROOF POWERPOINT
X	LIGHT SWITCH
UBO	UNDER BENCH OVEN
DW ▽	DISHWASHER
GD ▽	GARAGE DOOR
MW ▽	MICROWAVE
WO ▽	WALL OVEN
RH ▽	RANGEHOOD
HWS ▽	HOT WATER SERVICE
S ▽	SPA
HP ▽	HOT PLATE
AC ▽	AIR CONDITIONING
PLP	PHONE LINE POINT
	SMOKE DETECTOR

AMENDMENTS

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

SIGNATURES

CLIENT:

CLIENT:

DATE:

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CLIENT: IAN DREWE

ADDRESS: 3 KELVIN AVENUE CLARENCE GARDENS

PROJECT: PROPOSED RESIDENCES

DRAWING TITLE: LOWER ELECTRICAL

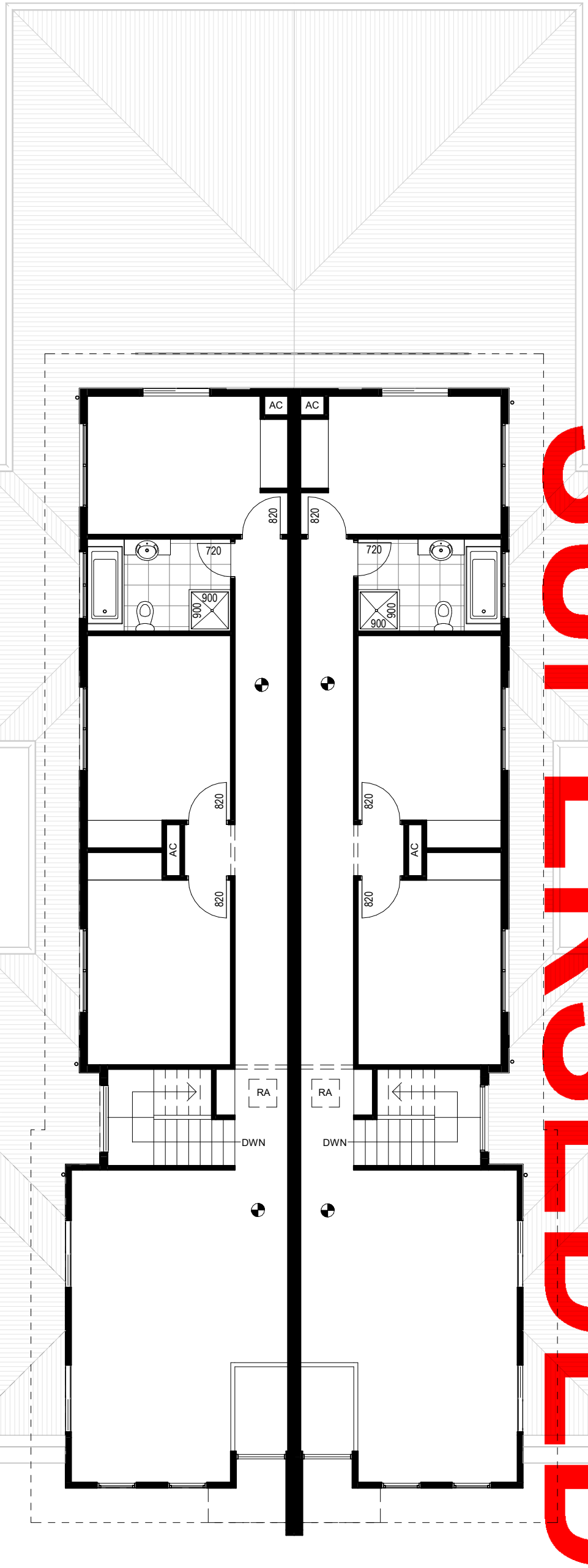
DRAWING NO.	REV NO	JOB NO.
PD07	B	1791 & 1792

DRAWN BY	DATE	SCALE @ A3
DM	14.02.20	1 : 100

SUPERSEDED

D

AMENDED PLAN / DOCUMENT
DATE: 27/04/2020



ELECTRICAL LEGEND

○	LIGHT POINT
Ⓓ	DIMMER
○	LED DOWNLIGHT
	WALL MOUNTED LIGHT
	SINGLE FLURO
	DOUBLE FLURO
	HEAT FAN LIGHT
	CEILING FAN
	CEILING FAN WITH LIGHT
	EXHAUST FAN
AC	AC CONTROLLER
TC	HWS TEMP. CONTROL
PT	POWERTAINMENT
▽	SINGLE POWERPOINT
▽▽	DOUBLE POWERPOINT
11 ▽▽	POWERPOINT NOMINATED HEIGHT AFL
TV	TV POINT
EWP ▽	EXTERNAL WATERPROOF POWERPOINT
X	LIGHT SWITCH
UBO	UNDER BENCH OVEN
DW ▽	DISHWASHER
GD ▽	GARAGE DOOR
MW ▽	MICROWAVE
WO ▽	WALL OVEN
RH ▽	RANGEHOOD
HWS ▽	HOT WATER SERVICE
S ▽	SPA
HP ▽	HOT PLATE
AC ▽	AIR CONDITIONING
PLP	PHONE LINE POINT
	SMOKE DETECTOR

SUPERSEDED

UPPER ELECTRICAL
1 : 100

AMENDMENTS

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

SIGNATURES

CLIENT:

CLIENT:

DATE:

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CLIENT: IAN DREWE

ADDRESS: 3 KELVIN AVENUE
CLARENCE GARDENS

PROJECT: PROPOSED RESIDENCES

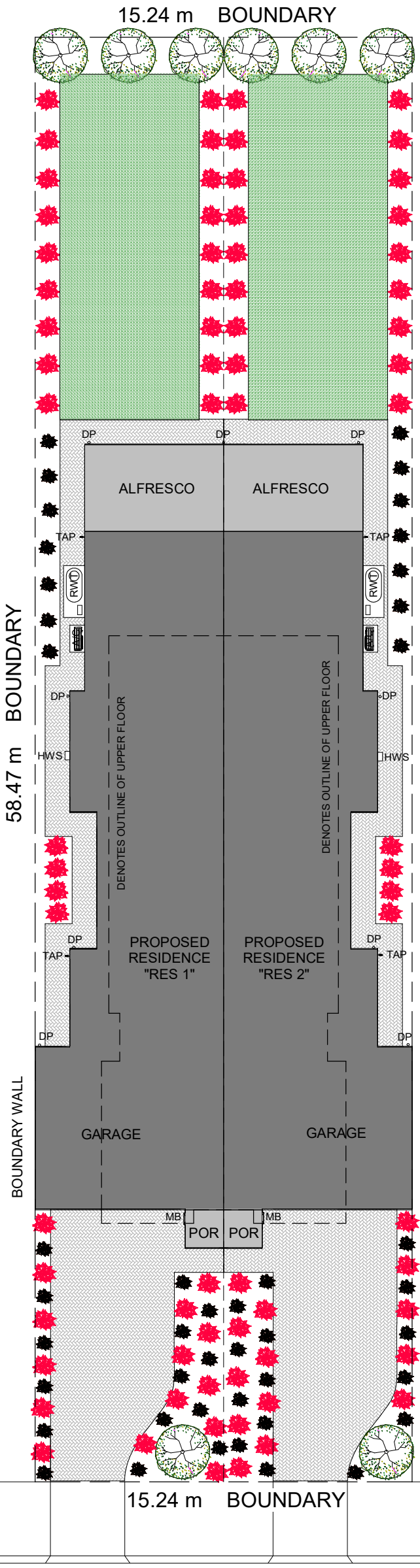
DRAWING TITLE: UPPER ELECTRICAL

DRAWING NO.	REV NO	JOB NO.
PD08	B	1791 & 1792

DRAWN BY	DATE	SCALE @ A3
DM	14.02.20	1 : 100

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AMENDED PLAN / DOCUMENT
DATE: 27/04/2020



- ARISTOCRAT PEAR - PYRUS CALLERYANA ARISTOCRAT (height: 5 - 7 meters)
- BUXUS SEMPERVIRENS (height: 30cm - 1 meter)
- BERBERIS CONCORDE (height: 30cm - 50cm)
- GRASS

SUPERSEDED

LANDSCAPING PLAN
1 : 200

AMENDMENTS			
No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

SIGNATURES

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CLIENT: _____

DATE: _____

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CLIENT IAN DREWE

ADDRESS 3 KELVIN AVENUE
CLARENCE GARDENS

PROJECT
PROPOSED RESIDENCES

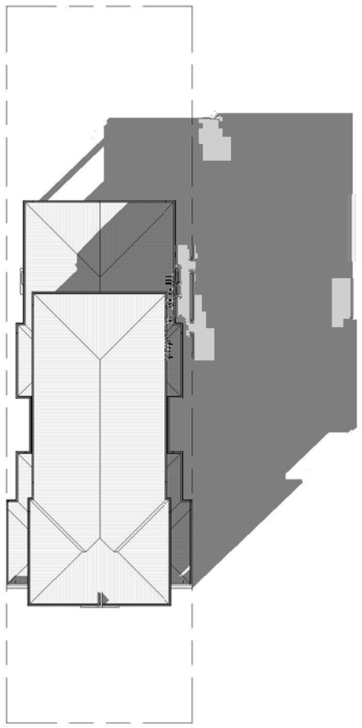
DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.	REV NO	JOB NO.
PD09	B	1791 & 1792

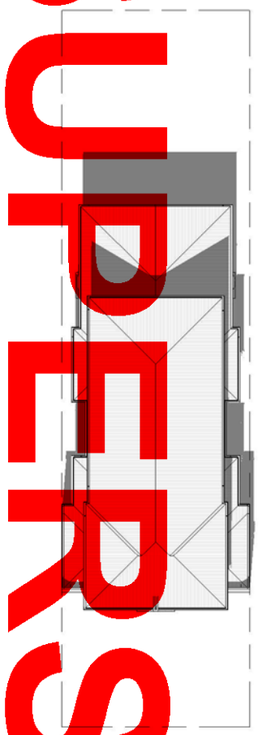
DRAWN BY	DATE	SCALE @ A3
Author	14.02.20	1 : 200

AMENDED PLAN / DOCUMENT
DATE: 27/04/2020

D



SHADOW DIAGRAM - 9AM (21st June)
1 : 500



SHADOW DIAGRAM - 12PM (21st June)
1 : 500



SHADOW DIAGRAM - 3PM (21st June)
1 : 500

SUPERSEDED

SIGNATURES

CLIENT: _____

CLIENT: _____

DATE: _____

REGENTHOMES
274 Anzac Highway PH: (08) 8351 2022
Clarence Gardens SA 5039 FAX: (08) 8351 2011

No.	Date	Description	Issued by
-	10.10.19	ORIGINAL	DM
A	04.12.19	AMENDMENTS AS PER ESTIMATOR MARK UPS	DM
B	14.02.20	AMENDMENTS AS PER COUNCIL LETTER	DM

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PROJECT: PROPOSED RESIDENCES
DRAWING TITLE: SHADOW DIAGRAMS

CLIENT: IAN DREWE
ADDRESS: 3 KELVIN AVENUE CLARENCE GARDENS

DRAWING NO.	REV NO.	JOB NO.
PD10	B	1791 & 1792
DRAWN BY: Author	DATE: 14.02.20	SCALE @ A3: 1 : 500

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Version: 8, Version Date: 29/06/2020

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D

PRELIMINARY FOOTING REPORT
Job No: 28117-A
Date: 14/11/2019
Revised Date: 27/02/2020

AT: NO. 3 KELVIN AVENUE, CLARENCE PARK
FOR: REGENT HOMES

Site Classification:	P (due to trees)
Soil Classification:	H1-D
Design Wind Speed:	N1
Flexible Connections:	Required
Building Construction:	Two (2) Double Storey Articulated Brick Veneer

Site Photos:



Photo 1

Document Set ID: 6328589
Version: 5, Version Date: 09/06/2020



Photo 2



Photo 3



Photo 4

D

RCI CONSULTING ENGINEERS

1 Hawke Street, Albert Park

Surface Soil Borelogs

Job No: **28117**
Date Sampled: **18/10/2019**
Site Address: **No. 3 Kelvin Avenue, CLARENCE PARK**

Sampled By: AS Drilling
Sampling Method: Hydraulic Push Tube
Logged By: JF

BH1	BH2	BH3	BH4	Symbol	Description	Colour	Texture	MC	Bearing	Est lpt (Ave)
0.00 - 0.20	0.00 - 0.20	0.00 - 0.15	0.00 - 0.20	(FILL) SC	(FILL) Silty Clayey SAND (loam)	brown grey brown	friable	s/moist to dry	L	0.002
0.20 - 0.45	0.20 - 0.50	0.15 - 0.40	0.20 - 0.45	SC	Clayey SAND	dark orange grey	friable	s/moist	L/LM	0.008
0.45 - 0.85	0.50 - 0.95	0.40 - 0.85	0.45 - 0.75	CH	CLAY some fine SAND	red mottled	hard	≥pl	MH	0.040
0.85 - 1.30	0.95 - 1.25	0.85 - 1.30	0.75 - 1.30	CL	Sandy CLAY	corange reddish brown	friable	≥pl	LM/L	0.015
1.30 - 1.70	1.25 - 1.95	1.30 - 2.30	1.30 - 2.45	CH	Silty Sandy CLAY	red orange mottled	stiff to v/firm	≥pl	M	0.030
1.70 - 3.00	1.95 - 3.00	2.30 - 3.00	2.45 - 3.00	CL-CH	Sandy Silty CLAY	red cream orange brown	v/firm	≤pl	M	0.025

Ys = 54 Ys = 56 Ys = 57 Ys = 53
∆yst = 22 ∆yst = 22 ∆yst = 22 ∆yst = 22

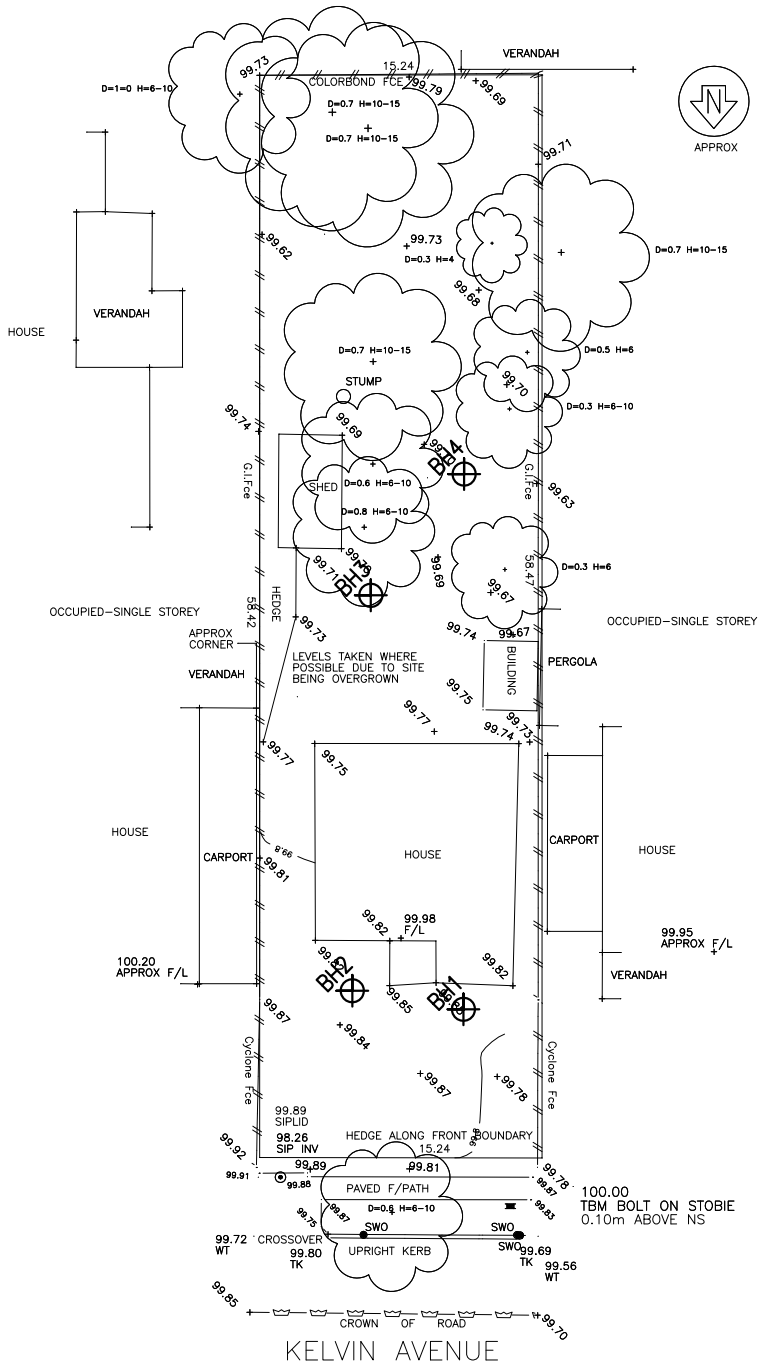
Remarks

Water table was not encountered during drilling.
Site is classified P due to SINGLE TREE effects.

Ys: 57 mm
∆yst: 22 mm
Ymc: 62
Yme: 29
Site Classification: **P**

D

A4



Residential Commercial Industrial Consulting Engineers
A.B.N. 17 131 375 356

1 Hawke Street
ALBERT PARK, SA 5014
P (08) 8241 2326
F (08) 8241 2409
admin@rciconsulting.com.au
www.rciconsulting.com.au

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BOREHOLE LOCATION PLAN

ADDRESS: No. 3 KELVIN AVENUE
CLARENCE PARK

CLIENT: REGENT HOMES

DRAWN: C.S.
SCALE: N.T.S
DATE: 21-Oct-19
JOB No: P28117

A2

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

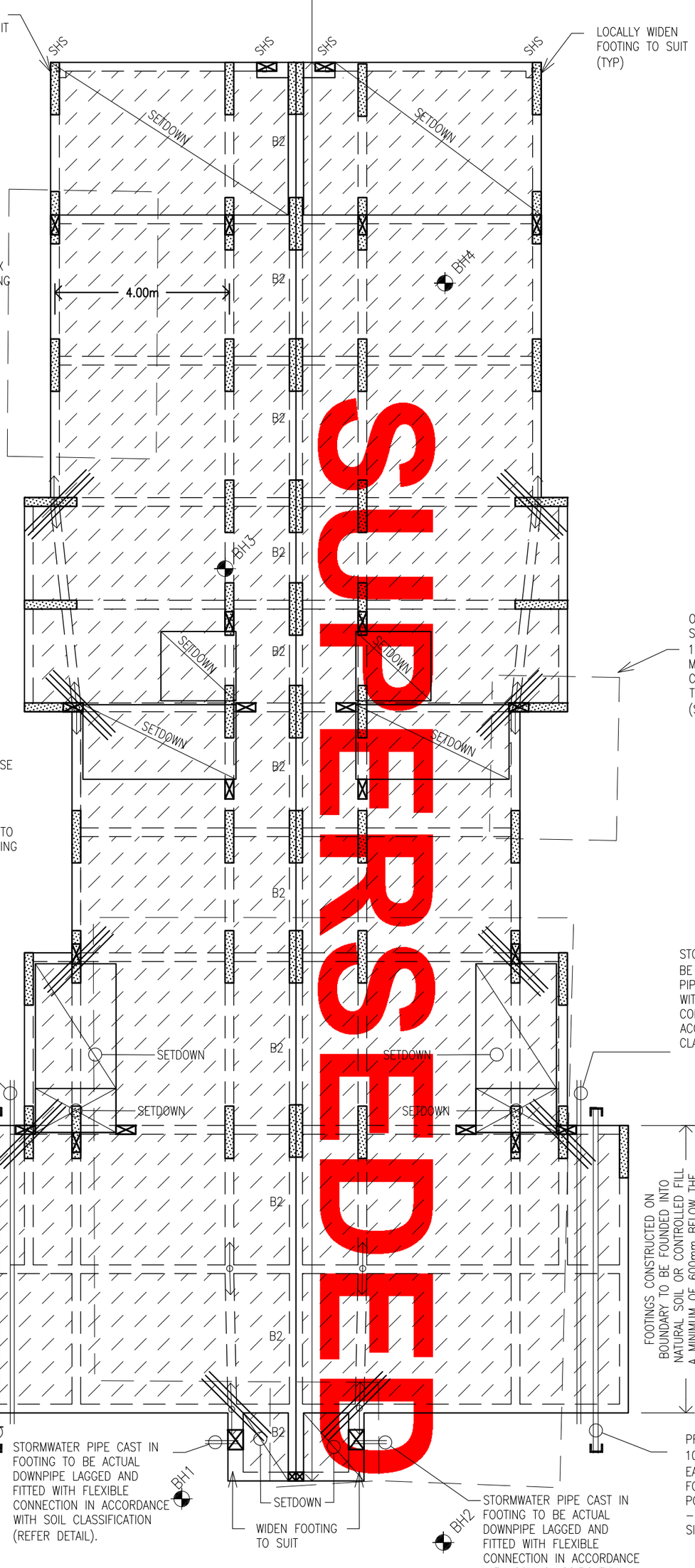
WHERE BRITTLE FLOOR COVERINGS (eg TILED SURFACES) ARE TO BE USED OVER AN AREA GREATER THAN 16m2 FLEXIBLE ADHESIVE IS TO BE USED BETWEEN THE FLOOR COVERING AND SLAB. APPLY IN ACCORDANCE TO MANUFACTURERS SPECIFICATION TO ALLOW FOR POSSIBLE CONCRETE SHRINKAGE.

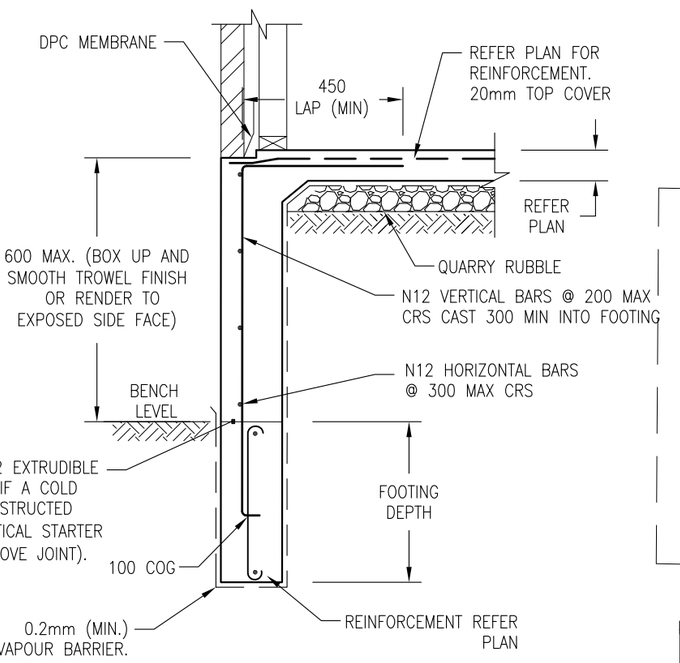
SHS — GALVANISED STEEL POST BUILT INTO BRICK PIER. BOLT TO FOOTING AND PITCHING BEAMS. TIE TO BRICKWORK IN ACCORDANCE WITH AS3700 AND THE BCA. WIDEN FOOTING LOCALLY TO SUIT PIER.

CRANK BARS FOR CONTINUITY OR PROVIDE CRANKED LAP BARS. REFER TO FOOTING CONSTRUCTION REPORT ATTACHMENT SHEETS FOR LAP LENGTHS.

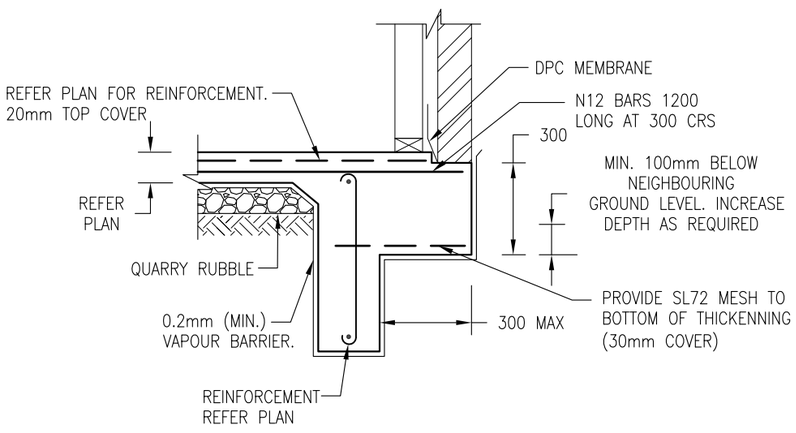
USE SL92 MESH TOP IN SLAB THROUGHOUT

ALL FOOTING BEAMS ARE "B1" UNLESS NOTED OTHERWISE

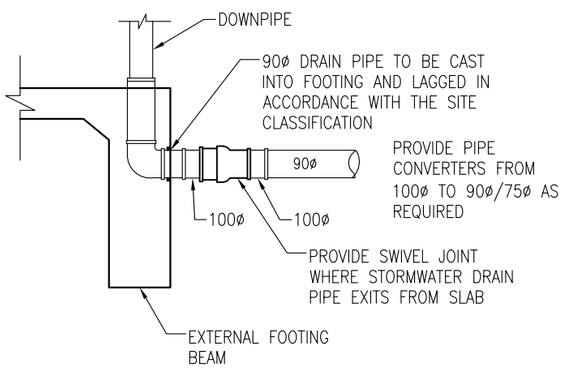




SECTION B–B
DEEP FOOTING DETAIL
SCALE: 1:20



OFFSET FOOTING DETAIL
SCALE: 1:20



DOWNPIPE IN PIER DETAIL (SUGGESTED SETUP)
SCALE: 1:20

RESIDENCE 1

RESIDENCE 2

SLAB NOT TO BE POURED

TITLE: FOOTING PLAN

ADDRESS: NO. 3 KELVIN AVENUE CLARENCE PARK

CLIENT: REGENT HOMES

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JOB No.	SHEET No.	ISSUE No.
F28117	1 of 1	A.

DRAWN :	DESIGN:	DATE:
L.G.	D.A.	25–Feb–20

0 2 4 6
SCALE 1:100 METRES

No.	REVISION	BY	DATE
A.	REVISED TO SUIT NEW SETBACKS	D.A.	25.02.20

FOOTING BEAMS

BEAM	WIDTH (mm)	DEPTH (mm)	REINFORCEMENT TOP No.	TOP SIZE	BOTTOM No.	BOTTOM SIZE
B1	250	750	1	N24	1	N24
B2	300	750	2	N24	2	N24

HANGERS/LIGATURES:
W8 @ 1200mm CRS. WHERE FOOTING BEAM IS NOT FOUND IN NATURAL SOIL/CONTROLLED FILL PROVIDE HANGERS/LIGATURES @ 300mm CRS.

SLAB:
100mm THICK SLAB REINFORCED WITH ONE LAYER OF SL92 TOP WITH 20mm COVER. WHERE THE DEPTH OF FILL BELOW THE SLAB PANELS EXCEEDS 400mm INCREASE SLAB DEPTH TO 125mm AND PLACE AN ADDITIONAL LAYER OF SL72 MESH BOTTOM WITH 30mm OF BOTTOM COVER. (REFER TO LEGEND). N20 CONCRETE UNLESS NOTED OTHERWISE. (FOR ALL JOBS LOCATED IN CORROSION ZONE, CONCRETE STRENGTH FOR EXTERNAL FOOTINGS (EXPOSED FACE) MUST BE N32 CONCRETE).

SOIL CLASSIFICATION: H1–D
- 20mm THICK CLOSED–CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
- FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAIN ARE REQUIRED

GENERAL NOTES

1) THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. IF ANY CONFLICT OCCUR CONTACT THIS OFFICE IMMEDIATELY.
2) THIS FOOTING PLAN ASSUMES THE SITEWORKS AND DRAINAGE ARE CARRIED OUT IN ACCORDANCE WITH THE FOOTING CONSTRUCTION REPORT.
3) THESE DRAWING ARE NOT TO BE SCALED FROM. ALL WRITTEN DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
4) ALL FOOTINGS TO BE FOUNDED A MINIMUM 100mm INTO NATURAL SOIL OR CONTROLLED FILL IF PRESENT (REFER TO BORELOGS). FOOTING TO BE TRENCHED OR PIERED AS REQUIRED TO ENSURE 100mm MINIMUM FOUNDING.
5) PIERS AND EXTENT OF THICKENED SLAB/DOUBLE MESH ARE SHOWN INDICATIVELY ONLY AND SHALL BE CONFIRMED ON SITE AT THE TIME OF A TRENCH INSPECTION.

BOREHOLE
(REFER TO BORELOG)

DEPTH OF FILL FOUND IN BOREHOLE	
HOLE 1	200mm
HOLE 2	200mm
HOLE 3	150mm
HOLE 4	200mm

LEGEND

- 3/N12 x 2000mm LONG CRACK CONTROL BARS TIED TO UNDERSIDE OF TOP MESH.
- STEP IN FOOTING BEAM, REFER TO FOOTING CONSTRUCTION REPORT FOR DETAILS.
- 1200mm LONG (MIN) x FOOTING WIDTH WIDE PIER. FOUND 100mm INTO NATURAL SOIL. REINFORCE WITH 4/N12 RODS VERTICAL WHERE DEPTH BELOW BASE OF FOOTING EXCEEDS 400mm. EXTENT OF PIERS TO BE CONFIRMED ON SITE.
- SETDOWN — SET DOWN IN RAFT SLAB REFER TO FOOTING CONSTRUCTION REPORT FOR DETAILS. ENSURE FOOTING DEPTHS ARE MAINTAINED BELOW SET DOWN.
- 125mm THICK SLAB WITH TWO LAYERS OF MESH. ONE LAYER PLACED WITH 20mm TOP COVER AND THE OTHER WITH 30mm BOTTOM COVER. REFER TO SLAB NOTES FOR MESH SIZE. AREA SHOWN HATCHED IS INDICATIVE ONLY AND IS TO BE CONFIRMED ON SITE.

A2

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

NOTES:

ANY SURPLUS SPOIL FROM SITEWORKS IS THE OWNERS RESPONSIBILITY AND SHOULD BE REMOVED OR DISPERSED AS APPROPRIATE, UNLESS STATED OTHERWISE IN THE BUILDING CONTRACT. THIS SPOIL SHOULD BE STOCKPILED SUCH THAT IT DOES NOT OBSTRUCT SITE ACCESS AND CAN BE EASILY REMOVED FROM THE SITE

ANY RETAINING WALLS SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED BY THE OWNER EXCEPT WHERE THE RETAINING WALL FORMS PART OF THE BUILDING STRUCTURE OR WHERE SPECIFIED OTHERWISE WITHIN THE BUILDING CONTRACT.
RETAINING WALLS ADJACENT EXCAVATIONS, A SERVICE TRENCH/EASEMENT (PROPOSED OR EXISTING) OR IF FOUND IN FILL SHOULD HAVE AN UNDERMINING COMPONENT INCORPORATED IN THE DESIGN OF THEIR FOOTING/PIER SUPPORT SYSTEM.
OWNER TO RETAIN ANY MINOR CUT/FILL ON THE BOUNDARIES WITH A CONCRETE PLINTH, SLEEPER OR SIMILAR.

: 3.50 KILOLITRE COMBINATION DETENTION/RETENTION TANK (1.50 KILOLITRES FOR DETENTION AND 2.0 KILOLITRES FOR RETENTION – BY OWNER/BUILDER – REFER BUILDING CONTRACT). RETENTION SECTION OF TANK TO BE PLUMBED TO AT LEAST A WC, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS AND SHALL ALSO BE LOOPED INTO THE MAINS WATER SYSTEM. ROOF GUTTER HEIGHT IN RELATION TO TANK INLET HEIGHT MAY NEED TO BE TAKEN INTO CONSIDERATION (TANK NOT TO BE USED IN CONJUNCTION WITH TANK STAND). — REFER TO COUNCIL/ TANK SUPPLIER FOR SET–UP

— — — : STORMWATER DRAIN PIPES AS A SEALED SYSTEM USED TO CONNECT DP1 TO DP4 TO THE TANK (MINIMUM 60% OF ROOF AREA). REFER TO FOOTING CONSTRUCTION REPORT ATTACHMENT SHEET SS1.

— · · — : STORMWATER DRAIN PIPES UNDER GRAVITY FLOW USED TO CONNECT TANK OVERFLOW/OUTLET PIPE, SURFACE STORMWATER DRAIN PIPES & DP's NOT CONNECTED TO THE TANK TO THE STREET WATER TABLE.

ENSURE GRAVITY FLOW PIPES MAINTAIN SUFFICIENT GRADE TO MEET THE APPROPRIATE OUTLET AS SHOWN ON THIS PLAN. CONSTRUCT ANY SEALED SYSTEM PIPES SUCH THAT THEY DO NOT INTERFERE WITH THE GRAVITY FLOW SYSTEM.

WHERE GRATED SURFACE STORMWATER SUMPS ARE USED GRADE SOIL/PAVING IN TOWARDS SUMPS IN ACCORDANCE WITH THE "BENCH" NOTES ON THIS PAGE. ALTERNATIVELY CONSTRUCT LINED SPOON DRAINS WITH 0.30% GRADIENT AS PER THE DETAILS ON ATTACHMENT SHEET PD1.

SUMP SIZES AND QUANTITY SHOWN ARE RECOMMENDED AS A MINIMUM. LOCATIONS AND SIZES MAY BE ALTERED AT THE DRAIN AND PAVING CONTRACTORS DISCRETION DEPENDING ON AREAS THEY SERVICE AND PAVEMENT TYPE USED.

USE THE "SUBSTITUTE" VERTICAL FLEXIBLE CONNECTION SET–UP AS SHOWN ON DETAIL SHEET SD1 WHERE DP's CONNECT INTO THE DRAINPIPE (THIS SET–UP **IS NOT** TO BE UTILISED IN A SEALED SYSTEM OR WHERE 90ø DOWNPIPES ARE BEING USED. USE STANDARD VERTICAL FLEXIBLE CONNECTIONS AT APPROPRIATE HEIGHTS TO ACHIEVE GRAVITY FLOW OF SYSTEM IF/WHERE 90mmø DOWNPIPES ARE BEING UTILISED AND JOIN INTO THE GRAVITY FLOW STORMWATER DRAIN RUN).

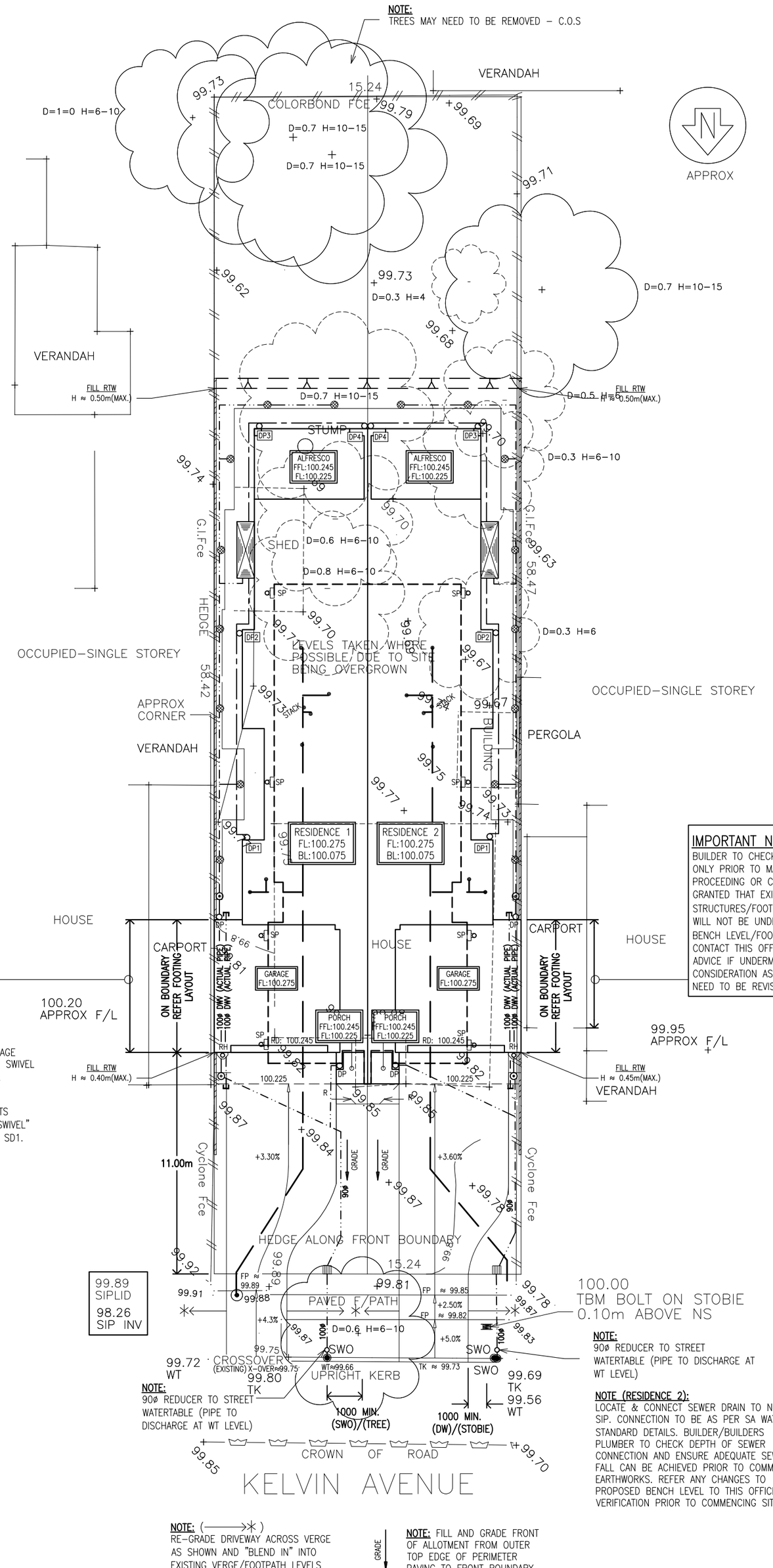
NOTE:
EXTENT OF BENCH BY THE BUILDER TO CONSTRUCT DWELLING. FILL (AT LEAST AS "ROLLED" FILL) AND GRADE REAR OF ALLOTMENT BACK TOWARD SURFACE STORMWATER GRATES SO THAT SURFACE STORMWATER DOES NOT FLOW/DISCHARGE INTO ADJACENT PROPERTIES IN ACCORDANCE WITH NCC REQUIREMENTS OR PONDS IN THIS ALLOTMENT (IMPORTATION OF FILL WILL/MAY NEED TO BE CONSIDERED PRIOR TO HOUSE CONSTRUCTION TO AVOID ACCESS ISSUES AT A LATER DATE). RETAINING WALLS ON REAR AND SIDE BOUNDARIES MAY/WILL BE NECESSARY TO ACHIEVE THIS (BY OWNER AFTER HAND OVER UNLESS OTHERWISE SPECIFIED IN THE BUILDING CONTRACT). MATERIAL FROM FOOTING EXCAVATION MAY BE UTILISED. ALTERNATIVELY THE REAR OF THE ALLOTMENT MAY BE LEFT AT EXISITNG LEVELS.

HOWEVER THE OWNER WILL NEED TO MONITOR (AFTER HANDOVER) IF EXCESSIVE SURFACE STORMWATER PONDING OCCURS AS A NUISANCE IN THE REAR YARD OR FLOWS INTO ADJOINING OWNERS PROPERTIES AND PROVIDE A PIT/PUMP WITH PARAMETERS TO COUNCIL SPECIFICATIONS TO DRAIN THIS AREA IF REQUIRED. CONNECT PIT/PUMP RISING MAIN TO THE FRONT BOUNDARY SUMP IF A PUMP IS INSTALLED IN THE FUTURE. SUGGEST PROVIDE MINIMUM 100ø PVC SLEEVE ALONG WHOLE LENGTH OF SIDE BOUNDARIES, CAPPED EACH END (⊓) TO ALLOW FOR POSSIBLE FUTURE RISING MAIN.
(RISING MAIN TO BE INSTALLED LOWER THAN THE FRONT BOUNDARY PIT OUTLET PIPE).

IMPORTANT NOTE:
BUILDER TO CHECK BY LOCAL EXCAVATION ONLY PRIOR TO MAJOR EARTHWORKS PROCEEDING OR COUNCIL APPROVALS GRANTED THAT EXISTING STRUCTURES/FOOTING(S) ON BOUNDARY WILL NOT BE UNDERMINED BY PROPOSED BENCH LEVEL/FOOTING EXCAVATION. CONTACT THIS OFFICE FOR FURTHER ADVICE IF UNDERMINING IS A CONSIDERATION AS BENCH LEVEL MAY NEED TO BE REVISED.

NOTE:
IF SW DRAIN PIPE UNDER GARAGE SLAB IS ACTUAL PIPE PROVIDE SWIVEL JOINTS AT ENTRY/EXIT POINTS.

NOTE:
WHERE SEWER DRAIN PIPE EXITS FROM UNDER SLAB PROVIDE "SWIVEL" JOINT(S). REFER DETAIL SHEET SD1.



NOTE:
- RAINHEAD LOCATIONS AS PER THE ARCHITECTURAL DRAWINGS. TO BE CONFIRMED BY THE BUILDER/BUILDING DESIGNER/ROOF PLUMBER (NOT PART OF RCI CONSULTING ENGINEERS EXTENT OF DESIGN CONSIDERATION).
- DP/SP LOCATIONS TO BE CONFIRMED ONCE FINAL ARCHITECTURAL PLANS HAVE BEEN ISSUED.
- ANY CONCEALED DP'S SHOULD HAVE AN OVERFLOW DEVICE INCORPORATED IN THEIR CONSTRUCTION TO THE OUTSIDE OF THE DWELLING.

NOTE: (⟶✳)
RE–GRADE DRIVEWAY ACROSS VERGE AS SHOWN AND "BLEND IN" INTO EXISTING VERGE/FOOTPATH LEVELS TO COUNCIL GRADE CRITERIA.

NOTE: FILL AND GRADE FRONT OF ALLOTMENT FROM OUTER TOP EDGE OF PERIMETER PAVING TO FRONT BOUNDARY (TYPICAL)

NOTE (RESIDENCE 2):
STORMWATER DRAIN PIPE ACROSS VERGE TO BE 100ø (DWV) GRADE WITH 90ø REDUCER TO THE STREET WATERTABLE. IF STORMWATER DRAIN PIPE COVER ACROSS COUNCIL VERGE IS NOT ACHIEVED, PROVIDE A 3.0mm THICK ALUMINIUM CHEQUER PLATE "TOP HAT" SECTION ABOVE PIPE FOR PROTECTION AND ANTI SLIP MEASURES. BLEND TOP INTO EXISTING VERGE LEVELS AS REQUIRED TO COUNCIL GRADE CRITERIA.

NOTE:
90ø REDUCER TO STREET WATERTABLE (PIPE TO DISCHARGE AT WT LEVEL)

NOTE (RESIDENCE 2):
LOCATE & CONNECT SEWER DRAIN TO NEW SIP. CONNECTION TO BE AS PER SA WATER STANDARD DETAILS. BUILDER/BUILDERS PLUMBER TO CHECK DEPTH OF SEWER CONNECTION AND ENSURE ADEQUATE SEWER FALL CAN BE ACHIEVED PRIOR TO COMMENCING EARTHWORKS. REFER ANY CHANGES TO PROPOSED BENCH LEVEL TO THIS OFFICE FOR VERIFICATION PRIOR TO COMMENCING SITE CUT.

IMPORTANT NOTE:
BUILDER TO CHECK BY LOCAL EXCAVATION ONLY PRIOR TO MAJOR EARTHWORKS PROCEEDING OR COUNCIL APPROVALS GRANTED THAT EXISTING STRUCTURES/FOOTING(S) ON BOUNDARY WILL NOT BE UNDERMINED BY PROPOSED BENCH LEVEL/FOOTING EXCAVATION. CONTACT THIS OFFICE FOR FURTHER ADVICE IF UNDERMINING IS A CONSIDERATION AS BENCH LEVEL MAY NEED TO BE REVISED.

IMPORTANT NOTE:
RETAINING WALL HEIGHTS (AND POSSIBLY LOCATIONS) SUBJECT TO CHANGE/ADJUSTMENT PENDING FINAL POST DEMOLITION LEVELS.

SUPERSEDED

TITLE: **SITEWORKS PLAN**

ADDRESS: NO. 3 KELVIN AVENUE
CLARENCE PARK

CLIENT: REGENT HOMES

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JOB No.	SHEET No.	ISSUE No.
C28117	1 of 1	A.

DRAWN :	DESIGN:	DATE:
L.G.	D.A.	26–Feb–20

0 4 8 12
SCALE 1:200 METRES

No.	REVISION	BY	DATE
A.	REVISED TO SUIT NEW SETBACKS/DRIVEWAY	D.A.	25.02.20

GENERAL NOTES:
SITEWORKS & STORMWATER DRAINAGE TO BE CONSTRUCTED BY THE OWNER OR THE OWNERS REPRESENTATIVE (IE. THE BUILDER WHERE STATED WITHIN THE BUILDING CONTRACT). THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT & ARCHITECTURAL DRAWINGS. **ANY DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE IMMEDIATELY PRIOR TO WORKS PROCEEDING.**

SOIL CLASSIFICATION: H1–D
- 20mm THICK CLOSED–CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
- FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAINS ARE REQUIRED – REFER DETAIL SHEET SD1

BENCH:
BUILDING AREA TO BE BENCHED TO 200mm BELOW THE FINISHED FLOOR LEVEL.
GRADE SITE AWAY FROM HOUSE AS FOLLOWS:–
- GRADE PAVED AREAS 35mm IN 1000mm
- GRADE GRASSED AREAS 5mm IN 1000mm

IMPORTANT NOTE:
TO ASSIST IN AVOIDING A "DOWNHILL" MOVEMENT OF FILL ONCE IT HAS BEEN PLACED, A SERIES OF HORIZONTAL BENCHED PLATFORMS SHOULD BE EXCAVATED INTO THE GROUND WHEN THE EXISTING SLOPE IS 1 IN 8 OR GREATER. THIS BENCHING SHOULD BE UNDERTAKEN OVER THE ENTIRE AREA WHERE FILLING IS TO OCCUR.

SEWER:
THIS SEWER DESIGN IS BASED ON THE SHORTEST POSSIBLE RUN. BUILDER/PLUMBER TO CONFIRM SEWER CONNECTION INVERT LEVEL AND ASSUMED LAYOUT PROVIDED ON THIS DRAWING. CONTACT THIS OFFICE IMMEDIATELY IF ANY DESCREPANCIES EXIST AS THE FLOOR LEVEL AND/OR UNDERMINING PIER DEPTHS MAY NEED TO BE REVISED. TOP OF FLOOD GULLY AND PAVING AROUND FLOOD GULLY TO BE CONSTRUCTED 150mm BELOW THE LOWEST FIXTURE CONNECTED TO THE DRAIN.

STORMWATER:
GRAVITY FLOW STORMWATER SYSTEM IS TO BE LAID @ 1 IN 250 MIN GRADE WITH 100mm MIN COVER EXCEPT AS NOTED BELOW UNDERSIDE OF PAVING:–
- 50mm (SUBJECT TO PEDESTRIAN TRAFFIC)
- 100mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)
- 450mm (UNPAVED DRIVEWAYS)

WHERE COVER CANNOT BE ACHIEVED ENCASE DRAIN PIPE WITHIN A CHS GALV. STEEL SLEEVE OF THICKNESS:
- 3.0mm (SUBJECT TO PEDESTRIAN TRAFFIC)
- 5.0mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)

SURVEY:
THIS IS NOT A BOUNDARY SURVEY. THEREFORE THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE. LEVELS ARE BASED ON A TEMPORARY DATUM (UNO). THE DATUM (SHOWN ON THIS PLAN) IS TO BE LOCATED PRIOR TO COMMENCING SITEWORKS.

DESIGN LEGEND

: 300 SQUARE x 350 DEEP RAINWATER PIT (PVC) OR SIMILAR (U.N.O.)
: GRATED SURFACE STORMWATER DRAIN 90ø (U.N.O)
: STORMWATER PIPE (GRAVITY FLOW) – 90ø PVC (U.N.O) AT 1 IN 250 (0.40%) MIN FALL (U.N.O) EXCEPT ON SEALED SYSTEM
: STORMWATER PIPE (SEALED SYSTEM) – 90ø PVC (U.N.O)
: 90ø AGRIC DRAIN (U.N.O)
: INTERNAL SEWER DRAIN LOCATION (TO BE CONFIRMED BY BUILDER)
: SEWER PIPE 100ø AT 1.65% MIN (1 IN 60)
TOP OF BATTER / BOTTOM OF BATTER 1:2 : BATTERS/EARTHWORK EMBANKMENTS TO BE 50% (1 IN 2) UNLESS NOTED OTHERWISE
: EXISTING TREES AND STRUCTURES ON SITE TO BE DEMOLISHED/REMOVED BY OWNER PRIOR CONSTRUCTION. UNLESS OTHERWISE STATED.

SURVEY LEGEND

- ETSA
- WATER CONNECTION
- SEWER IP
- TELECOM
- STORMWATER IP
- LIGHT POLE
- STOBIE POLE
- PEG

KEY

TK	TOP OF KERB
WT	WATER TABLE
BL	BENCH LEVEL
FL	FLOOR (POURED) LEVEL
FFL	FINISHED FLOOR LEVEL (ie. tiled/paved/decking level)
ø	DIAMETER
IL	INVERT LEVEL (BOTTOM OF GRAVITY FLOW STORMWATER DRAIN PIPE SYSTEM)
≈	APPROXIMATE
U.N.O.	UNLESS NOTED OTHERWISE
C.O.S	CHECK ON SITE
RD	ROLLER DOOR REBATE
FP	FOOTPATH
SP	SPREADER PIPE
DP	DOWNPIPE
RH	RAINWATER HEAD
⊙	SCREW CAP STORMWATER INSPECTION POINTS IN GRAVITY FLOW/SEALED SYSTEM SW RUN (AS A MINIMUM) TO FINISHED PAVING/GROUND LEVELS (PROVIDE PROPRIETARY CONCRETE SURROUND AND LID WHERE FOUND IN DRIVEWAY).
	CONCRETE SLEEPER RETAINING WALL
R	RAMP PAVING AT 12.5% (MAX) (LOCATION & SETUP SCHEMATIC ONLY)

ITEM 2
DEVELOPMENT APPLICATION – 090/207/2020/C2 – 24 ANGLO AVENUE, PARKSIDE SA 5063 (PARKSIDE)

DEVELOPMENT APPLICATION NUMBER:	090/207/2020/C2
ADDRESS:	24 Anglo Avenue, Parkside SA 5063
DATE OF MEETING:	16 June 2020
AUTHOR:	Chelsea Spangler
DEVELOPMENT PROPOSAL:	Carry out alterations and construct upper storey addition
HERITAGE VALUE:	Nil
DEVELOPMENT PLAN:	19 December 2017
ZONE:	Residential Streetscape (Built Form) Zone Policy Area 8 – Compact Precinct 8.3 – Parkside (North)
APPLICANT:	M K Holliday
OWNER:	S A Quinn
APPLICATION TYPE:	Merit
PUBLIC NOTIFICATION:	Category 2
REPRESENTATIONS RECEIVED:	YES – (two (2) oppose)
CAP'S CONSIDERATION IS REQUIRED DUE TO:	Unresolved representations
RECOMMENDATION:	Approval
KEY PLANNING ISSUES:	Building bulk / mass Side boundary setbacks Overshadowing

1. PLANNING BACKGROUND

090/638/2006/C2 – Planning Consent was granted on 9 October 2006 for 'alterations and upper floor addition to existing dwelling'. A variation application was then submitted to alter the roof material but was never completed as the applicant withdrew this application. No Development Approval was ever issued and therefore the Planning Consent lapsed.

This has been highlighted as those plans that were granted Planning Consent are near identical to the subject application.

2. DESCRIPTION OF PROPOSAL

The applicant seeks to:

- Carry out alterations to existing dwelling;
- Construct additions including an upper floor extension;
- Extend part of the existing carport roof to the southern boundary.

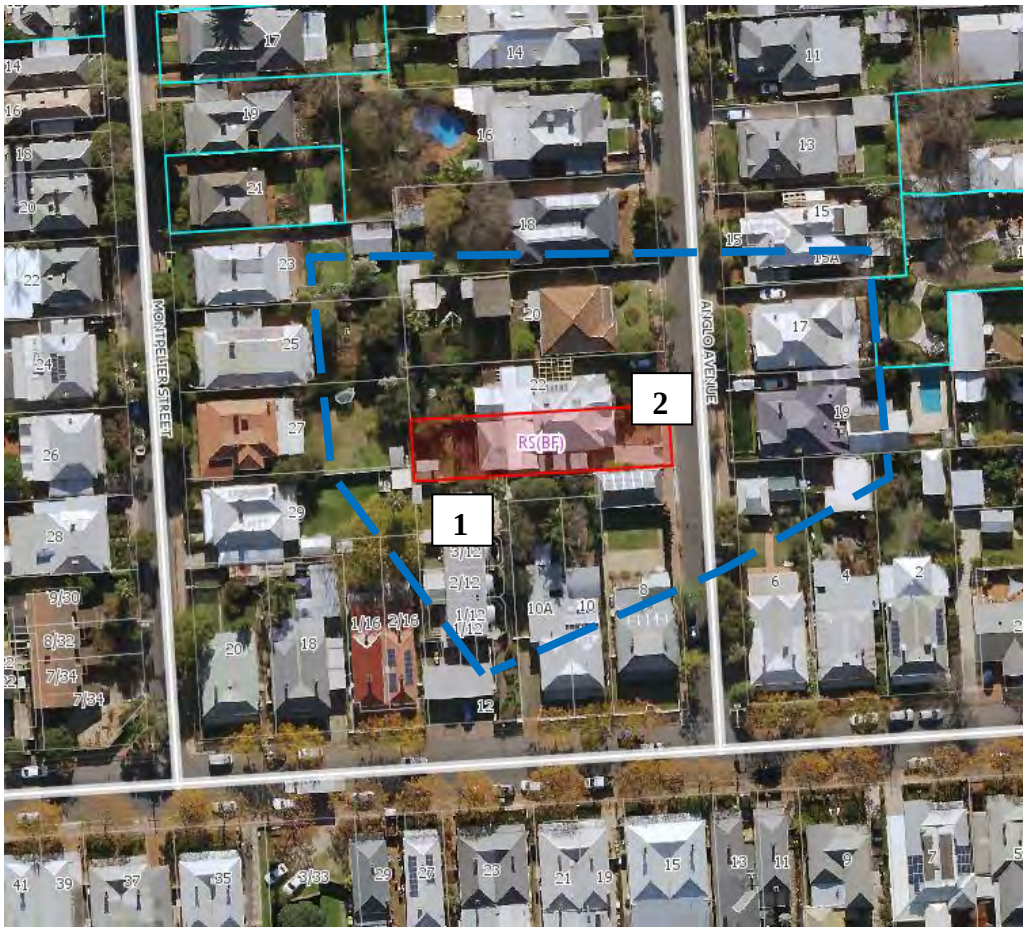
It is noted that the applicant has lodged with Council for both Planning and Building Rules assessment.

3. SITE DESCRIPTION

The subject land is described as Allotment 223 on Filed Plan 14381, Volume 5851, Folio 950. The site is rectangular in shape and contains a single storey semi-detached dwelling with a rear addition, carport and verandahs. As there is a semi-detached dwelling on the subject land, reciprocal party wall rights apply.

The site has a frontage of 10.39 metres to Anglo Avenue and a total area of 469.6m^2. There are no regulated trees on or adjacent to the subject site.

4. LOCALITY PLAN



Subject Site Locality 1 Representations

5. LOCALITY DESCRIPTION

Land Use

The predominant land use within the locality is residential.

Land Division/Settlement Pattern

The land division pattern is fairly irregular both within the locality and the wider area.

Dwelling Type / Style and Number of Storeys

Dwellings throughout the locality are predominantly single storey and have a distinct traditional character. There are some two storey additions as well as two storey residential flat buildings

6. STATUTORY REFERRALS

No statutory referrals required.

7. NON-STATUTORY (INTERNAL) REFERRALS

No non-statutory (internal) referrals were undertaken.

8. PUBLIC NOTIFICATION

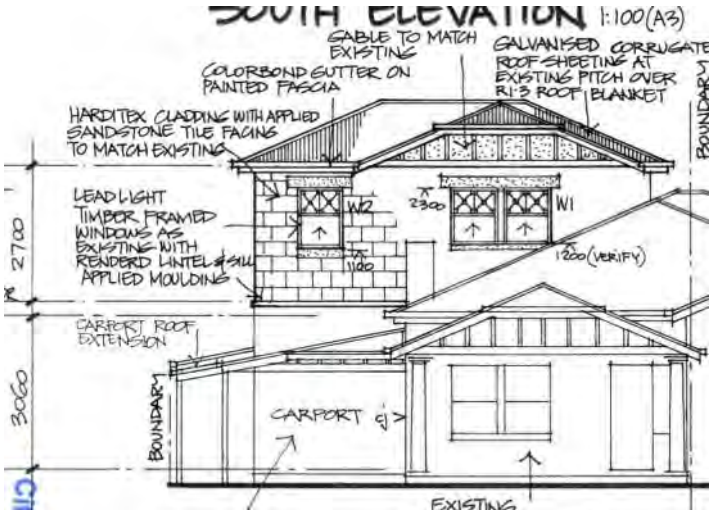
Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period two (2) representations were received as detailed below.

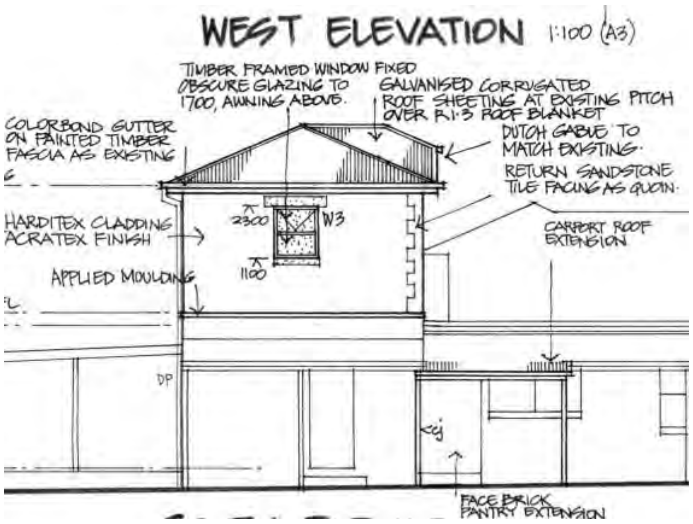
1. 4/12 Regent St, Parkside (oppose – does not wish to be heard)	
ISSUES RAISED	**APPLICANTS RESPONSE**
Concerned with obscured glass of upper floor windows being omitted or removed in future resulting in overlooking*	The window of concern is for a bathroom so there is no want to remove the obscured glass. It is unlikely anyway that there would be a line of sight into the neighbour's property given the angle and distance but there is also a number of trees which would likely block the view.
Request shadow diagrams as concerned about the potential shading of backyard and impact upon amenity	There are quite a number of trees that create significant shadow already into their yard. Shadow diagrams have been provided which show that minimal

	additional shading will occur and only likely in the morning.
2. 22 Anglo Ave, Parkside (oppose – wishes to be heard)	
ISSUES RAISED	**APPLICANTS RESPONSE**
Appearance and Character - Streetscape impact - Heritage concerns The pair of maisonettes look like one dwelling from the street. By placing a 2-storey extension on one half of the building will make it look lopsided and will destroy the visual attractiveness from the street. This could be overcome by a second storey extension that cannot be seen from the street or a single storey extension.	Concerns have been noted and were a consideration and as such why the extension was contained to the backmost part of the house to preserve the character look of the property from the street. The extension is almost 23m from the footpath. Amended plans however have been provided which remove the front gable of the roof resulting in a simpler, continuous roof form. 3D modelling has been undertaken to show there is a minimal view of the house from the street. I note that there are a number of extensions in Anglo Ave which have a larger impact on the character of the streetscape than the current proposal put forward.
Overlooking -windows facing the street are not proposed to be screened This could be overcome by having no windows facing the front or lower the windows so they are blocked by the roofline or are screened.	Screening of windows would not be in line with the heritage look of the home and will reduce natural light. There is minimal likelihood of being able to see into the yard due to the existing roof line and trees obstructing the view.

(** denotes non-valid planning considerations)*

In responding to the representors, the applicant amended the plans to remove a front gable element from the upper storey roofline. To understand the changes that have occurred, the original roof form is shown below:





9. DEVELOPMENT DATA

Site Characteristics	Alterations and 2 storey dwelling additions	Development Plan Provision
Total Site Area	469.6m^2 – as existing	400m^2
Frontage	10.39m -as existing	15m
Depth	44.98m – as existing	20m
Building Characteristics		
Floor Area		
Ground Floor	126m^2 (excl carport, verandahs)	
Upper Floor	38.5m^2 30.6% of ground floor	□50% of ground floor
Site Coverage		
Roofed Buildings	44.6%	□50% of site area
Total Impervious Areas	Approx. 58.7%	□70% of site□
Total Building Height		
From ground level	6.15m (wall) 7.6m (roof ridge)	
Setbacks		

Ground Floor		
Front boundary (east)	21.3m	
Side boundary (south)	1.3m dwelling 0m carport ext	On boundary or 1.0m (on boundary on one side only)
Side boundary (north)	As existing	On boundary or 1.0m (on boundary on one side only)
Rear boundary (west)	16.7m	5.0m
Upper Floor		
Front boundary (east)	22.6m	
Side boundary (south)	**1.3m**	3.0m
Side boundary (north)	**0.9m**	3.0m
Rear boundary (west)	16.7m	8.0m
Carport/ Verandah extension on Boundary		
Location	Southern boundary	
Length	2.3m proposed 6.4m altogether	□12m or □50%□of the boundary length, whichever is the lesser
Post Height	2.2m	□3m
Private Open Space		
Min Dimension	As existing	□4m minimum
Total Area	34.9% - As existing	□20%
Car parking and Access		
On-site Car Parking	3 - As existing	2 per dwelling where less than 4 bedrooms or 250m^2 floor area
Covered on-site parking	1 – As existing	□1 car parking space
On-street Parking	As existing	0.5 per dwelling
Carport Internal Dimensions	3.6m x 7.1m	3m x 6m for single
Colours and Materials		
Roof	Galvanised corrugated roof sheets	
Walls	Sandstone tile to eastern upper level facade Harditex cladding acratex finish	

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

10. ASSESSMENT

Zone Desired Character and Principles of Development Control

Residential Streetscape (Built Form) Zone
Objective 1: *Enhancement of the desired character of areas of distinctive and primarily coherent streetscapes by retaining and complementing the siting, form and key elements as expressed in the respective policy areas and precincts.* ***Objective 2:*** *A residential zone for primarily street-fronting dwellings, together with the use of existing non-residential buildings and sites for small-scale local businesses and community facilities.*

Objective 3: *Retention and refurbishment of buildings including the sensitive adaptation of large and non-residential buildings as appropriate for supported care or small households.*

Objective 4: *Replacement of buildings and sites at variance with the desired character to contribute positively to the streetscape.*

Desired Character

Streetscape Value

The Residential Streetscape (Built Form) Zone encompasses much of the living area in inner and western Unley, (excluding the business and commercial corridors and those areas of heritage value). The zone is distinguished by those collective features (termed "streetscape attributes") making up the variable, but coherent streetscape patterns characterising its various policy areas and precincts. These attributes include the:

(a) rhythm of building sitings and setbacks (front and side) and gaps between buildings; and

(b) allotment and road patterns; and

(c) landscape features within the public road verge and also within dwelling sites forward of the building façade; and

(d) scale, proportions and form of buildings and key elements.

Streetscape Attributes

It is important to create high quality, well designed buildings of individuality and design integrity that nonetheless respect their streetscape context and contribute positively to the desired character in terms of their:

(a) siting - open style front fences delineate private property but maintain the presence of the dwelling front and its garden setting. Large and grand residences are on large and wide sites with generous front and side setbacks, whilst compact, narrow-fronted cottages are more tightly set on smaller, narrower, sites. Infill dwellings ought to be of proportions appropriate to their sites and maintain the spatial patterns of traditional settlement; and

(b) form - there is a consistent and recognisable pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and forms associated with the various architectural styles. Infill and replacement buildings ought to respect those traditional proportions and building forms; and

(c) key elements - verandahs and pitched roofs, the detailing of facades and the use of traditional materials are important key elements of the desired character. The use of complementary materials, careful composition of facades, avoidance of disruptive elements, and keeping outbuildings, carports and garages as minor elements assist in complementing the desired character.

Assessment

The character of the locality is variable but coherent however it is noted that:

- the subject site contains an asymmetrical semi-detached dwelling of a Bungalow style. Bungalows are not common in the locality with double fronted Cottages and Villas being the predominant traditional style;
- the subject site is located at the very beginning of Anglo Avenue and abuts a site that utilises Anglo Avenue as its secondary frontage and therefore has a detached garage in close proximity to Anglo Avenue frontage and on the boundary of 24 Anglo Ave;
- 20 Anglo Avenue is not a character dwelling and furthermore, contains a two storey outbuilding that detracts from the streetscape;
- 12 Regent Street, which abuts the subject site to the south, is a two-storey residential flat building that has been designed to face eastwards into private property instead of out towards Regent Street to the south.

The applicant seeks to retain the existing Bungalow semi-detached dwelling however is proposing to construct two storey additions. The proposed additions will be sited to the rear of the existing dwelling, over an existing rear addition and will be setback approximately 22 metres from the Anglo Avenue frontage. The two-storey component of the development will be intermittently visible when viewed from Anglo Avenue, however will not be a predominant feature of the streetscape. On this basis, the proposal is considered to retain the key streetscape attributes in accordance with the zone.

Relevant Zone Principles of Development Control	Assessment
PDC 3 *Development should retain and enhance the streetscape contribution of a building by:* *(a) retaining, refurbishing, and restoring the building; and* *(b) removing discordant building elements, detailing, materials and finishes, outbuildings and site works; and* *(c) avoiding detrimental impact on the building's essential built form, characteristic elements, detailing and materials as viewed from the street or any public place (i.e. only the exposed external walls, roofing and chimneys, verandahs, balconies and associated elements, door and window detailing, and original finishes and materials of the street façade); and* *(d) altering or adding to the building and carrying out works to its site only in a manner which maintains its streetscape attributes and*	In accordance with PDC 3, the proposal includes alterations and additions to the existing dwelling. The existing dwelling and its traditional built form as presented to the streetscape will be retained. It is noted that the new additions are to be located over an existing rear addition and not the original built form.

Relevant Zone Principles of Development Control	Assessment
contribution to the desired character, and responds, positively to the streetscape context of its locality in terms of the: *(i) rhythm of buildings and open spaces (front and side setbacks) of building sites; and* *(ii) building scale and forms (wall heights and proportions, and roof height, volumes and forms); and* *(iii) open fencing and garden character; and* *(iv) recessive or low-key nature of vehicle garaging and the associated driveway.*	
PDC 4 *Alterations and additions to a building should be located primarily to the rear of the building and not be visible from the street or any public place unless involving the dismantling and replacement of discordant building elements so as to better complement the building's original siting, form and key features.*	In accordance with PDC 4, the proposal will be situated to the rear of the existing dwelling on the subject land. Two-storey components of the proposal will be setback approximately 22 metres from the Anglo Avenue frontage. The proposed additions will be partly visible from within Anglo Avenue given its two-storey form however the proposal would not be prominent given its setback from the street and given the existing dwelling will be retained.
PDC 9 – New Development *Development should present a single storey-built scale to the streetscape. Any second storey building elements should be integrated sympathetically into the dwelling design, and be either:* *(a) incorporated primarily into the roof or comprise an extension of the primary single storey roof element without imposing excessive roof volume or bulk, or massing intruding on neighbouring spacious conditions, nor increasing the evident wall heights as viewed from the street; or* *(b) set well behind the primary street façade of the dwelling so as to be inconspicuous in the*	The two storey dwelling additions will have some visibility to Anglo Avenue, however, on balance, is considered to be inconspicuous in the streetscape as: • it is to be located over 22 metres away from the front boundary; • is to be predominantly located behind the roof form of the original dwelling; • the upper storey will only be visible when standing directly in front of the driveway looking between the gaps in buildings; • the freestanding garage located on the neighbouring property, near the Anglo Ave boundary is a more dominant element within the streetscape;

Relevant Zone Principles of Development Control	Assessment
streetscape, without being of a bulk or mass that intrudes on neighbouring properties.	• the roof form has been amended to be not only simpler in design but will complement the form and pitch of the roof of the existing dwelling as • the overall floor area of the upper floor addition is only minor in scale (approx. 38m^2) and will not present excessive bulk or mass to the neighbouring dwellings.

Policy Area Desired Character

Policy Area 8 - Compact
Desired Character
This policy area contains five precincts located across the northern parts of City of Unley near the Parklands fringe, from Forestville in the west to Parkside in the east. *The desired character and streetscape attributes to be retained and enhanced for each of these precincts is set out below. The table below identifies in detail the differences between the six precincts in terms of the predominant:* *(a) allotment widths and sizes; and* *(b) front and side building setbacks including the collective side setbacks.* *The streetscape attributes include the:* *(a) low scale building development;* *(b) compact road verges and building setbacks to the street;* *(c) building forms and detailing of the predominant cottages and villas; and* *(d) varied but coherent rhythm of buildings and spaces along its streets.* *Development will:* *(a) be of street-fronting dwelling format, primarily detached dwellings, together with semi-detached dwelling and row dwelling types. The conversion or adaptation of a building for a multiple dwelling or residential flat building may also be appropriate; and* *(b) maintain or enhance the streetscape attributes comprising:* *(i) siting - the regular predominant allotment pattern, including the distinctive narrow-fronted sites associated with the various cottage forms produces an intimate streetscape with a compact building siting and low scale built character with generally low and open style fencing and compact front gardens. Street setbacks are generally of some 6 metres and side setbacks are consistently of 1 metre or greater, other than for narrow, single-fronted and attached cottages*

	producing a regular spacing between neighbouring dwellings of generally 3 to 5 metres (refer table below); and *(ii) form - the consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles in (iii) below; and* *(iii) key elements - the defining design features, including the verandahs and pitched roofs, use of wall and roofing materials facades of the predominant architectural styles (Victorian and Turn-of-the-Century double-fronted and single-fronted cottages and villas, and complementary Inter-war bungalows as well as attached cottages).*
Assessment	
The proposed development will be situated to the rear of the existing dwelling and setback approximately 22 metres from the Anglo Avenue frontage. The streetscape attributes of the existing dwelling will not change as a result of the proposal. It is also noted that the existing dwelling is not a predominant building form within the locality, but it is to be retained and therefore the contribution of the built form to the streetscape will be kept intact.	

Relevant Council Wide Objectives and Principles of Development Control

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

City-wide Objectives and Principles of Development Control		
Design and Appearance	*Objectives*	1
	PDCs	1, 2, 3, 9, 10, 12, 13, 14
Residential Development	*Objectives*	1, 2
	PDCs	1, 2, 5, 6, 13, 15, 16, 17, 18, 19, 20, 23, 24, 30, 32, 33, 34, 35, 36, 37, 38, 39, 41, 45, 46, 47

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

Relevant Council Wide Provisions	**Assessment**
Residential Development	
PDC 13 – Side and Rear Boundaries	The proposed upper level addition does not meet the minimum side setback requirements of PDC 13. PDC 13 advises that setbacks should be progressively increased as the height of the building increases to minimise massing and overshadowing impacts to adjoining properties. In this regard it is considered that the proposed setbacks are acceptable as: • the width of the upper level (i.e. that viewed from the side) is only 5 metres which is only 11.1% of the site depth;

	• Four properties abut the subject site to the south as they actually front onto Regent Street and are perpendicular to the subject site. The side boundary of the subject site forms the rear boundary for these properties; • The upper storey addition will be directly adjacent to a large area of (common land) private open space that contains mature vegetation and number of trees that will provide screening; • Given the width of the addition, and the number of properties to the south of the site, any additional overshadowing impacts will only be experienced by each property for a limited time each day during the winter months. Very limited areas of the adjacent buildings (if any) will be impacted by overshadowing; • Upper level windows along the southern and western facades will be obscured to height of 1.7 metres to minimise the potential for overlooking; • The property to the north forms the other half of the semi-detached dwelling and shares a party wall with the subject site. The upper storey addition will only be visible to this property when standing in the rear yard looking back towards the dwellings. The upper storey will not impact upon the visual amenity when looking out from living areas or covered outdoor areas.

11. CONCLUSION

In summary, the application is not considered to be seriously at variance with the Development Plan and is considered to satisfy the provisions of the Development Plan for the following reasons:

- The proposed upper storey additions are set well behind the existing dwelling and are considered to be inconspicuous within the streetscape;
- The proposed upper storey additions have been sited and designed without a bulk or mass that would intrude upon neighbouring properties; and
- The proposed development will not have a detrimental impact upon the amenity of neighbouring properties by way of visual impact, overlooking or overshadowing.

The application is therefore recommended for Development Plan CONSENT.

12. RECOMMENDATION

MOVED: SECONDED:

That Development Application 090/207/2020/C2 at 24 Anglo Avenue, Parkside SA 5063 to 'Carry out alterations and construct upper storey addition', is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. That the upper floor windows (excluding eastern elevation) be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.
3. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

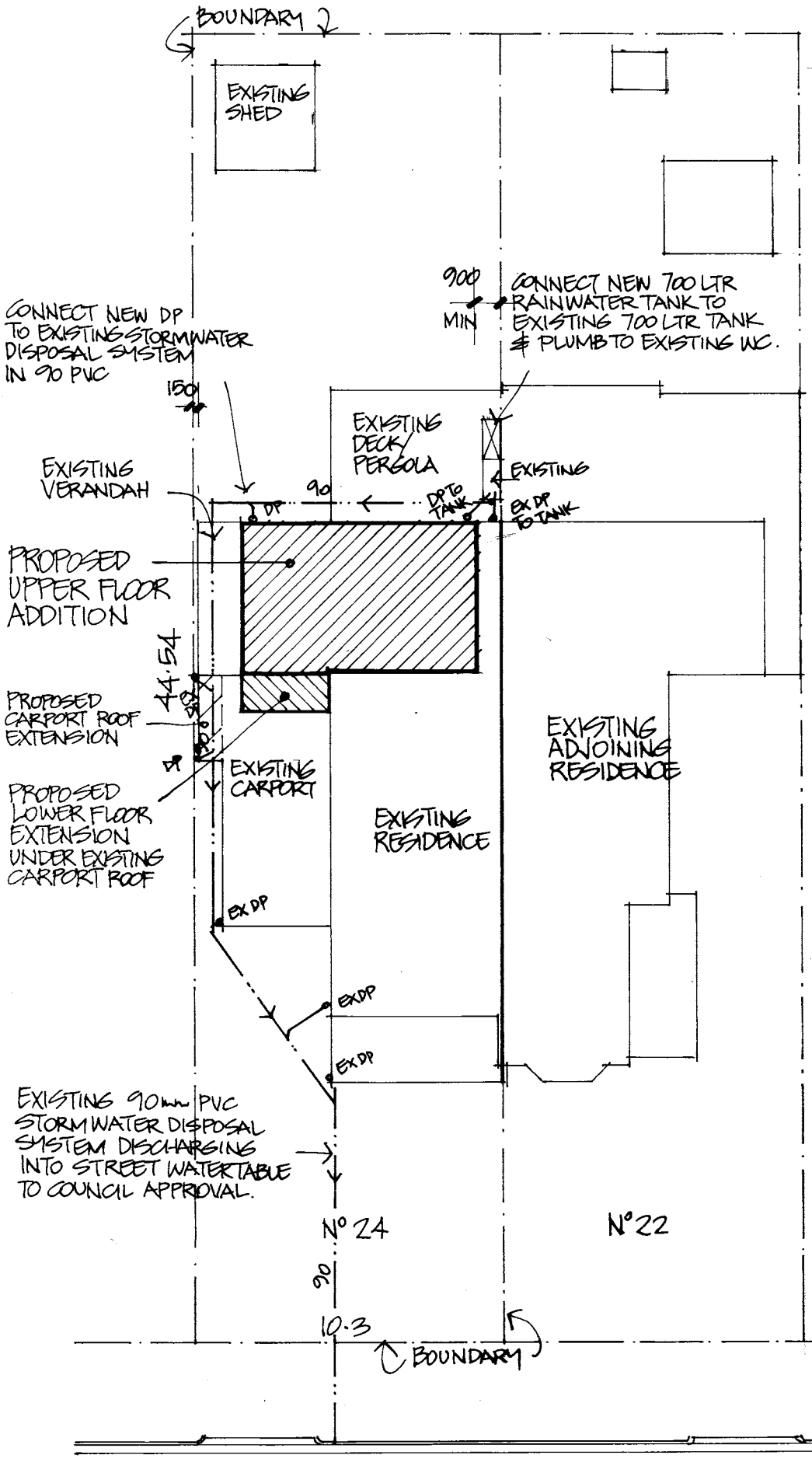
- It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the **applicant**.
- 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.
- That any necessary alterations to existing public infrastructure (stobie poles, lighting, traffic signs and the like) shall be carried out in accordance with any requirements and to the satisfaction of the relevant service providers.

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

ATTACHMENT A

AREAS:

ADDITIONAL LIVING – LOWER FL = 3.8m²
– UPPER FL = 40.0m²
CARPORT EXTENSION = 3.45m²



A N G L O A V E

SITE PLAN 1:200 (A3)

N

A

GENERAL NOTES:

- Confirm all dimensions on the site prior to commencing fabrication, placing orders or any work on the site.
- Do not scale drawings.
- All glazing shall comply with glazing codes AS 1288 & AS 2047
- Design wind speed for site is 28 m/sec. N1
- All timber, tie down & bracing shall comply with AS 1684.02-2010 the Residential Timber Framed Construction
  - For details of bracing & tie down refer timber estimators documentation
  - Fix bottom plate to slab
  - Strap studs to top & bottom plates
  - Strap rafters to top plate or bracket to beams as applicable
  - Strap purlins to rafters
- Read this drawing in conjunction with drawings W2 to W9 inc, the HIA Specification & Schedule and the Engineers Report, Footing plan & details & the Timber estimators documentation and Energy Assessment report.
- Waterproof wet areas in accordance with AS 3740 and the additional requirements of minister's specification SA F1.7 & NCC 2019.
- Termite Treatment shall be applied and comply with the AS 3660.1. Generally, spray apply chemical barrier of Bi-Flex for extent of building installed to manufacturers recommendations. Fix certificate in ETSA meter box. Owner is responsible for annual termite inspection by an accredited contractor.
- All concrete slab & footing details & masonry articulation to conform to engineers report & details
- Storm Water disposal, including tank overflow, to street water table complying with Council requirements.
- All tie down & wall ties shall be corrosion resistant in accordance with AS 3700.
- All work to comply with the requirements of the National Construction Code Australia (NCC) 2019
- Toilet cubicle door to be sliding or open outwards, or to be fitted with special door hinges to allow removal of door when in the closed position
- For 6 star energy efficiency calculations refer Energy Assessors Report
- The hot water supply system will be designed and installed in accordance with Section 6A of the AS/NZS 3500.42 or clause 3.38 of AS/NZS 3500.5
- Air conditioning ductwork insulation value to be R1.0 for reverse cycle & R0.6 for evaporative

STAIR NOTES:

The following stair and balustrade details shall be in accordance with current version of NCC 2019, Parts 3.9.1 & 3.9.2

- Stair to be constructed by an accredited stair manufacturer eg. Top Stairs.
- 18 equal risers at 188.6mm each & equal goings of 250mm (2R+G=627.2).
- Treads & risers of closed construction.
- Treads to have a slip resistant finish or a suitable non-skid tread near the edge of the nosings.
- The balustrade is to be continuous along the side of the stairway.
- The balustrade height to be not less than 865mm vertically above the nosings of the stair treads or 1000mm above the floor of landings.
- Openings in the balustrade shall not permit a 125mm sphere to pass through it.

Holliday Design & Drafting
PO Box 31 TAILEM BEND SA 85727376

PROPOSED UPPER FLOOR ADDITION TO EXISTING DWELLING AT 24 ANGLO AVENUE, PARKSIDE FOR MRS. S. QUINN

SCALE 1:200
DATE DEC 19/MAR 20/JUNE 20
DRAWN MK HOLLIDAY
DRAWING Nº

EMAIL hollidaydd@lm.net.au
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W1 A

A3/113/A

AMENDED PLAN / DOCUMENT DATE: 1/06/2020

Document Set ID: 6130385
Version: 3, Version Date: 02/06/2020

A

350 2170 OPENING

FOR STAIR DETAILS REFER SITE PLAN W1.

BOUNDARY

TIMBER BI-FOLD DOORS WITHIN WIDENED OPENING. WITH RETRACTABLE SCREEN

ADDITIONAL RAINWATER STORAGE TANK. 1400 LTR TOTAL CAPACITY.

DECK/PERGOLA

VERANDAH

PERGOLA

EX DP TO TANK

DP

D1

BATH

KITCHEN

EXTENT OF PROPOSED UPPER FLOOR.

LDRY

EXISTING VER.

DINING

KITCHEN

BATH

SHR

WC

NEW CLOSED RISER STAIR WITH BALUSTRADE WINE STORE UNDER

UP

C

D2

WM DRY

REF

EXP

EX DP

cj

BCH

PANTRY

TR

SHEVING

1110 90 360 240

DEMOLISH EXISTING PANTRY - SALVAGE DOOR & FRAME, ETC

LOUNGE

LIVING

ADJOINING RESIDENCE

REMOVE EXISTING BRICK & STORE BRICKS FOR REUSE.

BRICK VENEER CONSTRUCTION BUILT UP TO UNDERSIDE OF EXISTING CARPORT ROOF 2100 HIGH CEILING TO PANTRY.

EXISTING CARPORT

BED

BED

EXISTING HARD WIRED SMOKE ALARM

HALL

BED

HALL

VERANDAH

ETSA METER BOX

EX DP

BED

VERANDAH

EX DP

BOUNDARY

150 90 1060

1300 VERIFY 240 2910

N° 24

BOUNDARY

N° 22

BOUNDARY

FLOOR PLAN 1:100 (A3)

Holliday Design & Drafting
PO Box 31 TAILEM BEND SA 85727376

N

PROPOSED UPPER FLOOR ADDITION TO EXISTING DWELLING AT 24 ANGLO AVENUE, PARKSIDE FOR MRS. S. QUINN

SCALE 1:100
DATE DEC 19/MAR 20/JUNE 20
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W2 B

AMENDED PLAN / DOCUMENT DATE: 1/06/2020

Document Set ID: 6130385
Version: 3, Version Date: 02/06/2020

2000 | 910 W4 | 2265 | 1950 W5 | 975 | 900 MIN

90 | 1610 ENSUITE | 90 | 1510 STUDY | 90 | 1210 WIR | 90 | 3320 BED | 90

90 | 500 LINEN

⊗ 240 VOLT HARDWIRED SMOKE ALARM WITH 9 VOLT BATTERY BACK UP LINKED TO EXISTING ON LOWER FLOOR TO AS 3786

FOR STAIR DETAILS REFER SITE PLAN W1

A

CLAD TIMBER FRAME CONSTRUCTION

DP HWU TFA 1809 W4 TFA 1819 W5 DP TO TANK

90 | 3700 BED | 2710 STUDY/ENSUITE | 1820 | 910 W3 | 2400

90 | 1010 | 90 | 1010 STAIR | 200 LINEN | 90 | 240

SHR DESK STUDY WIR DG 2x620 BED (T&G BOARDS) 4.8x3.32

TFA 1209 W3 VB ENS. (TILES) WC D3 720 820 D4 SH FI FI D5 820

PASSAGE BALUSTRADE LINEN DN STAIR D7 820 ROOF ACCESS DOOR.

W2 TFS 1209 CHIMNEY W1 FLASHING TFS 1119 BOX GUTTER TO DISCHARGE ONTO LOWER ROOF

PROPOSED CARPORT ROOF EXTENSION

850 | 910 W2 | 2230 | 1950 W1 VERIFY | 650 | 910 D7 | 600

UPPER FLOOR PLAN 1:100 (A3)

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PO Box 31 TAILEM BEND SA 85727376

PROPOSED UPPER FLOOR ADDITION TO EXISTING DWELLING AT 24 ANGLO AVENUE, PARKSIDE FOR MRS. S. QUINN

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W3A

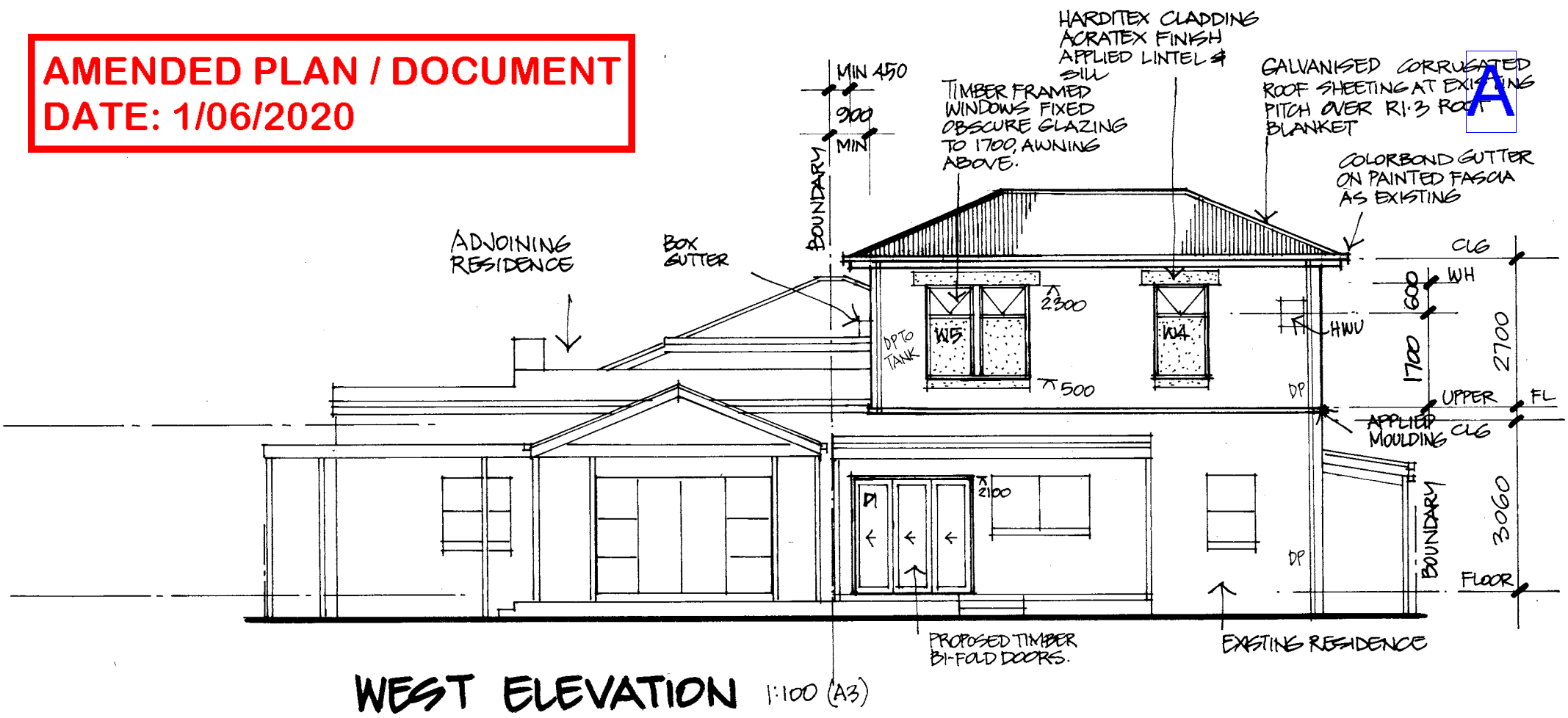
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AMENDED PLAN / DOCUMENT
DATE: 1/06/2020

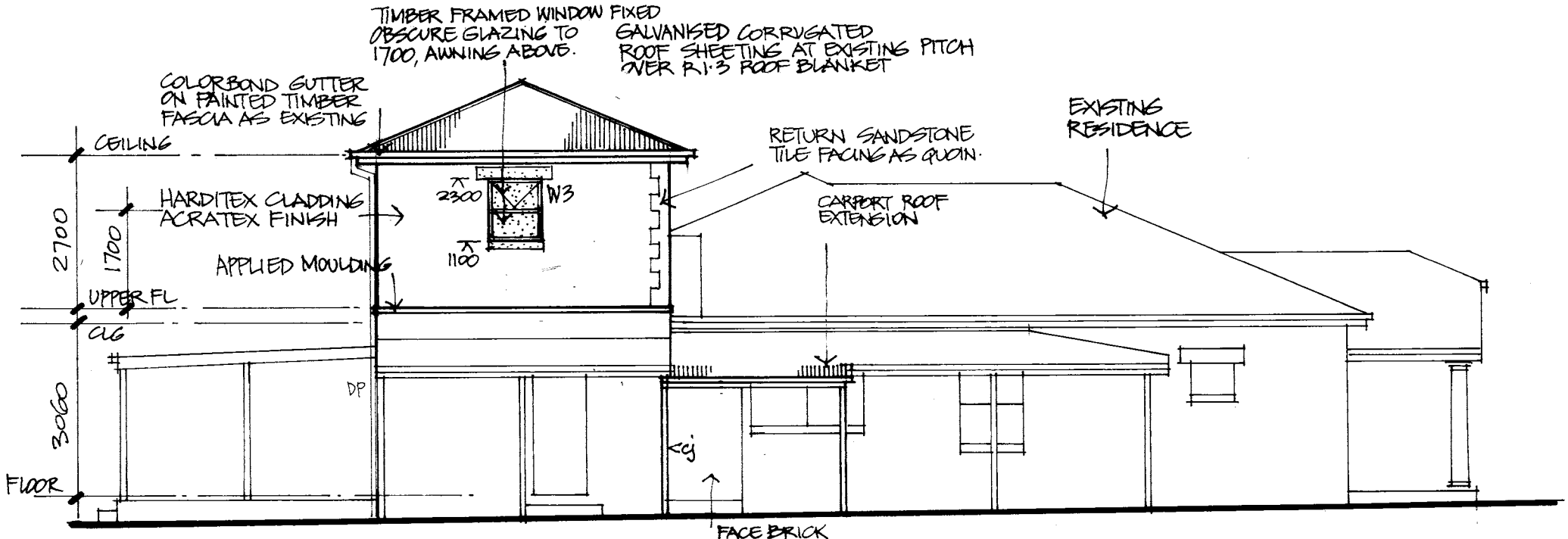
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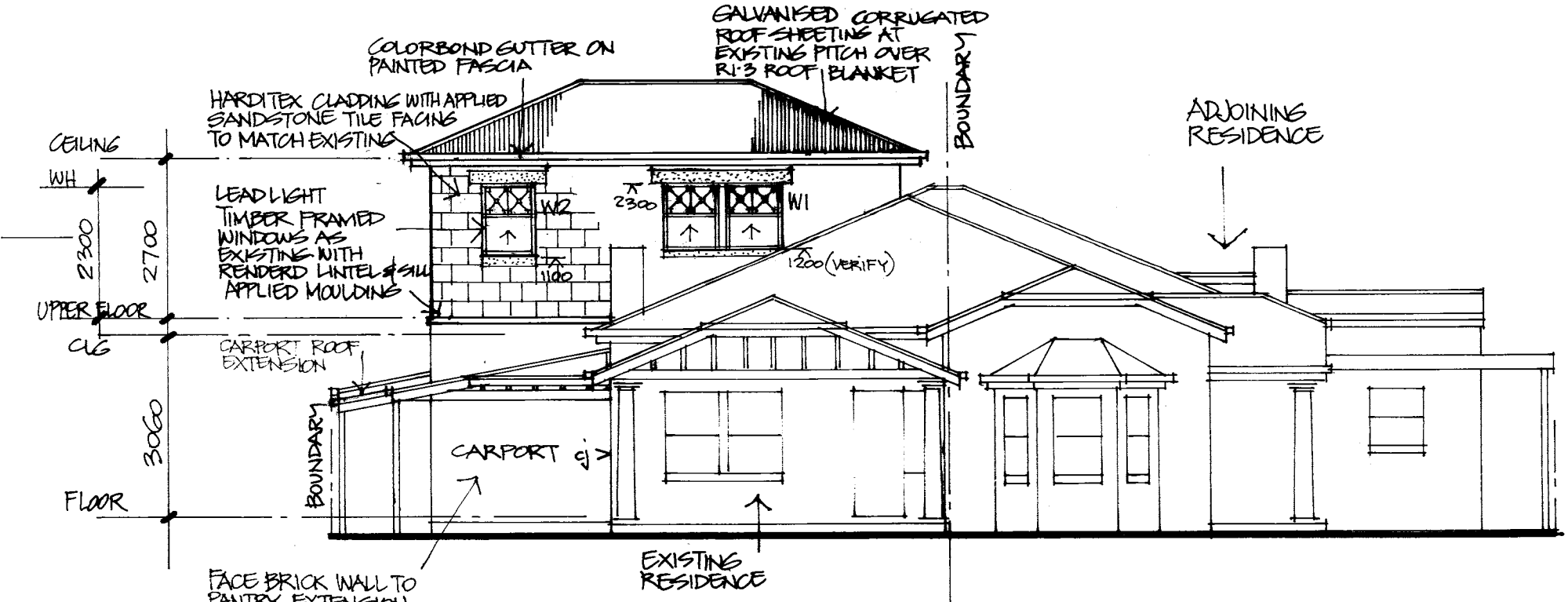
A



WEST ELEVATION 1:100 (A3)



SOUTH ELEVATION 1:100 (A3)



EAST ELEVATION 1:100 (A3)

COLOURS MATERIALS & FINISHES SCHEDULE:

Lower floor walls Face brick as existing colour **Red**
Upper floor walls Hardietex cladding Texture coat finish Colorbond **Sandstone**
Upper wall facing street Applied **Sandstone** tile & quoins to match existing
Gutters & Fascia's Colorbond **Manor Red** to match existing
Roof Corrugated sheeting **Galvanised** to match existing
Timber window frames Painted **Sandstone**
Eaves lining 4.5mm Hardiflex with battens Colour **½ strength Sandstone as existing**
Downpipes 90mm sealed PVC painted **Sandstone or Red brick** as applicable

Holliday Design & Drafting
PO Box 31 TAILEM BEND SA 85727376

PROPOSED UPPER FLOOR ADDITION TO EXISTING DWELLING AT 24 ANGLO AVENUE, PARKSIDE FOR MRS. S. QUINN

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W4 B

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A

10mm SUPERCEIL PLASTERBOARD CEILING WITH R4.0 INSULATION OVER.

INTERNAL WALLS LINED WITH 10mm PLASTERBOARD OR 6mm VILLABOARD TO WET AREAS. R2.5 INSULATION TO CAVITY

HEAD LIGHT PANELS BY OWNER.

GALVANISED CORRUGATED ROOF SHEETING OVER SARKING AT PITCH AS EXISTING APPROX 23.5° (VERIFY) FIX OVER R1.3 ROOF BLANKET

900 MIN

PARTY WALL BOUNDARY

500 MIN

COLORBOND GUTTER ON PAINTED TIMBER FASCIA

CEILING

SCOTIA.

MAX 400 EAVE

HARDIFLEX EAVES LINING.

10mm PLASTER BOARD INTERNAL LINING & 7.5mm HARDITEX EXTERNAL LINING. R2.5 INSULATION & SARKING. 6mm VILLABOARD TO WET AREAS

2700

T&G FLOOR BOARDS. FOILBOARD GREEN 15mm BETWEEN FLOOR JOISTS WITH REQUIRED AIR GAP. UPPER FL

360

VERIFY

CEILING

EXISTING CEILING.

BED

W1

D5

W2

LINEN

D7

ROOF ACCESS DOOR.

ADJOINING DWELLING

NEW STAIR & BALUSTRADE BY ACCREDITED STAIR MANUFACTURER. MAX. RISE 168.6mm GOING 250mm.

DRY

D2

DINING

KITCHEN

REF

WM

LDRY

LINEN

VERANDAH

3060

BOUNDARY FLOOR

PAVING

WINE STORE UNDER STAIR.

SECTION A-A 1:50 (A3)

AMENDED PLAN / DOCUMENT
DATE: 1/06/2020

Holliday Design & Drafting
PO Box 31 TAILEM BEND SA 85727376

PROPOSED UPPER FLOOR ADDITION TO EXISTING DWELLING AT 24 ANGLO AVENUE, PARKSIDE FOR MRS. S. QUINN

SCALE 1:50
DATE DEC 19/MAR 20/JUNE 20
DRAWN M K HOLLIDAY
DRAWING N°

EMAIL hollidaydd@lm.net.au
© COPYRIGHT

W5 B

Document Set ID: 6130385
Version: 3, Version Date: 02/06/2020

ATTACHMENT B

B

REPRESENTATION Category 2 (Page 1)

To: Chelsea Spangler, City of Unley Development Section

Please read these notes carefully:

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

The **closing date** for Representations is **5pm on 1 May 2020.**

Application: 090/207/2020/C2 24 Anglo Avenue, Parkside SA 5063

Details of Person(s) making Representation:

Name: [redacted]

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

Kayley (Signature)

24/4/20 (Date)

Document Set ID: 6136695
Version: 3, Version Date: 22/06/2020

Attach any extra pages to this form

B

REPRESENTATION Category 2 (Page 2)

To: Chelsea Spangler, City of Unley Development Section

1. This page (ie Page 2) and any attachments may be published on the internet and thus be able to be searched via Google and other internet search engines.
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The **closing date** for Representations is **5pm on 1 May 2020.**

Application:	090/207/2020/C2 24 Anglo Avenue, Parkside SA 5063
Property affected by Development	

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

Please see attached Letter.

My concerns (if any) could be overcome by:

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

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

Document Set ID: 6136695
Version: 3, Version Date: 22/06/2020

B

Hi Chelsea,

Thanks for forwarding the plans through for the proposed development to 24 Anglo Ave, Parkside. This property abuts the northern boundary of my residence at 12 Regent St Parkside.

I have reviewed the drawings and have a couple of concerns that I would like to raise with you.

Firstly, there are windows documented to the south and western elevations of the extension. While I note they are currently documented with obscure glass, there is a tendency for this treatment to be omitted during construction or removed some years later which would leave me with some very serious concerns around their ability to overlook directly into my backyard. I would be more comfortable with some fixed external screening / louvers over the windows. This would not limit the applicants light penetration to their upper floor rooms, but would provide me with greater comfort that in the long term the ability to not overlook my backyard is protected.
It would also be preferable that an inspection by council prior to Practical Completion of the project / Occupancy be a condition of the DA to ensure the treatments we in fact installed.

While to overlooking issue can be managed via the proposed treatments above, I am more concerned about the potential shading of my back yard that may be a result of the extension. Currently I have unobstructed northern sun penetration of my back yard. It is highly likely that in the autumn, winter and spring months, the proposed development will cause shading of my backyard for at least the morning. For sun penetration which I now enjoy in the colder months to be compromised is not acceptable to me. I would request that the applicant provide shading diagrams for the months ranging between April - October to demonstrate the effect of the proposed development on my backyard to satisfy me that my current amenity will not be impacted.

Should you wish to discuss further please do not hesitate to contact me. I look forward to receiving the further information requested above and appreciate councils assistance in ensuring my interests are protected.

Kind regards

[redacted]

Document Set ID: 6118236
Version: 1, Version Date: 30/04/2020

B

REPRESENTATION Category 2 (Page 1)

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Application: 090/207/2020/C2 24 Anglo Avenue, Parkside SA 5063

Details of Person(s) making Representation:

Name: [redacted]

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

R. Cook.
(Signature)

30/04/2020
(Date)

Document Set ID: 6130385
Version: 3, Version Date: 02/06/2020

Document Set ID: 6118236
Version: 1, Version Date: 30/04/2020

B

☜ Attach any extra pages to this form

REPRESENTATION Category 2 (Page 2)

To: Chelsea Spangler, City of Unley Development Section

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The **closing date** for Representations is **5pm on 1 May 2020.**

Application:	090/207/2020/C2 24 Anglo Avenue, Parkside SA 5063
Property affected by Development	

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

* Appearance & character - Streetscape impact
  - Heritage concerns.
* over looking
* proposal is at odds with the Development Plan.
* SEE ATTACHED DOCUMENT *.

My concerns (if any) could be overcome by:

- a second storey extension that cannot be seen from the street (similar to 5 Anglo Ave)
- a single storey rear extension.

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

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

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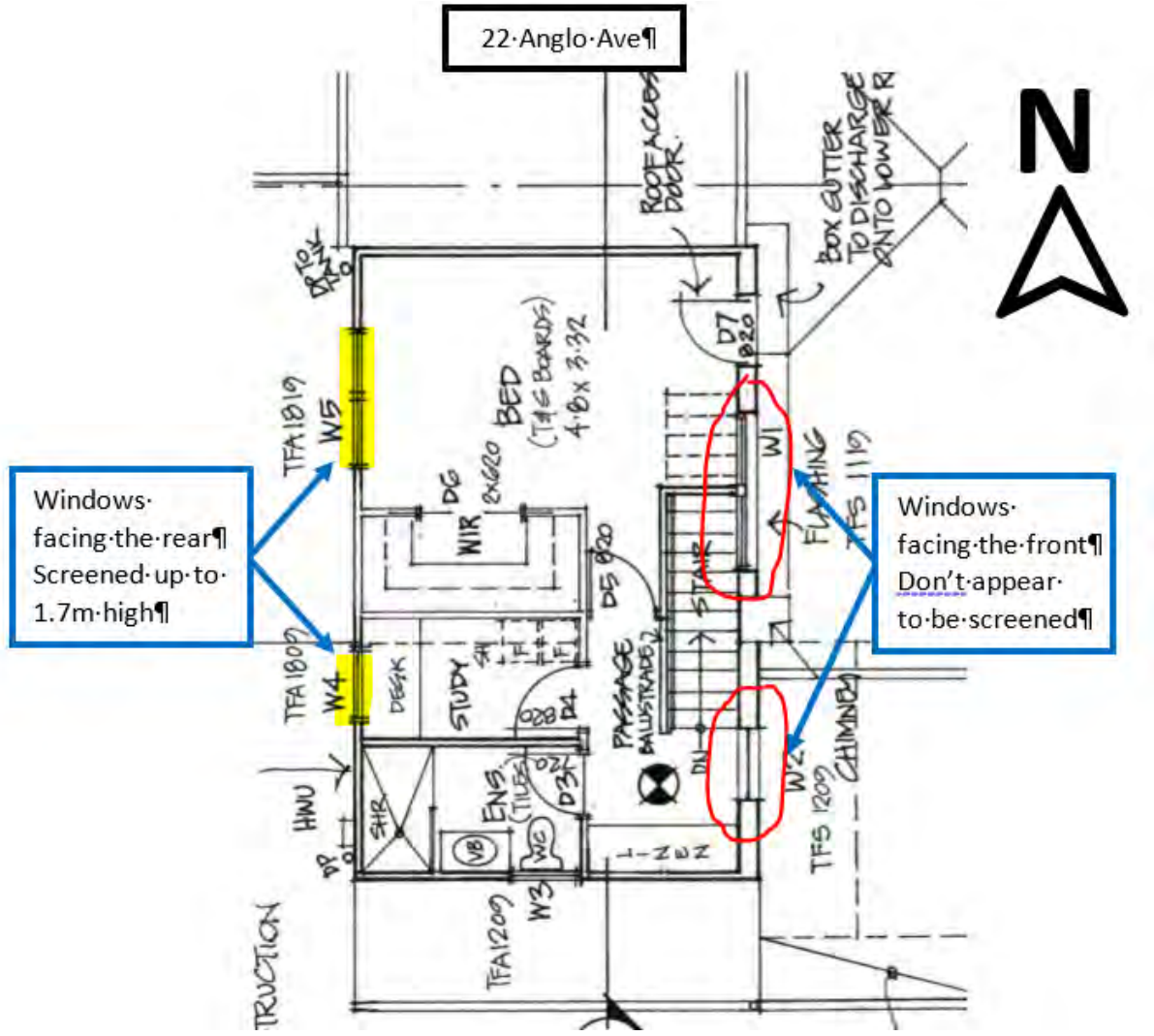
B

I am the owner of the other half of the maisonette the subject of this application.

My main concerns are privacy, and streetscape impact. Below are some comments around these issues:

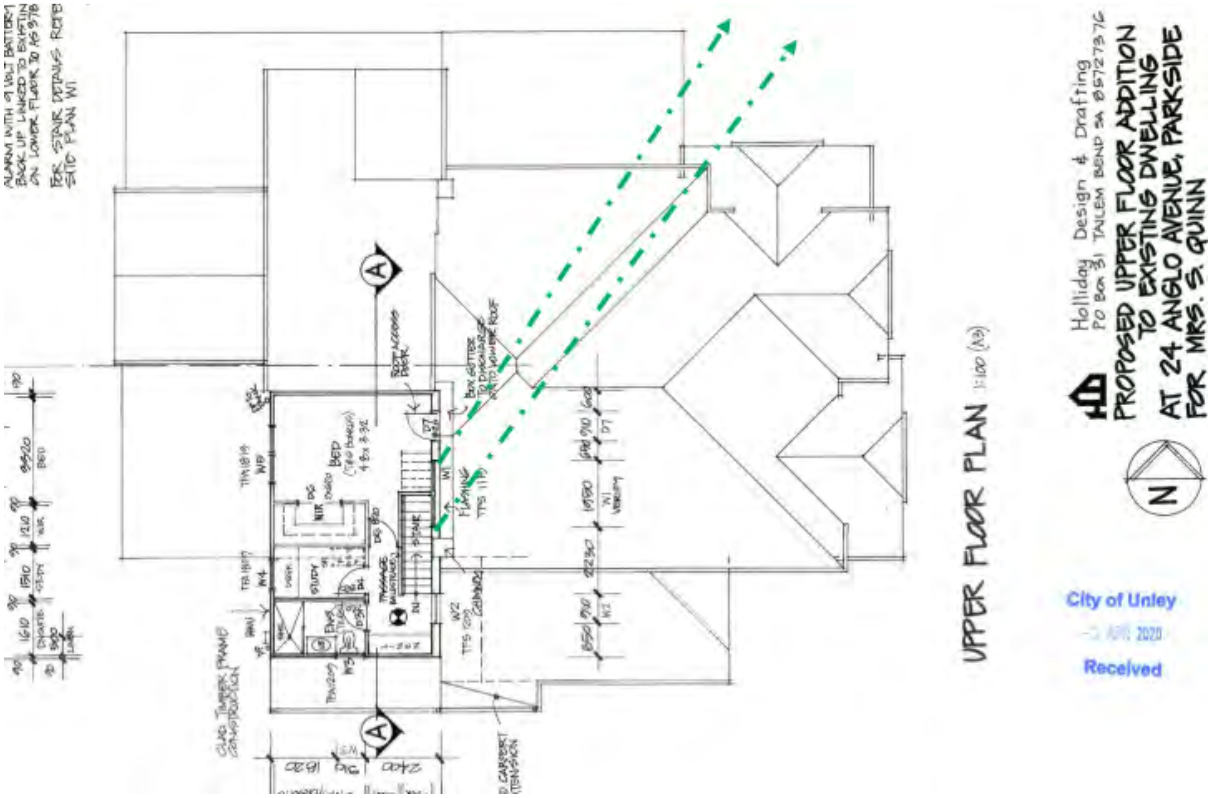
Privacy

The windows facing the front are not proposed on the plans as being screened (shown in the image below).



I'm not skilled when it comes to working out sight lines but I've tried to show this below

B



It's hard to tell what the views would be from these rooms, so I would like to put in a submission to the Council asking the Council

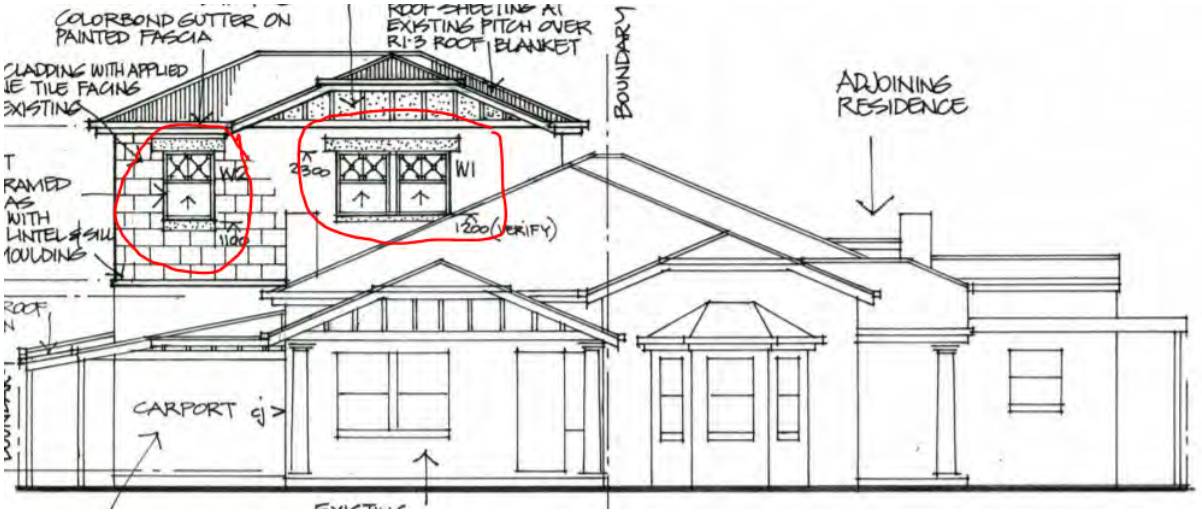
Option 1 -
Ideally I would prefer a two storey extension like 5 Anglo Ave – cannot be seen from the street, no windows facing the front.

Option 2 – (if option 1 not accepted) – windows lowered so they cannot see onto my property & are blocked by the roof line

Option3 (if option 1 & 2 are not accepted)
to require these windows to be screened (i.e. not just rely on the existing roof to block any views of your yard but having film or something on the windows).

<u>Streetscape Impact (how it looks from the street)</u>

This is my main concern. From the drawings it looks like you will be able to see the addition from the street.



I am the owner of the other half of this building. It is not like a normal maisonette. From the street it does not look like a pair of maisonettes, from the street it looks like one bungalow. We have a low fence between the two properties, (less than half a metre high) which adds to the one bulding look & feel. I am worried that placing a two storey extension on one half of the building will make it look lopsided & quite frankly odd & will destroy the visual attractiveness of the building from the street.

Walking down Anglo Ave all of the houses appear to be single storey houses, a 2 storey extension visible from the street is not in keeping with the streetscape.

The building is a 1930 art deco heritage building & the second storey extension will not match in age or materials & will look tacked onto the original building.
South Australian Bungalows were always single storey buildings.

B

The proposal is at odds with the Development Plan

One of the policies for this area states:

RESIDENTIAL STREETSCAPE (BUILT FORM) ZONE - Principle of Development Control 9

Development should present a single storey built scale to the streetscape. Any second storey building elements should be integrated sympathetically into the dwelling design, and be either:
(a) incorporated primarily into the roof or comprise an extension of the primary single storey roof element without imposing excessive roof volume or bulk, or massing intruding on neighbouring spacious conditions, nor increasing the evident wall heights as viewed from the street; or
(b) set well behind the primary street façade of the dwelling so as to be inconspicuous in the streetscape, without being of a bulk or mass that intrudes on neighbouring properties.

My main submission to the council is – please make the second storey addition as such that it cannot be seen from the street, in compliance with the Development Plan, akin to the second storey addition at 5 Anglo Ave.

Ways of reducing the impact of a two storey addition can be to reduce the upper level ceiling height), reducing the ceiling height of the ground level under the extension, incorporate the extension into the existing roof line, changing the roof form so it's not as high or reducing the floor area so it isn't as wide and is behind the existing roofline.

Or have a single storey extension.

B

Example of a complying second storey development in Anglo Ave that cannot be seen from the street

5 Anglo Avenue



Above is a photo of the 5 Anglo, showing the second storey extension.

It cannot be seen from the street. Does not appear to have any forward facing windows.

ATTACHMENT C

C

20 May 2020

Chelsea Spangler
URBAN PLANNER
Unley City Council
By Email: cspangler@unley.sa.gov.au

DEVELOPMENT APPLICATION – 090/207/2020/C2

Thank you for your letter received 6th May in relation to representations for the abovementioned development plan. All the concerns raised were also concerns of my own and I trust that the comments and illustrations below indicate that all possible measures have been taken into account to address these concerns in the plans presented.

Jacquline's comments

1. *Windows and obscure glass:*

There is a suggestion that post finalisation of the project, there are concerns that the obscure glass will be removed. Whilst given the angle and distance it is unlikely that there would be sightline, the window of concern is a bathroom so needless to say there will be no want on my part to remove the obscured glass as I do not want my neighbours to be able to look into my bathroom.

I also note as you can see in Regent Photo 1 - 4 the trees which are parallel to the back of the building would likely block view from the bathroom to their windows/ balcony too.

Given the heritage of the house, the suggestion to include fixed external screening/ louvres will be unnecessary given the obscured glass and are not in line with the style of the home. It would also mean minimal natural light into the room

At present these properties currently have a balcony overlooking my yard beyond the pergola area, and to date I have not caused concern of these residents impacting use of my yard and I trust given the angle and obscuring it will be less of an issue from the opposing perspective.

2. *Shadowing:*

As noted above, there are quite a number of large trees that create significant shadow already in their yard. Given the position of the extension, these trees are immediately next to where the extension would be so there is likely to only be minimal if any additional shading to what the yard currently receives. I refer to the attached photo's 9am No Extension with Trees and 9am Extension with Trees. A version in October is also attached. As you can see there is minimal additional shading and only likely early in the morning. Whilst the trees in these pictures are noted as 5m tall which I'd suggest they are significantly taller in reality so even lesser impact.

Roxanne's Comments

1. *Appearance and Character :*

It's been noted that there are concerns on the character and streetscape.
I love the heritage of my house, and whilst my preference was for a larger extension, I too had concerns with the streetscape and look of the house. As such, this is why the extension was contained to the backmost part of the house to preserve the character look of the property from the street. She notes her concerns could be overcome by the extension not being seen from the street.

C

Following discussions she better understood how far back the extension was there, but asked I engaged someone to show this as the 2D drafts were not representative of the way it would look with the extension being almost 23m from the footpath.
As you can see from the photos “House Streetscape” there is minimal view of the house from the street.
She also notes the "one building feel". Whilst from the street given the differing fences, the properties may look separate this too was a concern of mine. Again the 3D modelling shows a continuous feel to the roof. The detail in the roofing was drafted to match the current roofing, but I would be accepting to remove this so the roof from the left side, continued to the right side to further enhance the small portion still in view.

2. *Overlooking:*

As with concern 1 above, screening of the windows would not be in line with the heritage look of the home and will reduce natural light.
I note that the extension only goes out as far as #22's current property and that both of us have rather large pergola's (Anglo Photo 1), so minimal likelihood of being able to see into the yard. I also note in Anglo Photo 2, there are currently pencil pines also in her yard which will additionally obstruct any rear view if anything could be seen beyond the pergola .Again, after discussions with her, my understanding is that in understanding where the extension would go, she understands that overlooking into her yard is not really possible under the current plans. In regards to the front windows viewing into her front yard, as mentioned above the extension is set quite a way back and I don't believe there will be any possibility of view of the front yards.

3. *At odds with Development Plan:*

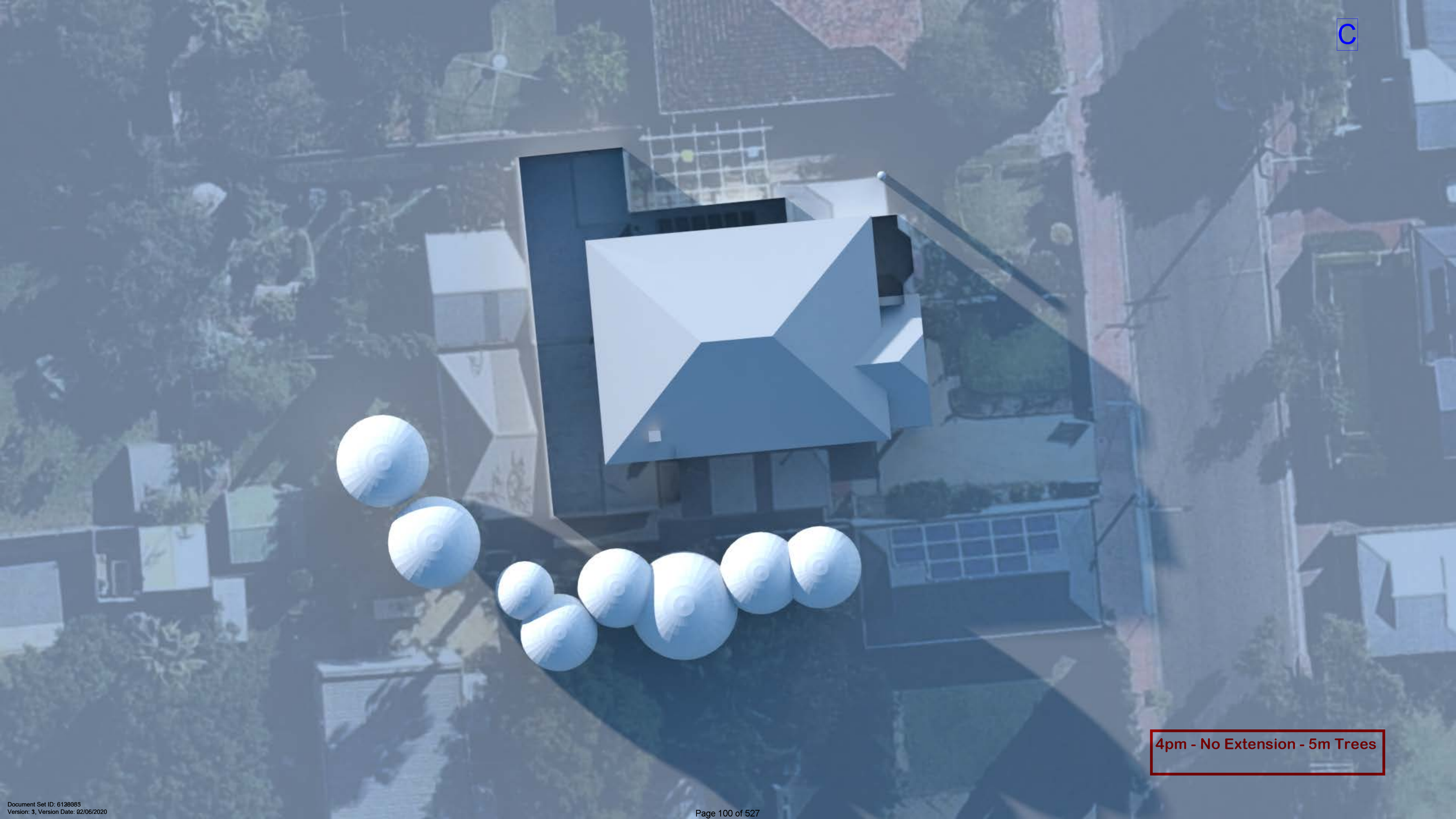
As noted above, keeping the heritage look is extremely important to me and whilst there will be minimal extension seen from the street, this is part of the reason for the addition of sandstone which will come at a significant cost, but will be consistent with the current façade of the property.
I note a number of older and current extensions in Anglo Ave and Cambridge Tce (Photos Streetscape Character 1 to 4), which have a larger impact on the character of the streetscape than the current proposal put forward.

The 3D modelling and shadowing were prepared by James Taylor from Convergen Pty Ltd. Should you require any further information on these, he is happy to discuss and can be contacted on 0422 933 913.

I am happy to discuss these matters.

Regards,

Stacey Quinn
0431515483



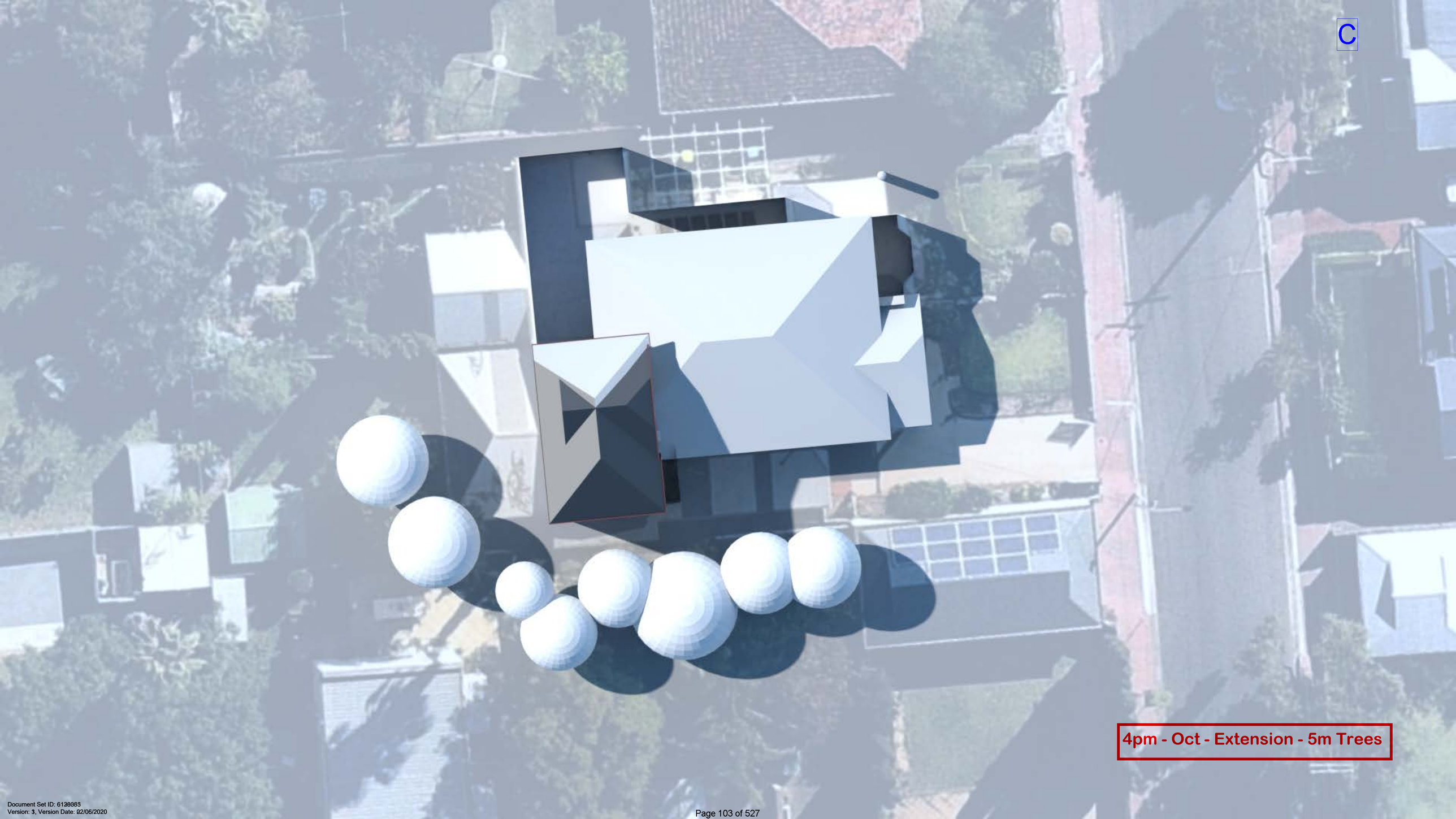
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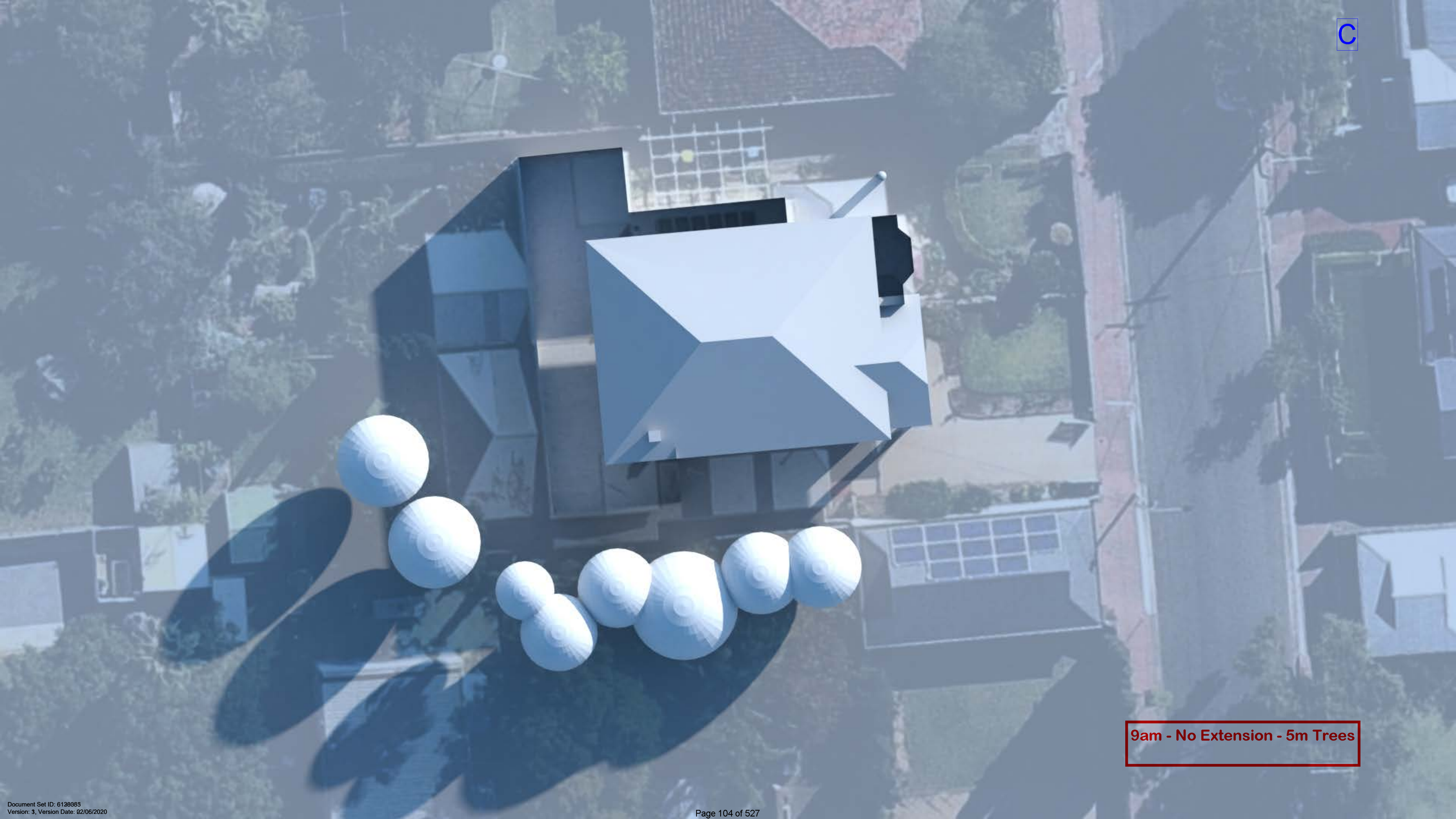
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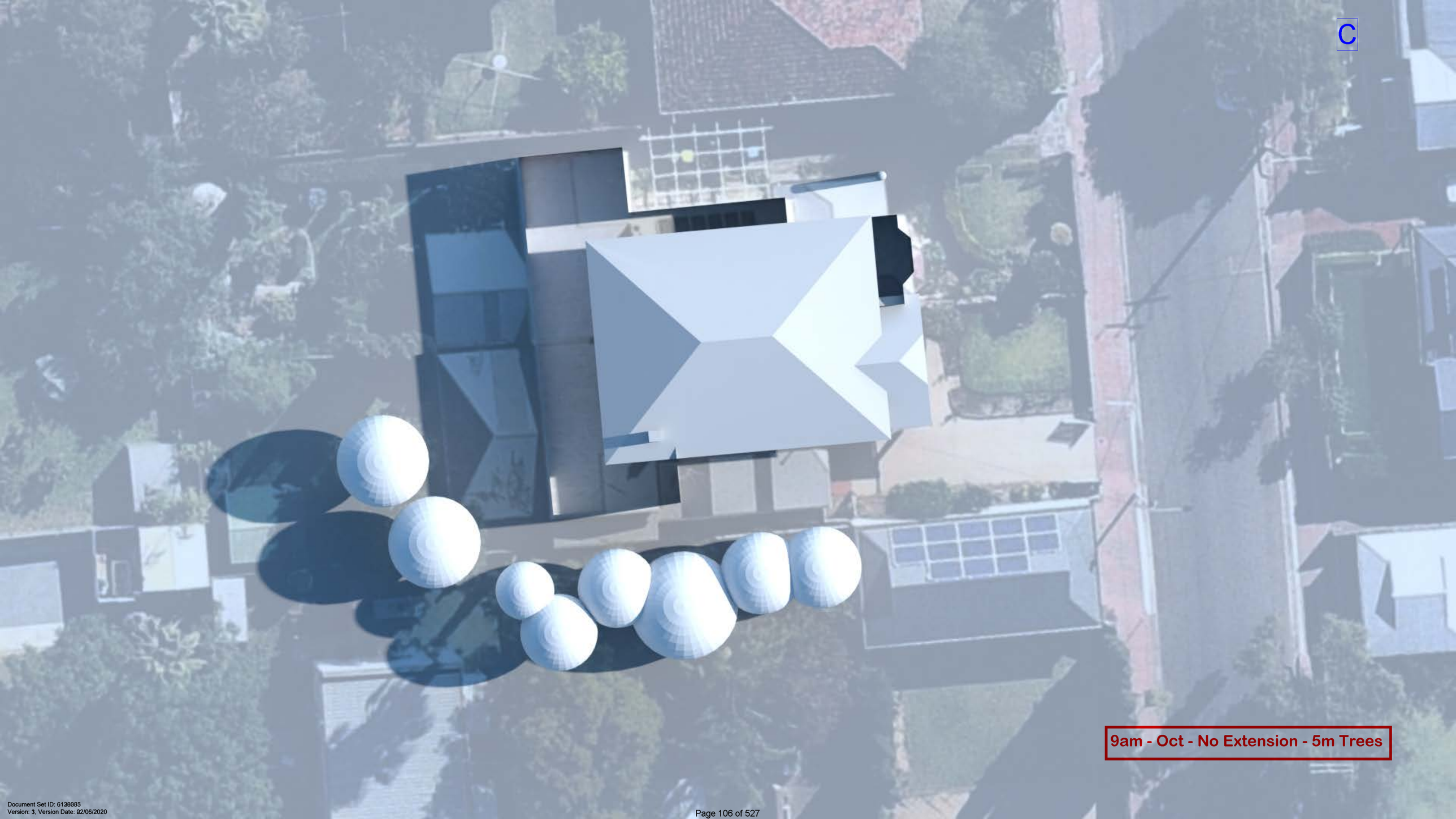
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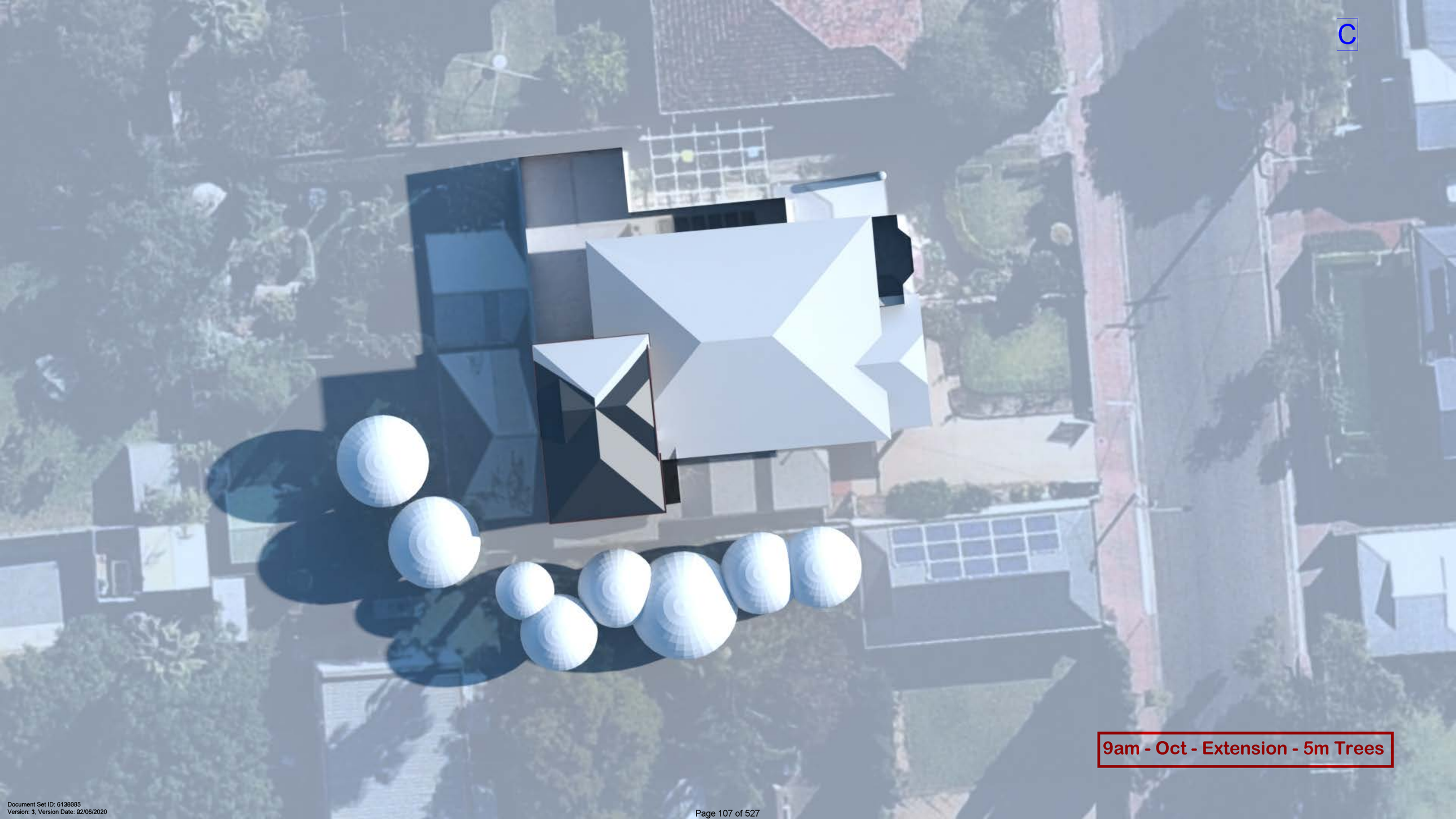
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Version: 3, Version Date: 02/06/2020



Document Set ID: 6138085
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House Streetscape - No Extension
C

C



House Streetscape with Extension

C

House Streetscape with Extension









C

C

Document Set ID: 6136883
Version: 3, Version Date: 30/06/2020



C

ITEM 3
DEVELOPMENT APPLICATION – 090/767/2019/C2 – 438 CROSS ROAD, CLARENCE PARK 5034 (CLARENCE PARK)

DEVELOPMENT APPLICATION NUMBER:	090/767/2019/C2
ADDRESS:	438 Cross Road, Clarence Park 5034
DATE OF MEETING:	16 June 2020
AUTHOR:	Paul Weymouth
DEVELOPMENT PROPOSAL:	Retain existing dwelling, construct carport and front fence; and construct two (2x) two-storey dwellings at rear (to common boundary)
HERITAGE VALUE:	Nil
DEVELOPMENT PLAN:	19 December 2017
ZONE:	Residential B200
APPLICANT:	Adelaide Designer Homes
OWNER:	Elder Investments Pty Ltd
APPLICATION TYPE:	Merit
PUBLIC NOTIFICATION:	Category 2
REPRESENTATIONS RECEIVED:	YES – (One oppose)
CAP'S CONSIDERATION IS REQUIRED DUE TO:	Unresolved representations
RECOMMENDATION:	Approval
KEY PLANNING ISSUES:	Access and Manoeuvring Carparking

1. PLANNING BACKGROUND

803/2019/DIV Land Division Community Title – Create 3 allotments from one existing
This application has been approved under delegation.

2. DESCRIPTION OF PROPOSAL

The application proposes to construct two, two storey dwellings at 438 Cross Road, Clarence Park Road, Kings Park.

In summary the application includes:

- The retention of the existing Bungalow fronting Cross Road.
- Construction of a new carport and front fence for the existing dwelling.
- Construction of two new two storey dwellings at the rear utilising a common driveway with access from Cross Road.
- Modifications to the existing crossover to facilitate access and egress to Cross Road.

A land division application to divide the existing allotment into three allotments has been approved.

3. SITE DESCRIPTION

The subject site comprises a rectangular allotment with frontage of 15.24m to Cross Road and depth of 51.21m for overall site area of 780m^2.

The site is currently occupied by a single storey bungalow style dwelling with outbuildings in the rear yard.

The land is currently vacant and there are no restrictive easements on the site. There are no regulated trees either on the site or adjacent the site.

4. LOCALITY PLAN



Subject Site Locality 1 Representations

5. LOCALITY DESCRIPTION

Land Use

The predominant land use on the northern side of Cross Road within the locality is residential. Directly opposite the site on the southern side of Cross Road and extending to the South Road intersection are a range of commercial land uses. To the south east of the subject site the land use is also residential.

Land Division/Settlement Pattern

Residential allotments on the northern side of Cross Road tend to be large and rectangular allotments typically in the range of 800 m2. There are some examples of medium density development on the northern side of Cross Road with smaller allotments in the order of 200 to 300m^2.

On the southern side of Cross Road allotments sizes vary considerably in size from large commercial allotments in excess of 2000m^2 to smaller residential allotments of 500m^2.

Dwelling Type / Style and Number of Storeys

Dwellings on the northern side of Cross Road are typically single storey dwellings (bungalow style). There is some limited redevelopment within the locality including a two-storey residential flat building that contains 4 dwellings at 442 Cross Road.

Fencing Styles

Fencing within the immediate locality varies from open post and wire, colour bond and masonry. There is no consistent style.

6. STATUTORY REFERRALS

The application was referred to the Department of Planning, Transport and Infrastructure (DPTI) as the development involves altering and changing the nature of movement through an existing access.

In summary on 25 October DPTI advised the applicant that:

- *DPTI generally considers a shared access servicing more than one dwelling should be a minimum of 6.0 metres in width at the property boundary and extend at this width for 6.0 metres into the site prior to tapering down to the shared driveway. It is noted that the proposed development seeks to retain the existing dwelling and hence the access cannot extend the full 6.0 metres into the site. As an alternative design, the site plan has been modified in order to maximise the on-site area for two vehicles to simultaneously enter and exit the site. Should these modifications be adopted for the final design DPTI would support the proposed development. The 6.0m wide access should be flared*

approximately 1 metre each side to the kerbline. Refer access concept attached.

- *In terms of on-site reversing areas, a review of the run paths provided on PL657 Elder Investments Res 2 SITE PLAN has been undertaken. DPTI supports the provision of a new car port to the rear of the existing dwelling, however it is noted that the site plan shows the vehicle positon changes in order to make the entry/reverse path work satisfactory. DPTI has undertaken a single entry and reverse profile and this suggests the area should be increased in width, or no rear fencing be installed so that the available space is maximised and accommodates the swept path of a vehicle.*
- *In general, the reversing movements from proposed Res 1 and Res 2 are considered acceptable*

Following further discussions between the applicant and DPTI amended plans were prepared to address DPTI concerns and formal advice was received from DPTI in March 2020. In summary DPTI provided the following advice:

- *DPTI considered the original proposed access design to be constrained particularly given the existing dwelling is being retained. DPTI requested the applicant investigate options to widen the access as far as practicable in order to ensure two-way movements can be achieved.*
- *An amended plan was provided which provided a splayed entry 7.0 metres wide at the property boundary tapering down to a 3.0 metre wide access along the western side of the existing dwelling. The amended access design is maximising the space available for simultaneous two-way movements which is supported, however it is considered likely that a vehicle entering the site will have to store across the footpath (and potentially on road), as it gives way to the exiting vehicle. Council will need to be fully satisfied that this outcome does not pose an undue risk to the safety of pedestrians / cyclists / motorists, travelling along Cross Road.*
- *It is also DPTI policy that vehicles should enter and exit arterial roads in a forward direction. Council will need to be satisfied that sufficient on-site manoeuvring areas have been provided to achieve this outcome safely and conveniently.*
- *Council must ensure that the access and shared manoeuvring areas are completely clear of all obstructions such as utility meters, letterboxes, visitor parking and fencing.*
- *DPTI support the proposed development subject to conditions.*

Refer Attachment E

7. NON-STATUTORY (INTERNAL) REFERRALS

Non-statutory (internal) referrals were undertaken to traffic, assets and infrastructure.

In summary Traffic have reviewed the application and provide the following advice:

- *We agree with DPTI's assessment of the potential traffic implications, however consider that simultaneous movements will likely be a rare*

occurrence due to the low volume of traffic movements in and out of the driveway.

- *On-site manoeuvring space, although tight, allows a one movement entry and two movement exit to be achieved. It is very unlikely that this difficulty would lead to vehicles not entering or exiting the site in a forward direction (i.e. reversing out on to Cross Road).*

In addition to this, DPTI commented "access alterations may affect the road side parking area". On-street parking is very limited in the area as parking is not permitted on Cross Road itself and only in verge parking bays, of which there is six between South Road and Fielding Road (for 11 properties at present). In addition to this, with an additional two dwellings on-street (and other developments likely to occur), demand for this parking will continue to increase. Therefore it is important that this parking space is not lost.

This has been further investigated and it is recommended that modifications be made to maintain the on-street parking space outside the property. Currently the eastern end of the parking space is located approximately 10.5m from the western property boundary. With the new access extending to 7m from the western property boundary, this would only leave 3.5m for a car, which is insufficient. This space should therefore be extended by 1.9m to maintain a parking space - this is shown in an attachment.

This must be further considered by the applicant from a design perspective including ensuring that the modifications do not interfere with underground services or affect the stability of the footing associated with the light post - comments to be sought from Strategic Assets for further conditions and approval process for this aspect of the design.

Council assets and project engineer has reviewed the proposed alterations to council infrastructure in order to maintain the existing on street carpark. No concerns have been raised other than to suggest to the

In summary the following advice was provided:

- *there are no stormwater pits, nearby so the applicant would just need to make sure they discharge the stormwater correctly to the kerb (i.e. PVC pipe/steel box drain to kerb).*

- *If the carparking bay needs to be extended further to the east, then they should be consulting with SAPN in regards to the footing size of the light pole, to avoid any damage. Also, if extending the carpark to the east, the existing stormwater outlet will need to be converted to a steel box drain which appears that they have already included on drawing.*

Note: The alterations to Council Infrastructure to modify the existing on street carpark have been formally dealt with as part of DA *803/2019/DIV Land Division Community Title – Create 3 allotments from one existing* which has been approved.

8. PUBLIC NOTIFICATION

Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period one representation was received as detailed below.

436 Cross Road (oppose)	
ISSUES RAISED	**APPLICANTS RESPONSE**
The proposed development creates the probability of 5 vehicles entering and exiting from a single lane onto a major arterial thoroughfare without the necessary setbacks to make the access and egress manoeuvres safe.	The development will incorporate on-site reversing bays to permit vehicles to enter and exit the site in a forward direction. Another feature of the development is the widening of the driveway which will permit two vehicles to simultaneously enter and exit the land. It is acknowledged that on limited occasions a vehicle may have to store across the footpath however this is no different to residential properties with gates across their driveways.
There is no designated off road parking area for persons wishing to visit the occupants of the dwellings and parking on Cross Road will prove a large impediment to vehicles travelling east.	The proposed development does not achieve the theoretical requirements of the Development Plan however the subject site lends itself to concessions for the following reasons: • Parking data has a historic bias to low density development whereas demands associated with medium and high-density development are typically less • The site has excellent access to public transport and bicycle paths • An off-road parking space is provided in front of the subject land.
Off Street pull off areas were provided by DPTI as part of a footpath upgrade adjacent my driveway. These pull-out areas were not intended as parking areas	Off-street pull-out areas are typically used for parking purposes along Cross Road. The design of the development will render the use of the space as a pull-out area

however on rare occasions have been used as such. I oppose the use of the pull-out area in front of 440 Cross Road for their use. This negates the true purpose to provide safety to occupier of the residence.	obsolete as vehicles will no longer require the space to facilitate reversing manoeuvres. Neither DPTI or Council traffic staff are opposed to the use of the space as a parking space.

(** denotes non-valid planning considerations)*

9. ADMINISTRATION NEGOTIATIONS

Administration has previously raised concerns with access and manoeuvring and lack of onsite carparking. Internal advice has been sought on these issues from traffic and transport and assets and infrastructure.

The applicant has agreed to amend the original plans to:

- Achieve improved internal access and manoeuvring areas to facilitate forward in and forward out
- Splay the driveway at the Cross Road boundary to achieve a 7m width
- Undertake modifications to the existing on street carparking bay to extend 1.9m to the east.

10. DEVELOPMENT DATA

Site Characteristics	Two, two storey dwellings and retain existing dwelling	**Development Plan Provision**
Total Site Area	780m^2 Ave 260/dwelling	200/dwelling
Frontage	**15.24m**	22m
Depth	51.21m	20m
Building Characteristics		
Floor Area		
Ground Floor	110m^2 (Res 3 – eastern dwelling) 105m^2 (Res 2- western dwelling) 98m^2 (Res 1 - existing dwelling)	
Upper Floor	47m^2 42% (Res 3) 44% (Res 2)	□50% of ground floor
Site Coverage		

Roofed Buildings	41%	□50% of site area (excluding shared driveway)
Total Impervious Areas	79%	□70% of site□
Total Building Height		
From ground level	**7.2m**	7m max
Setbacks		
Ground Floor		
Front boundary	5m (existing)	6m
Side boundary (eastern)	**Nil**	1m
Side boundary (western)	**0.9m**	1m
Rear boundary	4.6m	3m
Upper Floor		
Front boundary	N/A	
Side boundary (eastern)	2.2m	2m
Side boundary (western)	2.2m	2m
Rear boundary	11.3m	6m
Wall on Boundary		
Location	Eastern boundary	
Length	8.3m	□9m or □50%□of the boundary length, whichever is the lesser
Height	**3.28m**	□3m
Private Open Space		
Min Dimension	4.6m (Res 3 – eastern dwelling) 4.6m^2 (Res 2- western dwelling) 4m (Res 1 - existing dwelling)	□4m minimum
Total Area	35m^2 (Res 3 – eastern dwelling) 35m^2 (Res 2- western dwelling) 36m^2 (Res 1 - existing dwelling) Note: POS for existing dwelling includes area to the side and rear of dwelling excluding carport.	35m^2
Car parking and Access		

On-site Car Parking	**2** (Res 3 – eastern dwelling) **2** (Res 2- western dwelling) **1** (Res 1 - existing dwelling)	1.5/ dwelling for 2 bedroom and 2/ dwelling for 3 bedrooms plus 0.5 visitor park per dwelling. Total 7
Covered on-site parking	3	1/dwelling
On-street Parking	**1**	0.5 per dwelling
Driveway Width	3m to 7m	3m Single 5m double
Garage/ Carport Internal Dimensions	3.3m x 6m	3m x 6m for single 5.8m x 6m for double
Colours and Materials		
Roof	Colourbond	
Walls	Brick (ground) and Scyon cladding (upper)	
Fencing	Lightweight render wall with masonry infill	

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

11. ASSESSMENT

Zone Desired Character and Principles of Development Control

RB200
Objective 1: Provision for a range of dwelling types of up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area.
Desired Character
Housing Types *A wide variety of housing will develop in the Zone in the future including:* *- Residential flat buildings in localities already containing such development;* *- Residential flat buildings and terrace house development on the major roads of Cross Road and Fullarton Road with noise-attenuated design;* *- Detached and semi-detached dwellings on small allotments;* *- Development and redevelopment of existing dwellings on larger allotments.* *Development of two storey row dwellings, group dwellings and residential flat buildings will focus on the Emerson railway station on the Cross Road frontage and adjacent to retail and community centres. Development in the Zone will reflect the siting, front boundary set-backs and side boundary set-backs, form and external appearance of attractive housing within the immediate locality. Development will desirably occur on amalgamated sites offering larger and more functional site layout opportunities and on sites containing unsound*

dwellings or incompatible land uses. Development adjacent to major roads will incorporate protection from traffic noise.

Streetscape

Landscaping of development should be an important consideration in the Residential B200 Zone given the variety of planting and in some areas lack of substantial planting. Smaller allotment sizes are characteristic of much of the Zone and therefore large gardens with mature trees and extensive street tree planting are less common. With smaller allotments the built form and detailing of development and its appearance to the street becomes more important, with buildings tending to enclose or define spaces. Nevertheless, sufficient building set backs should be provided where appropriate to enable small trees to be planted in front gardens to enhance streetscape quality and environmental amenity

Assessment

The proposed development is consistent with the type of medium density development envisaged within the RB 200 zone. The desired character specifically identifies Cross Road as a location suitable for two storey medium density development.

The retention of the existing bungalow dwelling maintains the existing character which is predominantly derived from the large number of single storey character (villa and bungalow) dwellings which front the northern side of Cross Road within this locality.

Relevant Zone Principles of Development Control	Assessment
1 Development should be primarily for dwellings of up to two storeys compatible in form, scale and design with existing positive elements of the character of the area.	The proposed development is consistent with the type of development envisaged within the zone. The retention of the existing bungalow and the proposed two storey dwellings with modest upper levels ensure the development is compatible with the existing neighbourhood character.
2 Dwellings should have a site area of not less than 200 square metres (averaged for three or more dwellings sharing a common access). In the case of hammerhead allotments or allotments incorporating a right of way or shared access for one or two dwellings, the area of the "handle" or right of way is excluded from individual dwelling site areas.	The proposed development satisfies this requirement and achieves an average site area per dwelling of 260m^2.

Relevant Zone Principles of Development Control	Assessment
3 Dwelling sites should have a primary street frontage and site width consistent with the typical ranges specified in the following table in order to make a positive contribution to the desired character: • *3 dwellings 22m*	The site frontage of 15.24m does not satisfy the minimum frontage requirements however the development is considered to make a positive contribution to desired character and adequately addresses the functional needs of users with respect to private open space, access and manoeuvring and carparking. These issues are discussed in greater detail later in this report.
4 Residential development should insulate its occupants from disturbance caused by existing non-residential land uses and traffic.	The proposed new dwellings are insulated from traffic disturbance by their location to the rear of the subject site and retention of the existing dwelling fronting Cross Road.
5 Development should provide for attractive front garden landscaping, including the planting of at least one tree per dwelling.	The landscaping plan indicates 9 small trees to be planed on the subject site.

Relevant Council Wide Objectives and Principles of Development Control

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

City-wide Objectives and Principles of Development Control		
Residential Development	*Objectives*	1, 2, 3, 4, 5
	PDCs	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62

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

Relevant Council Wide Provisions	Assessment
Residential Development	
14 Dwellings sited on side boundaries (other than on secondary road frontages) should be located and limited in length and height to maintain visual amenity and allow adequate provision of natural light to adjacent properties (habitable room windows and private open space) and should be in accordance with the following parameters: *(a) the same or lesser length and height dimensions of any abutting boundary wall;* *(b) setback at least 1 metre behind the main face of the associated dwelling and the nearest adjoining dwelling;* *(c) up to 3 metres above ground level and a maximum length of 9 metres (including all other attributable boundary walls) or 50 percent of the boundary length that is not forward of the dwelling, whichever is the lesser amount;* *(d) developed along one side boundary only with the other side setback of no less than 1 metre or as prescribed;* *(e) not within 0.9 metres of a habitable room window of an adjacent dwelling*	The proposed development features a wall located on the eastern boundary (associated with residence 3) that has a total length of 8.3m and a total height of 3.28m. The minor noncompliance associated with the height of the wall above 3m is considered acceptable given the limited extent of total wall on boundary and limited impacts on the neighbouring property.
17 Roofed buildings (excluding verandahs and eaves up to 2 metres in width or garden structures up to 10 square metres in area) should: *(a) cover no more than 50 percent of the area of the site (excluding the area of the handle of a hammerhead allotment, any right*	The site coverage for roofed buildings is limited to 41% however the total impervious area for the subject site is 79%. This is predominantly a function of the large extent of hard surface area within the common driveway.

Relevant Council Wide Provisions	Assessment
of way or any shared driveway access) *(b) together with the impervious areas (private driveways, car parking spaces, paths and outdoor entertainment areas) cover no more than 70 percent of the site.*	
35 Fences and walls that form part of a development should be designed to: (a) maintain attractive streetscapes, clearly define the boundary between public and private property, and enhance safety and surveillance by incorporating: (i) low solid fencing of up to 1.2 metres high (measured from ground level); (ii) substantially open front fencing (greater than 50 percent transparent) to 2 metres high (measured from finished ground levels or the lower of the two adjoining finished ground levels) that complements the associated development;	The proposed front fencing incorporates a solid plinth (600m high) with metal infill above for total height of 1.8m. Along with the [proposed landscaping to the front yard this will maintain an attractive appearance for the existing dwelling to the Cross Road frontage.
43 Driveways and cross-overs should be located and designed to: (a) provide safe and convenient access for users, including appropriate dimensions and grades; (b) provide adequate space for vehicles to park, manoeuvre on-site and to allow vehicles to enter and exit in a forward direction on sites with common driveways; *(c) provide appropriate access points to allow for adequate sight distances, separated to allow for on-street car parking spaces, located away from intersections to avoid adverse effects on traffic safety and avoid compromising existing infrastructure and street trees;*	There has been extensive consultation between the applicant, DPTI and Councils Traffic Department to ensure there is safe and convenient access for users and is adequate room on site to allow vehicles to park, manoeuvre and to enter and exit in a forward direction. The applicants have undertaken amendments to address these concerns including: • Widen and adjust the access driveway at Cross Road in accordance with the drawing provided by DPTI • Provide additional space for reversing vehicle from new carport to existing dwelling. These amendments have been undertaken and in March 2020 DPTI have

Relevant Council Wide Provisions	Assessment
(d) reinforce or contribute to attractive streetscapes by minimising the width, number and straight line lengths of driveways; *(e) to allow for infiltration of surface water into the ground through the use of measures such as permeable paving.*	expressed support for the amended plans. Council Traffic Department is satisfied that on-site manoeuvring space, although tight, allows forward access and egress to be achieved and the 7m splay maximises the opportunity for simultaneous two-way vehicle movement to be achieved.

44 Access driveway pavements should be constructed in accordance with the following parameters: • *Minimum width of driveway within 6 metres of the front boundary (metres) (5m)* • *Minimum width beyond the first 6 metres (3)* • *The access driveway is to widen to 5 metres for a distance of 7 metres every 25 metres measured from the front property boundary or another passing point, to enable the passing of vehicles.*	The access driveway varies from 3m (adjacent the existing dwelling) to 7m at the Cross Road property boundary. Whilst the plans do not provide a minimum width of driveway of 5m within 6m of the front boundary, as discussed above DPTI and Council Traffic Department have supported amended plans with a 7m splay that maximises the opportunity for simultaneous two-way vehicle movement.
45 The number of car parking spaces should be provided in accordance with Table Un/5.	The development requires 1.5 carparks for the 2-bedroom existing dwelling and 2 carparks for each of the 3-bedroom dwellings. In addition, each dwelling requires 0.5 visitor park per dwelling which results in an overall requirement for 7 carparks. The development provides a total of 5 carparking spaces which results in a shortfall of 2 spaces. On balance the provision of 5 carparks is considered acceptable given:

	• The location of the subject site on Cross Road with access to public transport (bus) and rail (Emerson Railway Station? • The potential for limited access to on street parking. • The modest size of the existing and proposed dwellings. The onsite carparking shortfall is discussed in more detail later in this report.

12. DISCUSSION

The proposed development is considered to satisfy the primary objectives and principles within the RB 200 Zone which seek to encourage medium density residential development, and which specifically identifies Cross Road as a suitable location for two storey medium density development.

The retention of the existing bungalow dwelling maintains the existing character which is predominantly derived from the single storey character dwellings which front Cross Road within this locality. Whilst the retention of the bungalow is supported, it does place some constraints on the extent of the onsite parking and manoeuvring areas available.

There has been extensive consultation between the applicant, DPTI and Councils Traffic Department to ensure that access and manoeuvring on the common driveway provides safe and convenient access for users and there is adequate room on site to allow vehicles to park, manoeuvre and to enter and exit in a forward direction. Following receipt of amended plans, DPTI support the development and Council Traffic Department is satisfied that on-site manoeuvring space, although tight, allows forward access and egress to be achieved and the 7m splay maximises the opportunity for simultaneous two-way vehicle movement to be achieved.

The primary planning issue is considered to be the shortfall of two on site visitor carparks and whether this shortfall is fatal to the assessment of the application.

The applicant has provided a parking assessment from *Phil Weaver and Associates* dated 27 May 2020. In summary this report supports a lesser quantity of onsite parking spaces than identified in Table UN/5 for the following reasons:

- *A dedicated on-street parking embayment is provided directly adjacent to the subject site. The nature of these spaces typically result in almost exclusive use of these spaces by users of the directly adjoining property;*
- *Cross Road, directly adjacent to the subject site, provides various forms of alternative transport, including a bus route, dedicated bicycle lanes, and*

an extensive adjoining footpath network, including linkages to the nearby dedicated city-bound pedestrian / cycling path adjacent to the nearby rail corridor; and

- *Two high-frequency public transport routes are provided in close proximity to the site including the Emerson Railway Station together with the South Road bus corridor.*
- *Furthermore, I consider that additional nearby on-street parking opportunities are provided within Fielding Road, which is located approximately 40m east of the subject development. This roadway has a capacity to park approximately 28 cars on street. An inspection of the locality on Tuesday 26th May 2020 identified that there were only 7 cars parked in this street at 6:00pm. This would suggest that on weeknights there is a significant level of parking available on this roadway.*

The following matters are considered relevant to the planning assessment of the parking shortfall:

- The proposed development is consistent with the zone objectives and principles to encourage medium density residential development on Cross Road
- The retention of the existing bungalow dwelling (whilst desirable from a character perspective) has placed some constraints on the amount of available space for carking and manoeuvring
- The existing and proposed dwellings are modest (2 and 3-bedroom dwellings) ideally located to access public transport on Cross Road and Emerson Railway Stations
- Limited on street parking is available including one on street park on Cross Road at the front of the site and on street parking in nearby Fielding Road side street.

On balance the development is considered to provide sufficient carparking to meet the needs of occupants and visitors.

13. CONCLUSION

In summary, the application is not considered to be seriously at variance with the Development Plan and is considered to satisfy the provisions of the Development Plan for the following reasons:

- The subject site is ideally suited to medium density infill development due to its location fronting Cross Road and adjacent the Emerson Railway Station.
- The proposed development retains the existing bungalow dwelling which maintains the existing character which is predominantly derived from the single storey character (villa and bungalow) dwellings which front the northern side of Cross Road within this locality.
- The development provides safe and convenient access for users and there is adequate room on site to allow vehicles to park, manoeuvre and to enter and exit in a forward direction.
- The shortfall in site visitor car parking is considered acceptable given limited on street parking is available including one on street park on Cross

Road at the front of the site and on street parking in nearby Fielding Road side street.

The application is therefore recommended for Development Plan CONSENT.

14. RECOMMENDATION

MOVED: SECONDED:

That Development Application 090/767/2019/C2 at 438 Cross Road, Clarence Park 5034 to 'Retain existing dwelling, construct carport and front fence; and construct two (2x) two-storey dwellings at rear (to common boundary)' is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

RESERVED MATTER

The following detailed information shall be submitted for further assessment and approval by the Team Leader Planning as delegate of the CAP as reserved matters under Section 33(3) of the Development Act 1993:

- A stormwater management plan detailing the total stormwater volume requirements (detention and retention) for the development being in accordance with the volume requirements and discharge rates specified in Table 3.1 and 4.1 in the City of Unley Development and Stormwater Management Fact Sheet dated 15 January 2017.

Conditions:

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. That the upper floor windows be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.
3. That any necessary alterations to existing public infrastructure (stobie poles, lighting, traffic signs and the like) shall be carried out in accordance with any requirements and to the satisfaction of the relevant service providers.

4. That the landscaping, as approved by the Council, be established prior to occupation of the development and that the landscaping and site be generally maintained to the reasonable satisfaction of Council at all times. Further, that trees used in landscaping of the site be at least 1.5 metres in height at the time of planting.

5. All access to the site shall be constructed in general accordance with Adelaide Designer Homes, Site Plan, Job No. PL657 dated 4 February 2020.

6. All vehicles shall enter and exit the site in a forward direction.

7. The shared driveway and internal manoeuvring areas shall be clear of all obstructions.

8. All off-street parking shall be designed in accordance with AS/NZS 2890.1:2004. Additionally, clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

9. The applicant shall ensure that all stormwater generated by the proposal is appropriately collected and disposed of without entering or jeopardising the safety of the adjacent arterial road network.

The following notes provide important information for the benefit of the applicant and are required to be included in any approval:

- The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Cross Road frontage of this site for future upgrading of the Cross Road/South Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement.

  The attached consent form should be completed and returned to DPTI (dpti.luc@sa.gov.au) along with a copy of the decision notification form and approved site plans.

- Both the State and Federal Governments have made clear commitments to complete a non-stop North-South Corridor for Adelaide. Construction is currently underway on the Darlington and Regency Road to Pym Street sections of the Corridor, with completion of the Northern Connector due in the near future. The exact nature and timing of any works relative to the River Torrens to Darlington section of the Corridor has yet to be determined, and any potential future land requirements are unknown. For further information about the North-South Corridor, please visit https://dpti.sa.gov.au/infrastructure/nsc, or if you would like to speak to a member of the North-South Corridor team, please email northsouthcorridor@sa.gov.au or call 1300 951 145.

- Residential Parking Permits will not be issued to residents of Community or Strata titled dwellings or other multi dwelling buildings if granted development approval on or after 1 November 2013.

List of Attachments		Supplied By:
A	Application Documents	Applicant
B	Planning and Carparking Assessment	Applicant
C	Representation	Administration
D	Response to Representations	Applicant
E	DPTI Referral Response	Administration

ATTACHMENT A

A

NOTE: ALL STORMWATER PIPES DISCHARGING TO KERB & GUTTER ARE TO BE IN ACCORDANCE WITH COUNCIL STANDARD. (TYPICAL)

NOTE: DOWNPIPES LOCATIONS TO BE CONFIRMED WITH FINAL ARCHITECT'S DRAWING

NOTE: SEWER LAYOUT IS INDICATIVE ONLY. BUILDER/PUMBER TO CONFIRM SEWER LAYOUT, CHECK FALLS AND INVERT LEVELS PRIOR TO CONSTRUCTION.

NOTE:
THIS IS AN ENGINEERING DETAIL SURVEY BOUNDARIES ARE INDICATIVE ONLY, ALL TREE SIZES ARE APPROXIMATE ONLY. REFER TO CERTIFICATE OF TITLE FOR EASEMENT DETAILS.

NOTE: AMENITY AND INTERGITY OF EXISTING DWELLING TO BE MAINTAINED.

NOTE: REFER TO SHEET C02 FOR GENERAL NOTES, SEALED STORWMATER SYSTEM & RAINWATER TANK DETAILS.

REFER TO RECOMMENDATIONS & SITE INVESTIGATIONS:
COMPANY: INTRAX CONSULTING ENGINEERS
REF. No.: 128788
DATED: 06.04.2020 (P5)
SITE CLASS: H2-D (DUE TO SOIL REACTIVITY) P (DUE TO TREES)
DESIGN CLASS: E-D (RECLASSIFIED)

REFER TO ARCHITECTURAL WORKING DRAWINGS:
COMPANY: ADELAIDE HOMES
REF. No.: PL657 (RESIDENCE 2) & PL658 (RESIDENCE 3)
DATED: 04.02.2020

REFER TO STRUCTURAL DESIGN DRAWINGS:
COMPANY: INTRAX CONSULTING ENGINEERS
REF. No.: 128788
DATED: 13.02.2020

THE DESIGN SHOULD BE READ IN CONJUNCTION WITH THE DOCUMENTATION REFERENCED ABOVE.

CROSS ROAD

LOT 80
EXISTING HOUSE
SINGLE STOREY

LOT 78
EXISTING HOUSE
SINGLE STOREY

EXISTING HOUSE
SINGLE STOREY
FFL 100.01

RESIDENCE 3
FL 100.00
BL 99.80

RESIDENCE 2
FL 100.00
BL 99.80

GARAGE
FL 100.00

GARAGE
FL 100.00

PROPOSED CARPORT
FL 100.00
BL 99.80

EXISTING DWELLING TO REMAIN

A PLINTH OF A MAX 300mm UNDER FENCE MAY BE REQUIRED ALONG THE BOUNDARY.

P 99.90 (TYP.)

DENOTES EXISTING TREE(S) TO BE REMOVED

450X450 SUMP (CLASS C GRATE)
CL 99.86
IL 99.41

450×450 SUMP (CLASS C GRATE)
CL 99.82
IL 99.37

450×450 (CLASS C GRATE)
CL 99.71
IL 99.25 (IN)
IL 99.55 (OUT)

EXISTING SERVICES TO BE RELOCATED BY OWNER.

CONNECT NEW SUMP TO EXISTING SUMP.

8.47m APPROX

5.65m APPROX

PROVIDE STORMWATER CONNECTION TO STREET WATER TABLE FOR EXISTING DWELLING AS REQUIRED.

TBM CENTRE OF BOLT ON LIGHT POLE
RL 100.00m

NOTE: EXISING STREET PARKING BAY TO BE EXTENDED TO COUNCIL / DTPI REQUIREMENTS & SPECIFICATION.

NOTE: EXISTING CROSSOVER TO REMAIN.

DENOTES EXISTING STORMWATER OUTLETS (TYP).

DENOTES TANK OVERFLOW

GROUP OF TREES (APPROX. LOCATION)

HEDGES (APPROX. LOCATION)

SHRUBS (APPROX. LOCATION)

Evergreen CAN: 10m HT: 15.0m TR: 1.0m

Evergreen CAN: 10m HT: 15.0m TR: 0.5m

Deciduous CAN: 3m HT: 3.0m TR: 0.30m

Native CAN: 3m HT: 4.0m TR: 0.30m

Native CAN: 6m HT: 6.0m TR: 0.30m

Native CAN: 6m HT: 6.0m TR: 0.60m

1.2m EXISTING METAL FENCE

1.0m EXISTING METAL FENCE

0.8m EXISTING METAL FENCE

0.6m EXISTING METAL FENCE ON TOP OF CONCRETE EDGE

AMENDED PLAN / DOCUMENT
DATE: 8/04/2020

SITE & DRAINAGE PLAN
SCALE 1:200 (A3)

LEGEND

- 150mm HIGH BARRIER KERB
- Ø90 uPVC STORMWATER PIPE
- SEAL Ø100 uPVC STORMWATER SEALED SYSTEM
- INTERNAL SEWER (GROUND FLOOR)
- PUMP PUMP CHAMBER DISCHARGE PIPE
- RETAINING WALL (MAX. HT SHOWN)
- 250 SQ MIN GRATED SUMP (U.N.O)
- DP DOWNPIPE (AS PER ARCHITECT/BUILDER)
- E SPREADER DRAIN (AS PER ARCHITECT/BUILDER)
- 450mm CONCRETE SPOON DRAIN
- GRATED TRENCH (STORMWATER)
- METER BOX
- STORMWATER INSPECTION POINT
- STORMWATER Ø100 PVC GRATE
- MAXIMUM 1 IN 2 BATTER
- EXISTING PAVING (AS PER ARCHITECT/BUILDER)
- PAVING (AS PER ARCHITECT/BUILDER)

SURVEY LEGEND

- BOLLARD
- TELSTRA/COMMS/CABLE PIT
- DISCHARGE POINT
- ELECTRICITY PIT
- ELECTRICITY BOX
- ELECTRICITY POLE
- LIGHT POLE
- HYDRANT
- MARK ON FOOTPATH
- PEG
- PIPE ∘100Ø ∘50Ø ∘25Ø ∘15Ø
- SEWER MANHOLE
- SEWER INSPECTION PIT
- STAKE
- STORMWATER GRATE
- STORMWATER PIT
- STREET SIGN
- STUMP
- PERMANENT SURVEY MARKER
- STOP VALVE
- TAP
- WATER METER
- PEG
- GATE
- STORMWATER MANHOLE
- SIDE ENTRY PIT
- SILT BARRIER
- STOBIE POLE
- INSPECTION POINT

KEY

XX	EXISTING
XX	DESIGN
TK	TOP OF KERB
WT	WATER TABLE
TPL	TOP OF PLINTH
BPL	BOTTOM OF PLINTH
TRW	TOP OF RETAINING WALL
BRW	BOTTOM OF RETAINING WALL
P	PAVING LEVEL
BL	BENCH LEVEL
FL	FLOOR LEVEL
CL	COVER LEVEL
OL	OUTLET LEVEL
IL	INLET LEVEL

Rev.	Remark/Comment	Date:	Appr.
P5	STREET PARKING BAY DETAILS ADDED. FRONT LEVELS & DRAINAGE REVISED TO SUIT.	06.04.20	
P4	UPDATED FOR LATEST ARCHITECTURAL	13.02.20	
P3	PROPOSED CARPORT & DRIVEWAY AMENDED	13.11.19	
P2	RWT TANK SIZE AMENDED AND LANDSCAPE AMENDED	10.10.19	
P1	PRELIMINARY ISSUE	01.10.19	

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Client:
ELDER INVESTMENTS PTY LTD
C/O ADELAIDE DESIGNER HOMES

Project:
PROPOSED RESIDENCES
LOT 79 (RES 2 & 3) CROSS ROAD
CLARENCE PARK

Drawing:
SITE & DRAINAGE PLAN

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

Date: APR.20	Engineer: L.T.	Drawn: L.P.C.
Scale @ A3: AS SHOWN	Checked: A.R./A.N.	No. of Sheets: 2
Job No. 128788	Drawing No. C01	Rev. P5

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Document Set ID: 6822860
Version: 2, Version Date: 08/04/2020

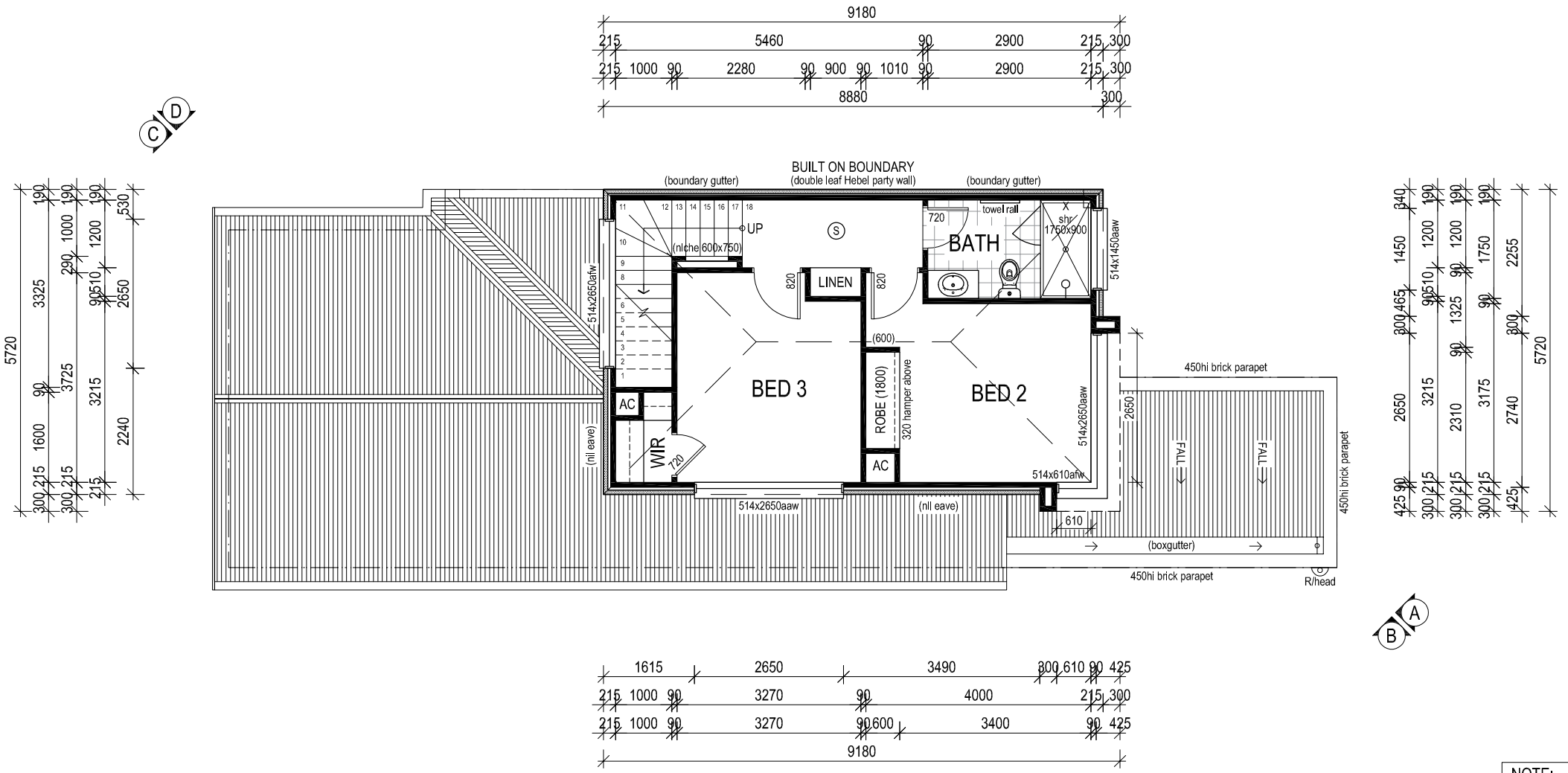
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PRELIMINARY
NOT FOR CONSTRUCTION

Ⓢ SMOKE DETECTOR
MULTIPLE SMOKE ALARMS MUST BE INTERCONNECTED
NOTE: SMOKE DETECTOR HARDWIRED
TO CONSUMER MAINS WITH 9v
BATTERY BACKUP INSTALLED IN
ACCORDANCE WITH AS3786 2014.

NOTE:
Rainwater Tank as per council requirements, connected to one WC by BUILDER

Builder to allow for first fix plumbing provision for a rainwater run plumbed to one WC & a mains water point for change over device.



NOTE:
ROOF ACCESS POSITION IS INDICATIVE ONLY POSITION MAY VARY ON SITE

NOTE:
CONSTRUCTION OF BRUSH FENCING NOT PERMITTED WITHIN 3m OF PROPOSED BUILDING

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

03 UPPER FLOOR

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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Figure dimensions shall take preference over scale drawings. Contractors to verify dimensions and levels prior to commencement of any building work.

This residence is to be constructed in accordance with the South Australian housing code, B.C.A.2014 and relevant local authority requirements

These drawings are the exclusive property of Adelaide Designer Homes.

Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with as 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	89.94M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	159.32M²

NOTES

Window sizes all height x width		Ceiling insulation	R4.0
Windows/doors all single glazed		Ext wall insulation	R2.0
		Int wall insulation	RI.5
Roof material	Colorbond		
Window h/ height	2400	90mm zincalume coated steel frame	
Door Height	2400	Wind speed category N2	
Int Door Height	2400		
Roof Pitch	2° & 25°		
Ceiling Height	2720		
Eaves Width	nil & 250		

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 2 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
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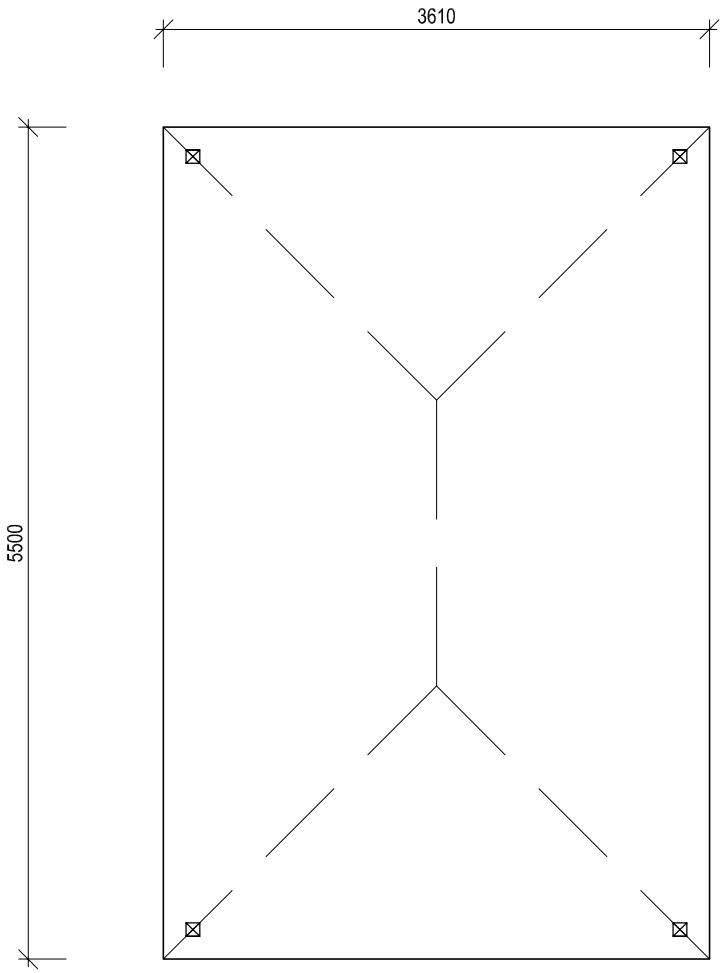
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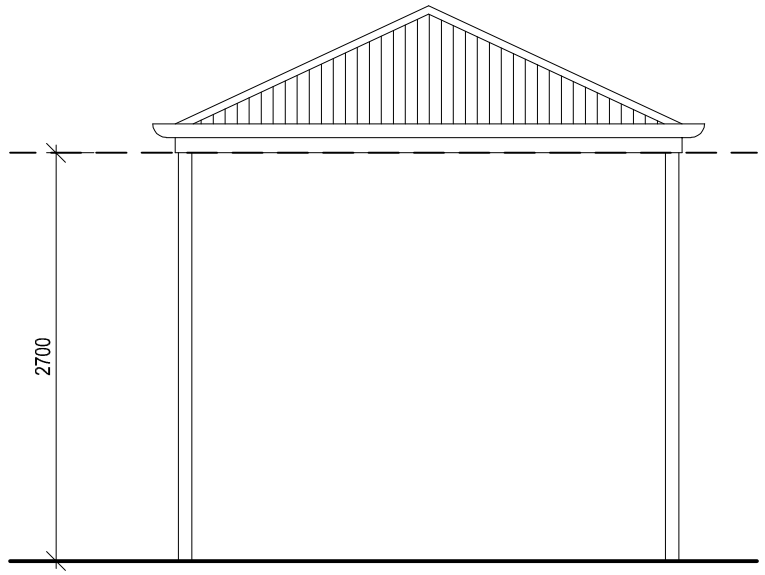
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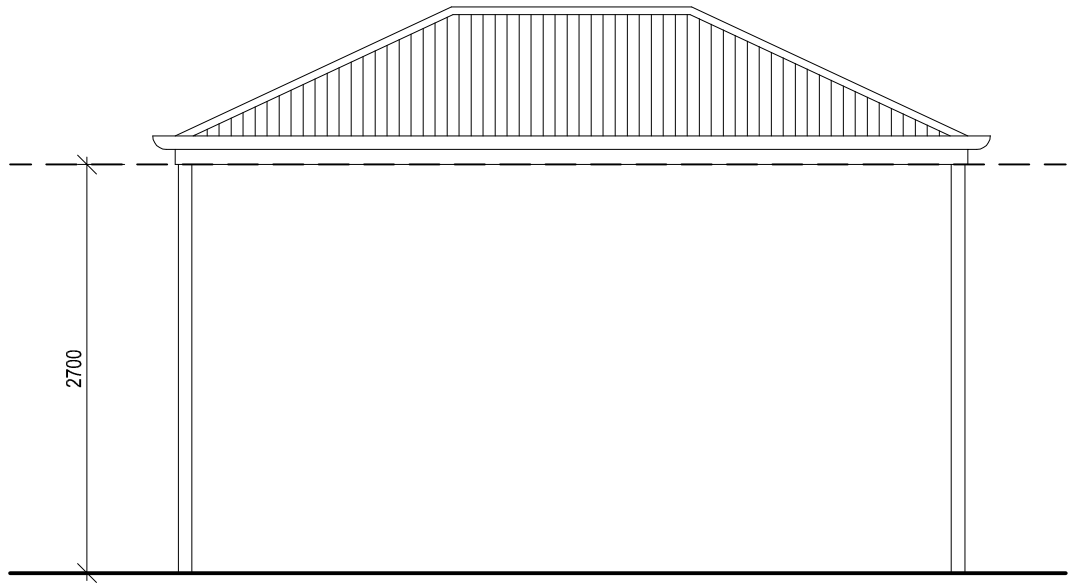
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CARPORT PLAN - D1
(SCALE 1:50)



FRONT ELEVATION - D1
(SCALE 1:50)



SIDE ELEVATION - D1
(SCALE 1:50)

PRELIMINARY
NOT FOR CONSTRUCTION

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

08 CARPORT DETAILS

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	89.94M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	159.32M²

NOTES

Window sizes all height x width		Ceiling insulation	R4.0
Windows/doors all **single** glazed		Ext wall insulation	R2.0
		Int wall insulation	R1.5
Roof material	Colorbond		
Window h/ height	2400	90mm zincalume coated steel frame	
Door Height	2400	Wind speed category N2	
Int Door Height	2400		
Roof Pitch	2° & 25°		
Ceiling Height	2720		
Eaves Width	nil & 250		

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 2 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
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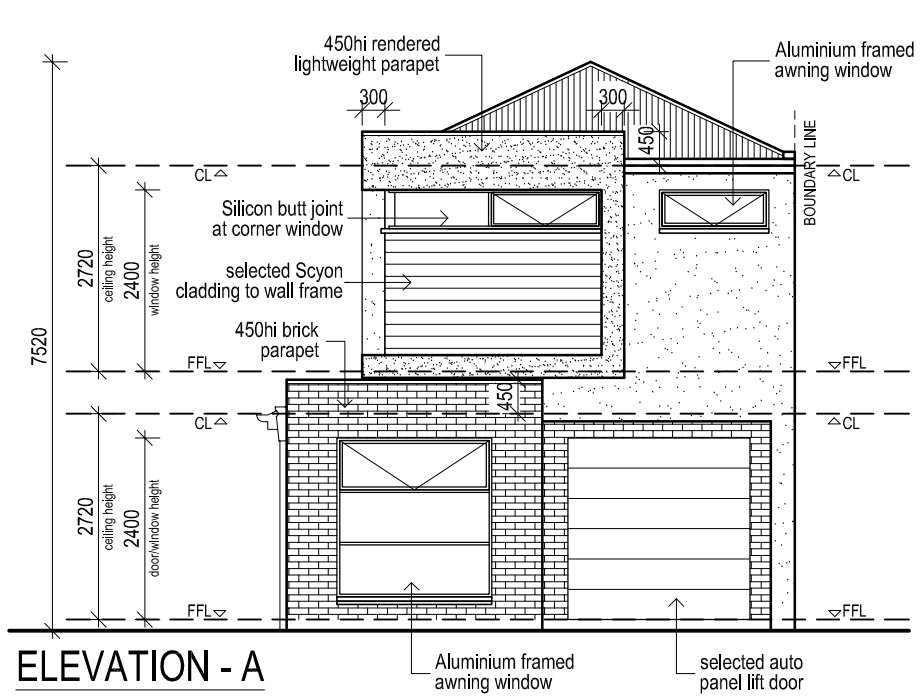
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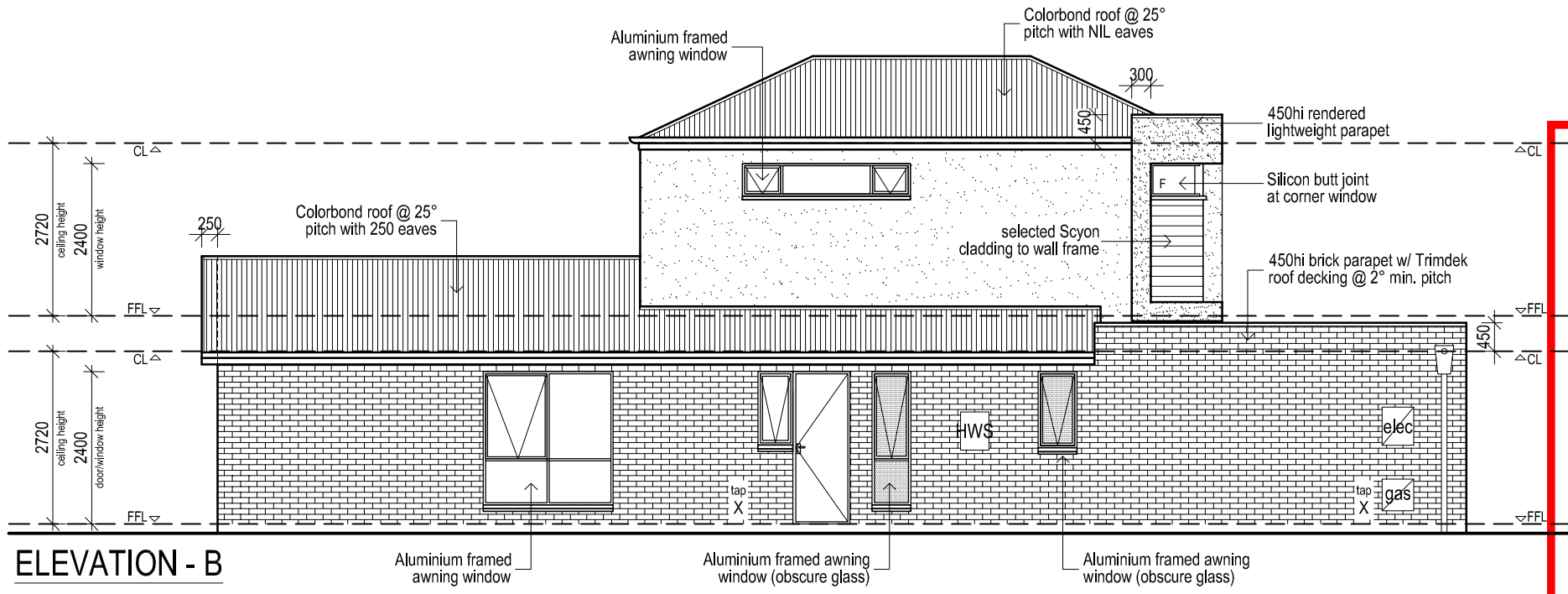
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Version: 2, Version Date: 03/06/2020

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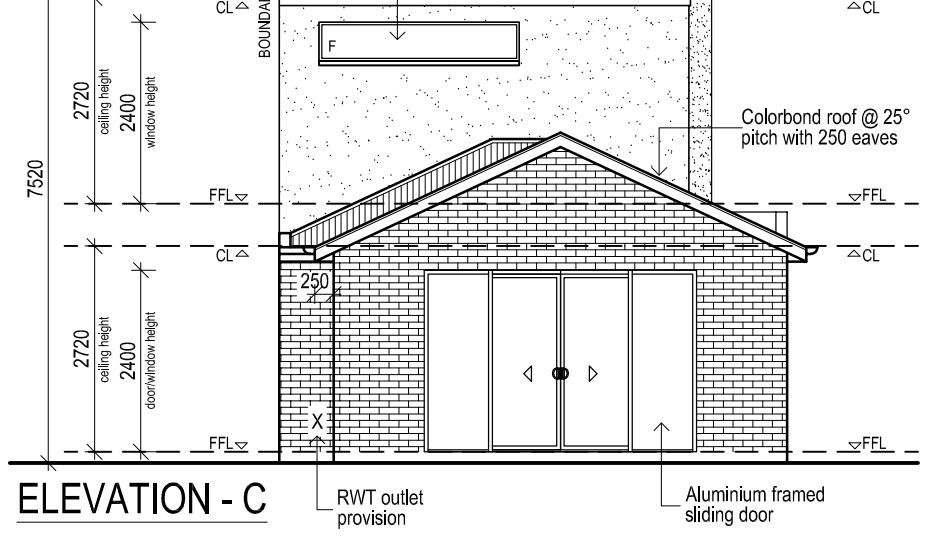
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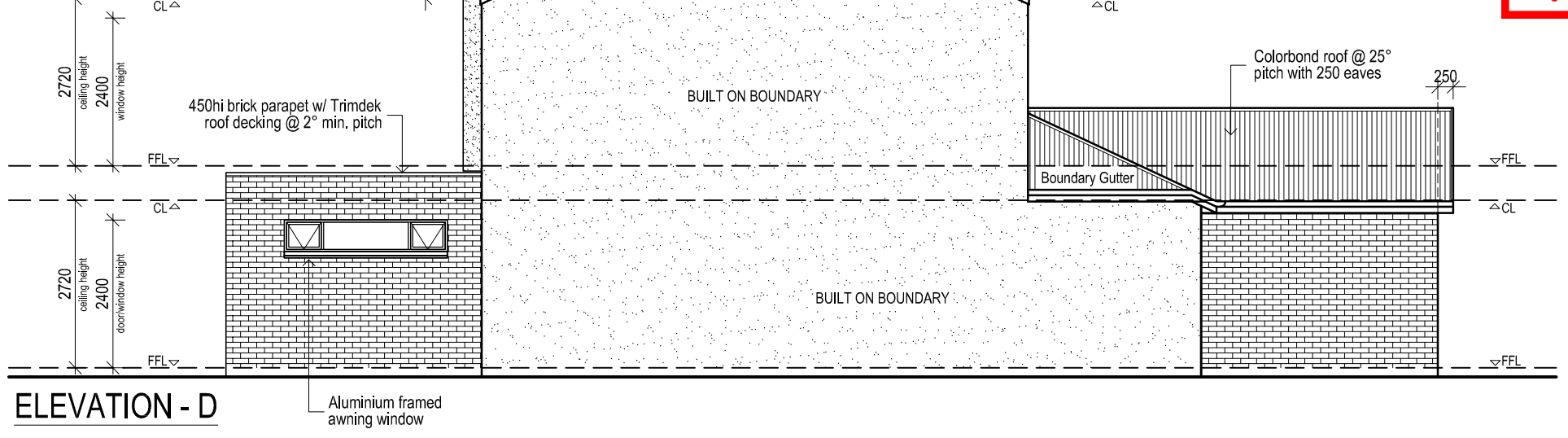
ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

04 ELEVATIONS

ADELAIDE DESIGNER HOMES
51 BEULAH ROAD, NORWOOD S.A 5067
PH (08) 8211 0100 FAX (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812
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FIGURE DIMENSIONS SHALL TAKE PREFERENCE OVER SCALE DRAWINGS. CONTRACTORS TO VERIFY DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.

THIS RESIDENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH AUSTRALIAN HOUSING CODE, B.C.A.2014 AND RELEVANT LOCAL AUTHORITY REQUIREMENTS

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ADELAIDE DESIGNER HOMES.

Ⓢ - SMOKE DETECTORS HARDWIRED TO CONSUMER MAINS WITH 9V BATTERY BACKUP IN ACCORDANCE WITH AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	89.94M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	159.32M²

NOTES

WINDOW SIZES ALL HEIGHT X WIDTH	
WINDOWS/DOORS ALL SINGLE GLAZED	
ROOF MATERIAL	COLORBOND
WINDOW H/ HEIGHT	2400
DOOR HEIGHT	2400
INT DOOR HEIGHT	2400
ROOF PITCH	2° & 25°
CEILING HEIGHT	2720
EAVES WIDTH	NIL & 250
CEILING INSULATION	R4.0
EXT WALL INSULATION	R2.0
INT WALL INSULATION	RI.5

90MM ZINCALUME COATED STEEL FRAME
WIND SPEED CATEGORY N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 2 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
1:100		01/05/20

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JOB NO.
PL657

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AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

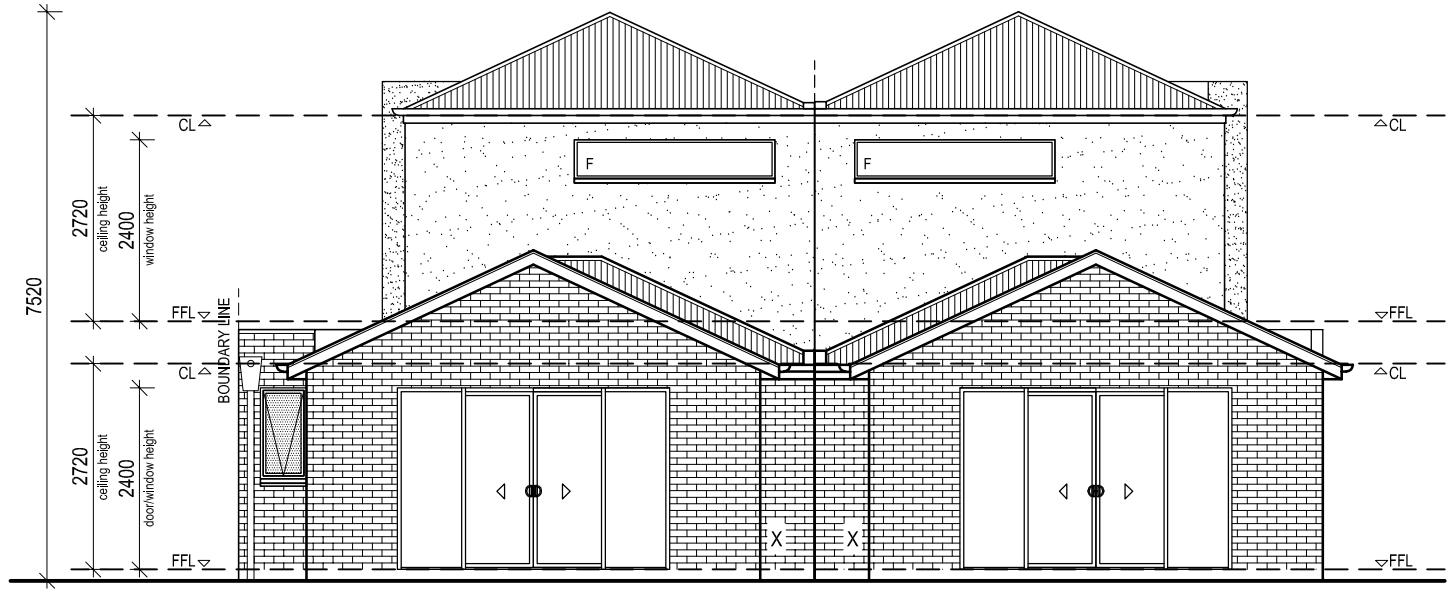
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FRONT ELEVATION



REAR ELEVATION

05 ELEVATIONS

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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	89.94M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	159.32M²

NOTES

Window sizes all height x width	
Windows/doors all single glazed	
Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	nil & 250
Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	R1.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 2 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
1:100		01/05/20

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JOB NO.
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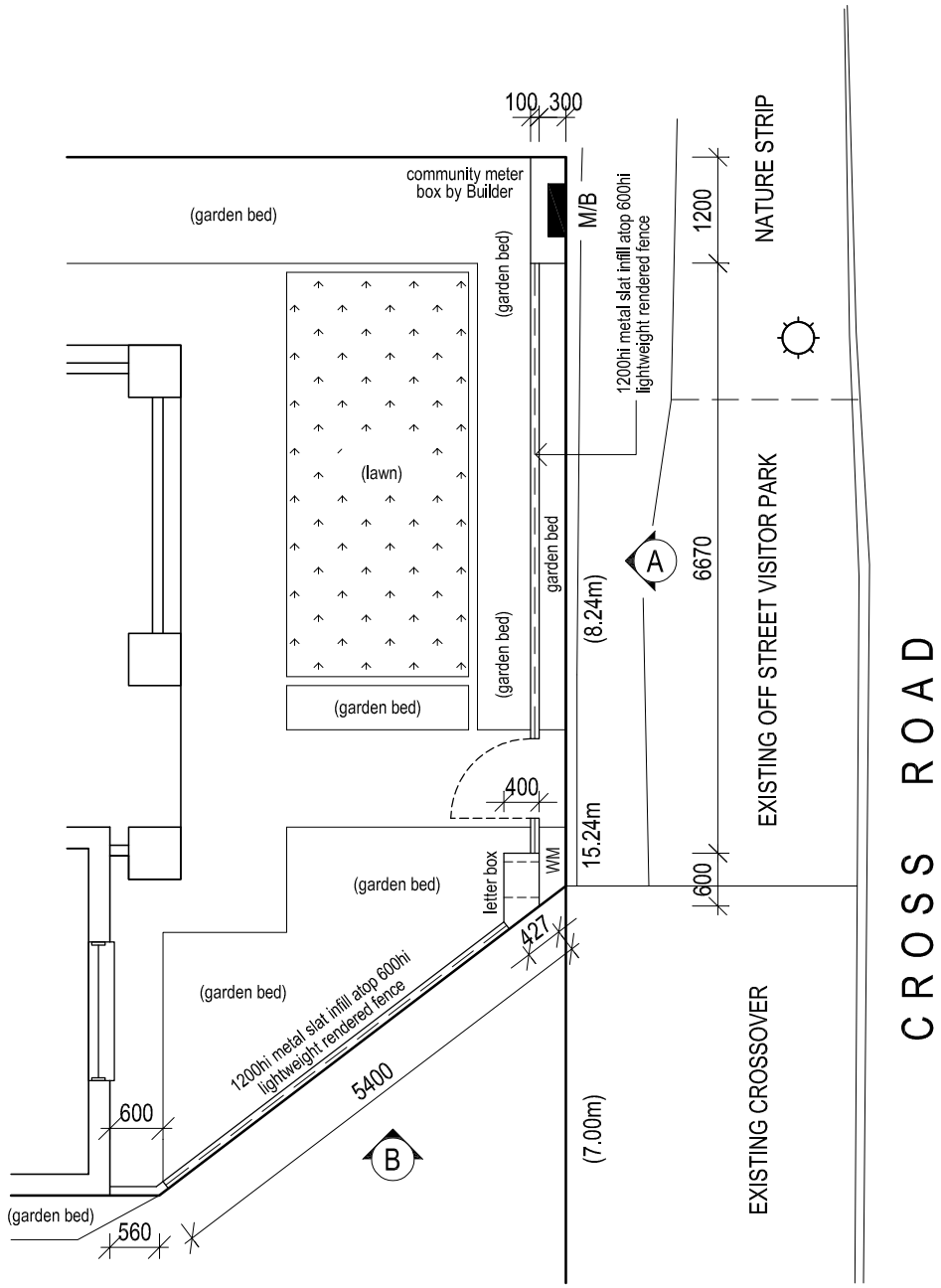
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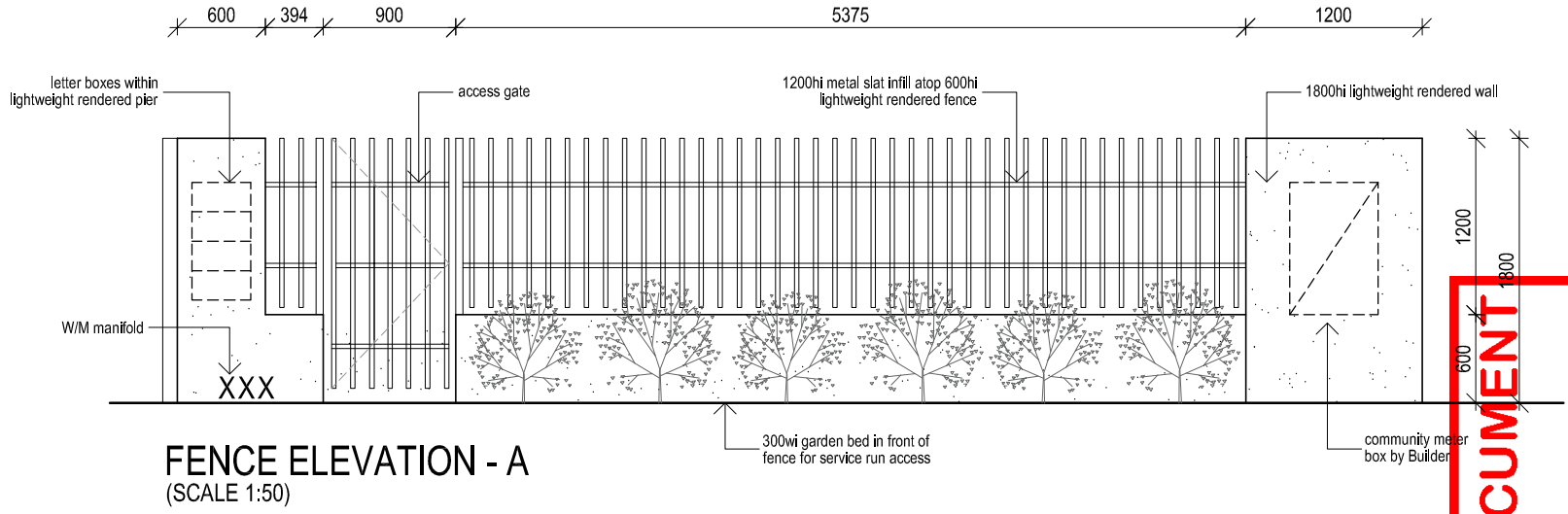
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DATE: 20/05/2020

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Version: 2, Version Date: 03/06/2020

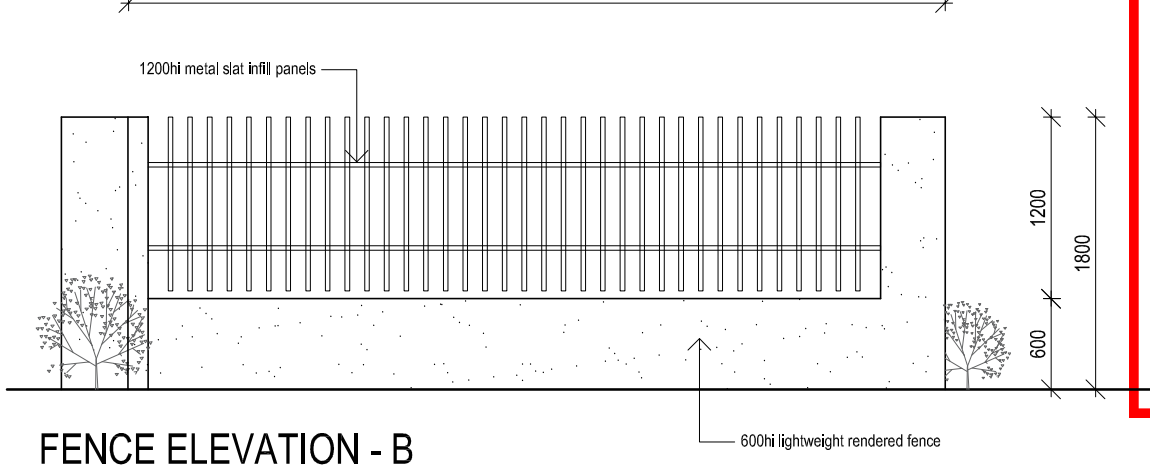
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NOT FOR CONSTRUCTION





FENCE ELEVATION - A
(SCALE 1:50)



FENCE ELEVATION - B
(SCALE 1:50)

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

07 FENCE DETAIL

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY ELDER

AREAS

LIVING (GR)	89.94M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	159.32M²

NOTES

Window sizes all height x width
Windows/doors all single glazed

Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	nil & 250

Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	R1.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 2 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
1:50		01/05/20

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JOB NO. PL657

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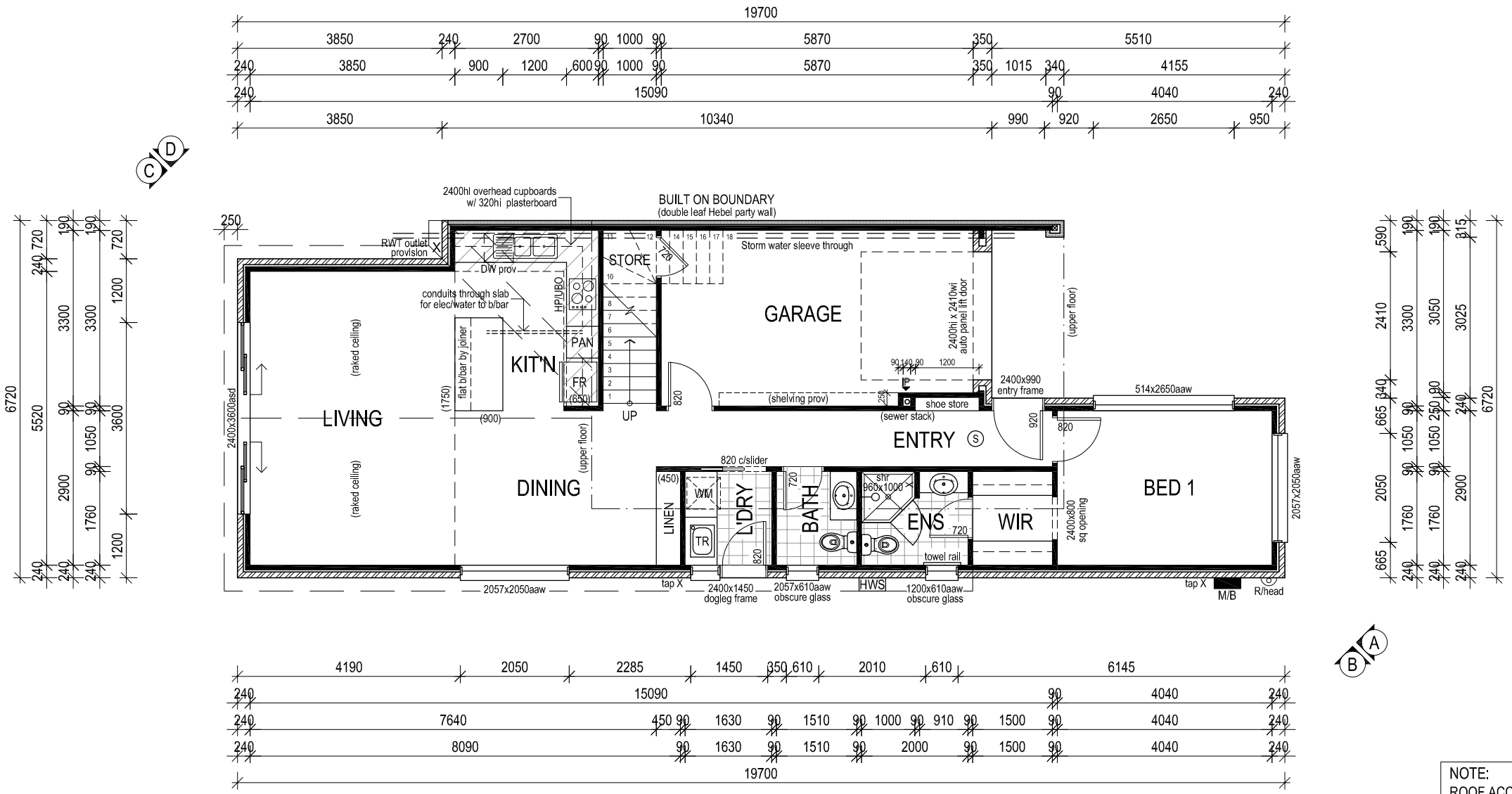
Document Set ID: 6123073
Version: 2, Version Date: 03/06/2020

PRELIMINARY
NOT FOR CONSTRUCTION

Ⓢ SMOKE DETECTOR
MULTIPLE SMOKE ALARMS MUST BE INTERCONNECTED
NOTE: SMOKE DETECTOR HARDWIRED TO CONSUMER MAINS WITH 9v BATTERY BACKUP INSTALLED IN ACCORDANCE WITH AS3786 2014.

NOTE:
Rainwater Tank as per council requirements, connected to one WC by BUILDER

Builder to allow for first fix plumbing provision for a rainwater run plumbed to one WC & a mains water point for change over device.



NOTE:
ROOF ACCESS POSITION IS INDICATIVE ONLY POSITION MAY VARY ON SITE

NOTE:
CONSTRUCTION OF BRUSH FENCING NOT PERMITTED WITHIN 3m OF PROPOSED BUILDING

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

Page 147 of 527

02 GROUND FLOOR

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with as 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY ELDER

AREAS

LIVING (GR)	89.94M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	159.32M²

NOTES

Window sizes all height x width	
Windows/doors all single glazed	
Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	nil & 250
Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	RI.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 2 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
1:100		01/05/20

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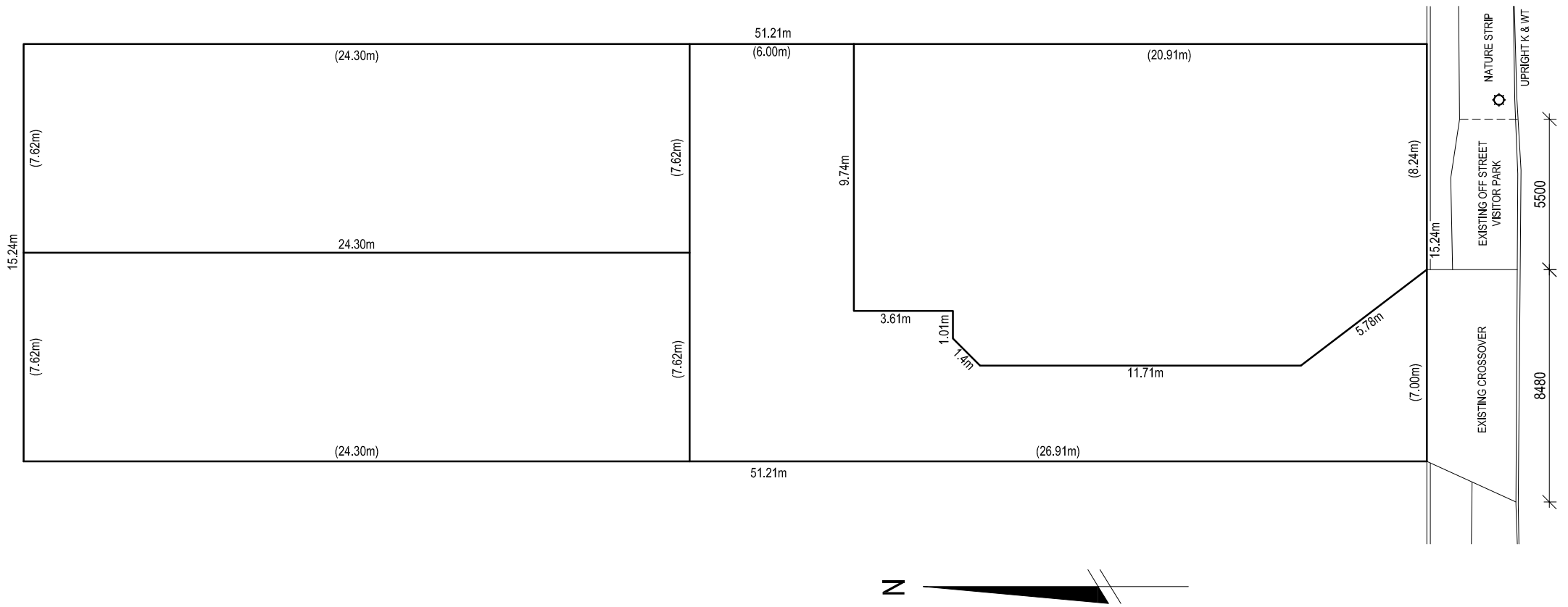
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Version: 2, Version Date: 03/06/2020

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DATE: 20/05/2020

09 LAND DIVISION PLAN

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
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B.L.D No. 219736
ABN. 86135004812
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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY ELDER

AREAS

LIVING (GR)	89.94M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	159.32M²

NOTES

Window sizes all height x width	
Windows/doors all single glazed	
Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	nil & 250
Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	R1.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 2 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
1:200		01/05/20

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PL657

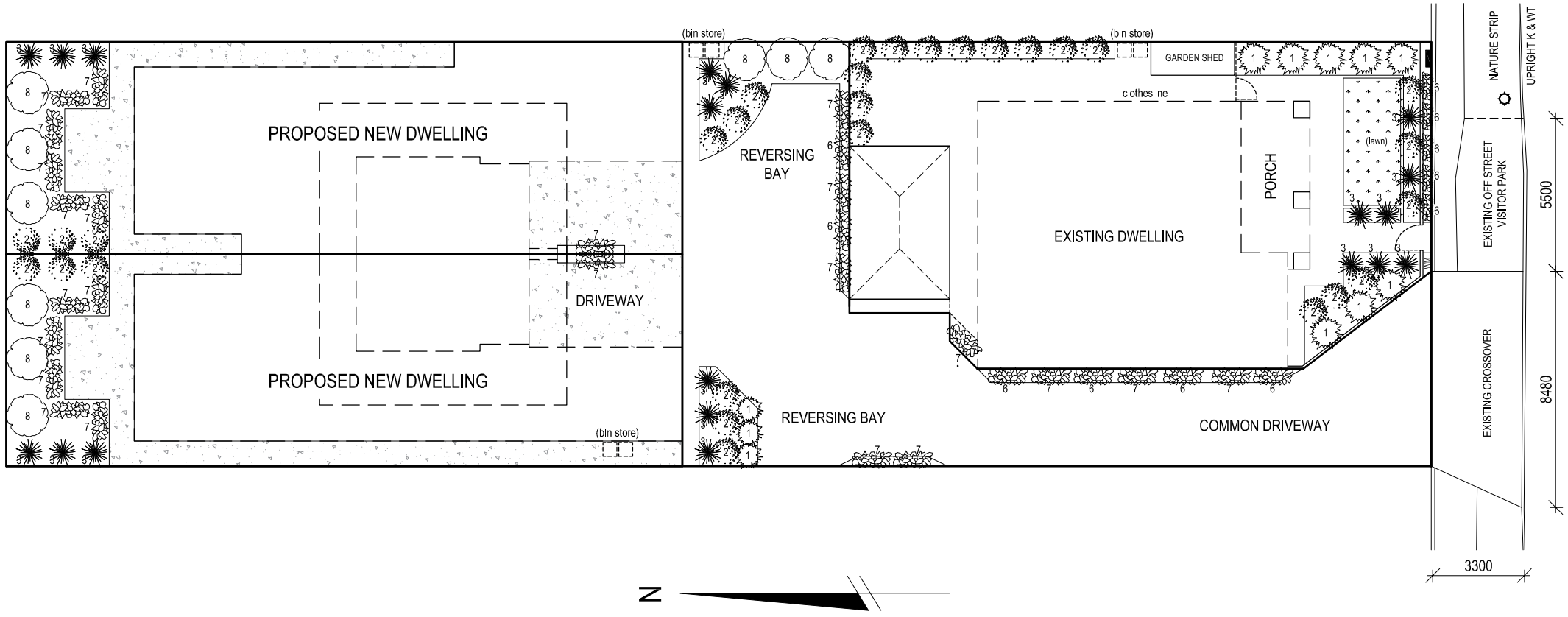
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Document Set ID: 6123073
Version: 2, Version Date: 03/06/2020

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PRELIMINARY
NOT FOR CONSTRUCTION

PLANTING SCHEDULE		
Botanical Name	Common Name	Approx. Size
SHRUBS:		
1. Acmena smithii var. minor	Lilly Pilly (variety)	2.5m H x 1.5m W
2. Convolvulus cneorum	Silver Bush	1.2m H x 1.0m W
3. Xanthorrhoea semiplana	Yacca	2.0m H
GROUND COVERS:		
4. Coprosma kirkii	Dwarf Mirror Plant	0.4m H spreading
5. Kennedia prostrata	Scarlet Runner	Spreading to 2.0m
GRASSES:		
6. Dianella 'Little Jess'	Flax Lily (variety)	0.6m H x 0.4m W
7. Isolepis nodosa	Club Rush	1.0m H x 1.0m W
TREES:		
8. Lagerstroemia Indica	Crepe Myrtle	6.0m H x 4.0m W



CROSS ROAD

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

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06 LANDSCAPING PLAN

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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This residence is to be constructed in accordance with the South Australian Housing Code, B.C.A.2014 and relevant local authority requirements

These drawings are the exclusive property of Adelaide Designer Homes.

Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	89.94m²
LIVING (UP)	48.12m²
GARAGE	21.26m²
TOTAL	159.32m²

NOTES

Window sizes all height x width
Windows/doors all single glazed

Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	nil & 250

Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	R1.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 2 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
1:200		01/05/20

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Document Set ID: 6123073
Version: 2, Version Date: 03/06/2020

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PRELIMINARY
NOT FOR CONSTRUCTION

BOUNDARY/SURVEY NOTE:

THIS DRAWING IS INTENDED FOR INDICATIVE BUILDING SETOUT PURPOSES ONLY:

REFER CIVIL ENGINEER / SURVEYOR DRAWINGS FOR SITE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS, & EARTHWORK DESIGN.

FINAL BOUNDARY & BUILDING SETOUT SHALL BE CONFIRMED & CERTIFIED BY LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION.

COMMUNITY TITLE

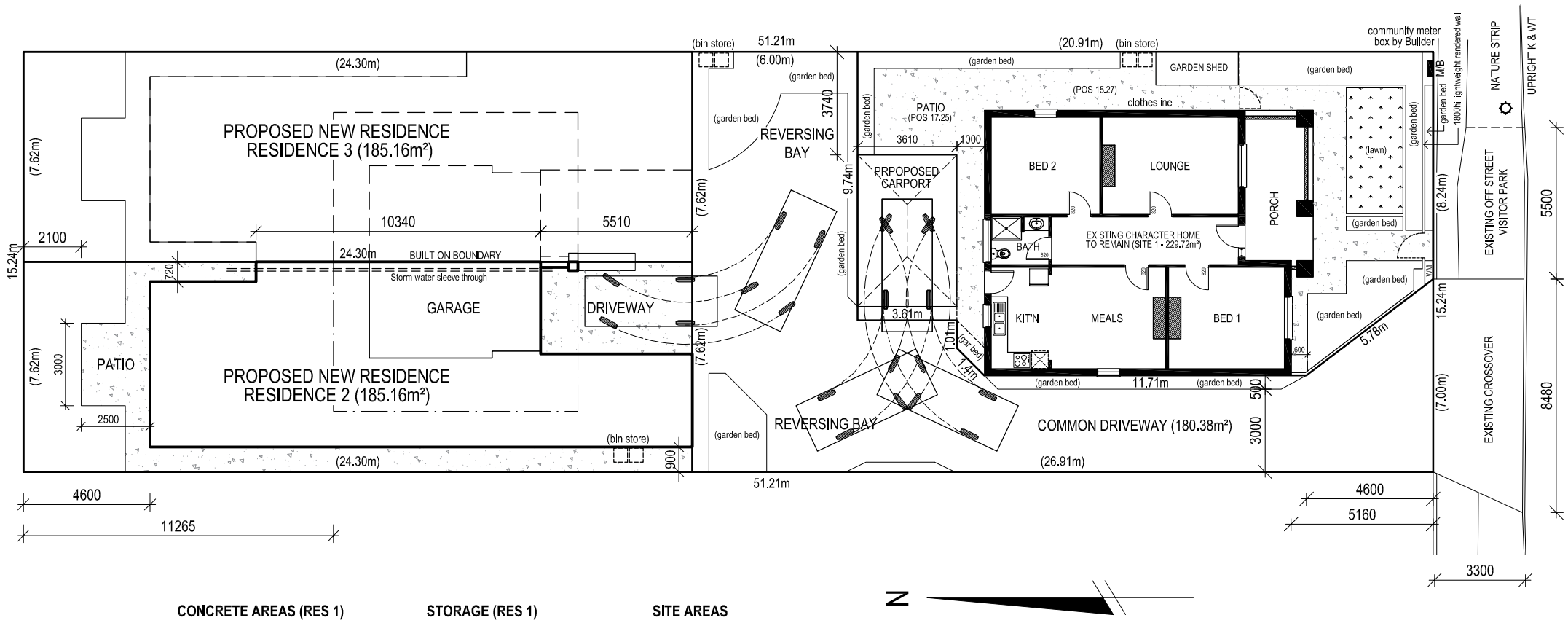
COMMUNITY METERBOX LOCATED AT FRONT OF SITE IN COMMON LAND

GAS METER LOCATED ON WALL OF DWELLING

SITE COVERAGE	m2
SITE AREA -	185.16m²
LIVING AREA (TOTAL) -	138.06m²
PRIVATE OPEN SPACE -	35.05m²
TOTAL FOOTPRINT -	111.20m²
SITE COVERAGE %	60.05%

NOTE:
Rainwater Tank as per council requirements, connected to one WC by BUILDER

Builder to allow for first fix plumbing provision for a rainwater run plumbed to one WC & a mains water point for change over device.



N

CONCRETE AREAS (RES 1)

Perimeter Path-	53.11m²
Carport-	19.85m²
TOTAL CONCRETE-	72.96m²

CONCRETE AREAS (RES 2)

Perimeter Path-	32.16m²
Driveway-	18.13m²
TOTAL CONCRETE-	50.29m²

CONCRETE AREAS (RES 3)

Perimeter Path-	24.78m²
Driveway-	18.13m²
TOTAL CONCRETE-	42.91m²

STORAGE (RES 1)

Garden Shed:	8.64m³
TOTAL:	8.64m³

STORAGE (RES 2)

Garage Shelving:	2.3m³
Stair Store:	4.08m³
Linen Store:	2.15m³
TOTAL:	8.53m³

STORAGE (RES 3)

Garage Shelving:	2.3m³
Stair Store:	4.08m³
Linen Store:	2.15m³
TOTAL:	8.53m³

SITE AREAS

Site 1:	229.72m²
Site 2:	185.16m²
Site 3:	185.16m²

(average site area 200.01m²)

COMMON AREAS

Driveway:	152.20m²
Landscaping:	28.18m²
TOTAL:	180.38m²

NOTE:
CONSTRUCTION OF BRUSH FENCING NOT PERMITTED WITHIN 3m OF PROPOSED BUILDING

NOTE:
FREESTANDING WATER TAP TO BE LOCATED OVER FLOOD GULLY WITH ENGINEERING

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

CROSS ROAD

01 SITE PLAN

ADELAIDE DESIGNER HOMES
51 BEULAH ROAD, NORWOOD S.A 5067
PH (08) 8211 0100 FAX (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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FIGURE DIMENSIONS SHALL TAKE PREFERENCE OVER SCALE DRAWINGS. CONTRACTORS TO VERIFY DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.

THIS RESIDENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH AUSTRALIAN HOUSING CODE, B.C.A.2014 AND RELEVANT LOCAL AUTHORITY REQUIREMENTS

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ADELAIDE DESIGNER HOMES.

Ⓢ - SMOKE DETECTORS HARDWIRED TO CONSUMER MAINS WITH 9v BATTERY BACKUP IN ACCORDANCE WITH AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY ELDER

AREAS

LIVING (GR)	89.94M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	159.32M²

NOTES

WINDOW SIZES ALL HEIGHT X WIDTH		CEILING INSULATION	R4.0
WINDOWS/DOORS ALL SINGLE GLAZED		EXT WALL INSULATION	R2.0
		INT WALL INSULATION	RI.5
ROOF MATERIAL	COLORBOND		
WINDOW H/ HEIGHT	2400	90MM ZINCALUME COATED STEEL FRAME	
DOOR HEIGHT	2400	WIND SPEED CATEGORY N2	
INT DOOR HEIGHT	2400		
ROOF PITCH	2° & 25°		
CEILING HEIGHT	2720		
EAVES WIDTH	NIL & 250		

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 2 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
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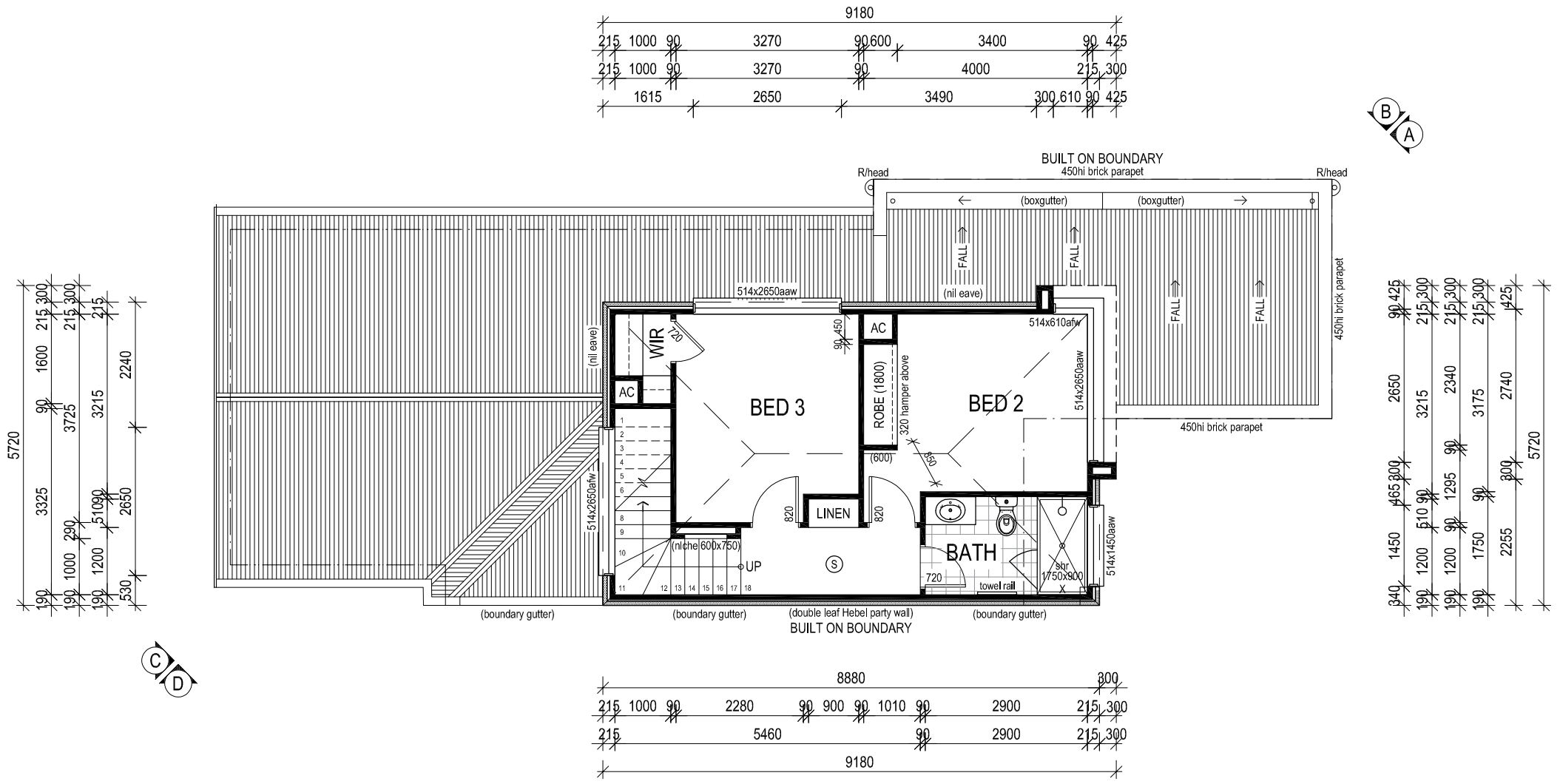
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PRELIMINARY
NOT FOR CONSTRUCTION

Ⓢ SMOKE DETECTOR
MULTIPLE SMOKE ALARMS MUST BE INTERCONNECTED
NOTE: SMOKE DETECTOR HARDWIRED TO CONSUMER MAINS WITH 9v BATTERY BACKUP INSTALLED IN ACCORDANCE WITH AS3786 2014.

NOTE:
Rainwater Tank as per council requirements, connected to one WC by BUILDER

Builder to allow for first fix plumbing provision for a rainwater run plumbed to one WC & a mains water point for change over device.



NOTE:
ROOF ACCESS POSITION IS INDICATIVE ONLY POSITION MAY VARY ON SITE

NOTE:
CONSTRUCTION OF BRUSH FENCING NOT PERMITTED WITHIN 3m OF PROPOSED BUILDING

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

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03 UPPER FLOOR

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51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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This residence is to be constructed in accordance with the South Australian housing code, B.C.A.2014 and relevant local authority requirements

These drawings are the exclusive property of Adelaide Designer Homes.

Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with as 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	97.32M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	166.70M²

NOTES

Window sizes all height x width	
Windows/doors all single glazed	
Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	NIL & 250
Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	RI.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 3 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
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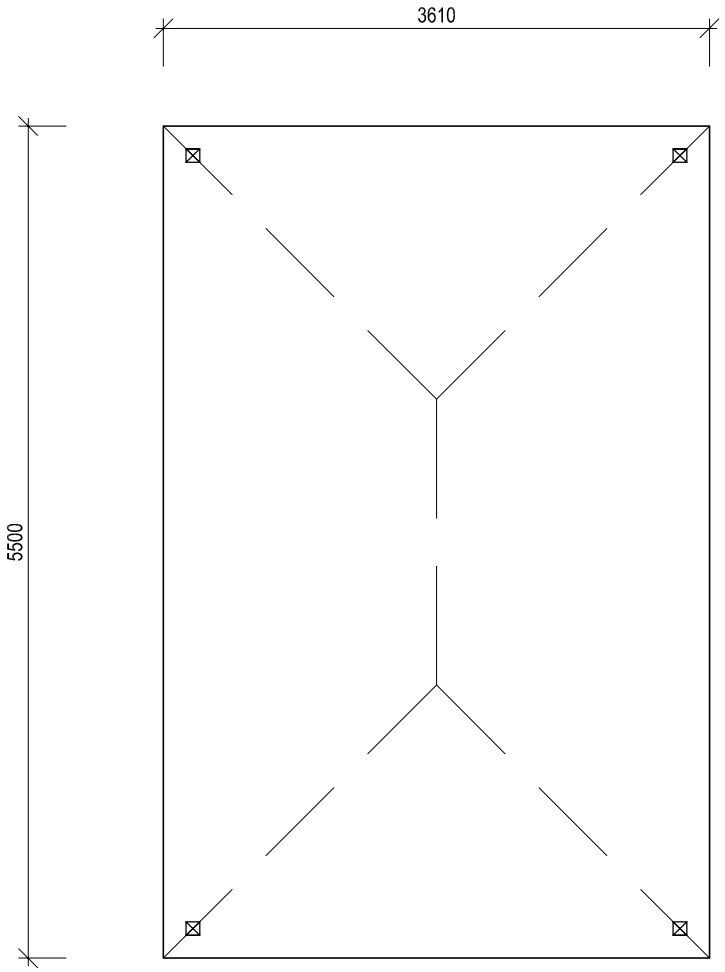
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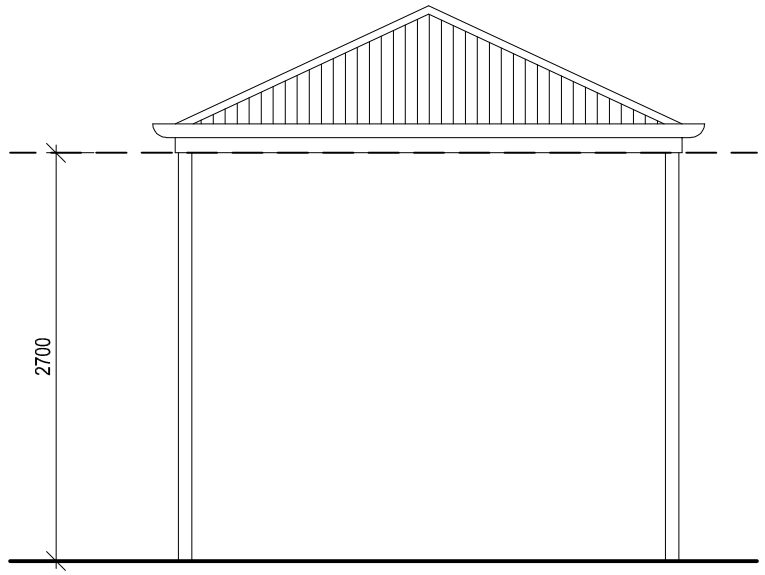
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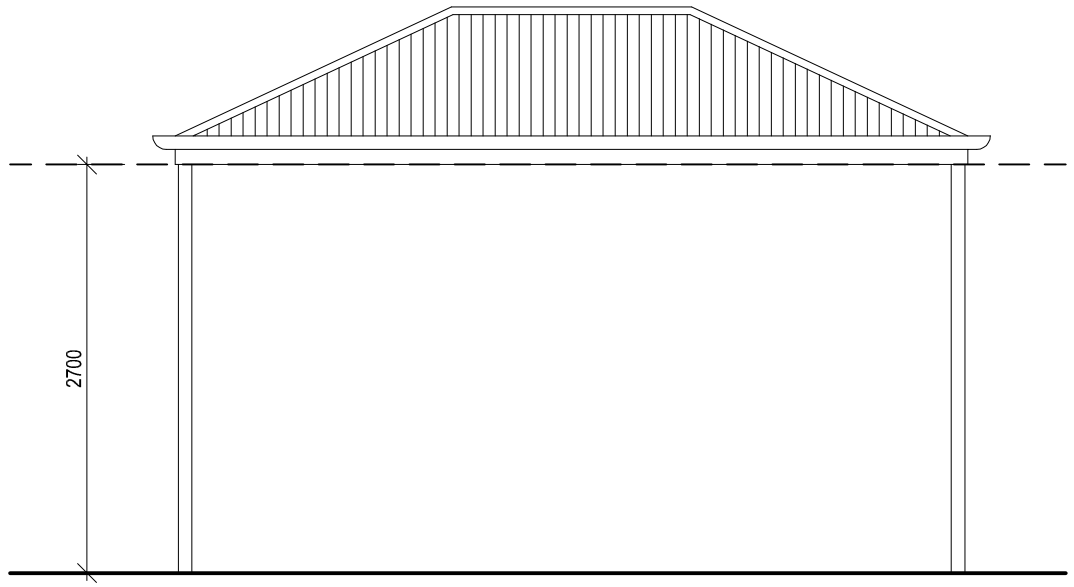
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CARPORT PLAN - D1
(SCALE 1:50)



FRONT ELEVATION - D1
(SCALE 1:50)



SIDE ELEVATION - D1
(SCALE 1:50)

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

08 CARPORT DETAILS

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ABN. 86135004812

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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	97.32M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	166.70M²

NOTES

Window sizes all height x width	
Windows/doors all single glazed	
Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	NIL & 250
Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	R1.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 3 of 3)
CROSS ROAD
CLARENCE PARK, SA

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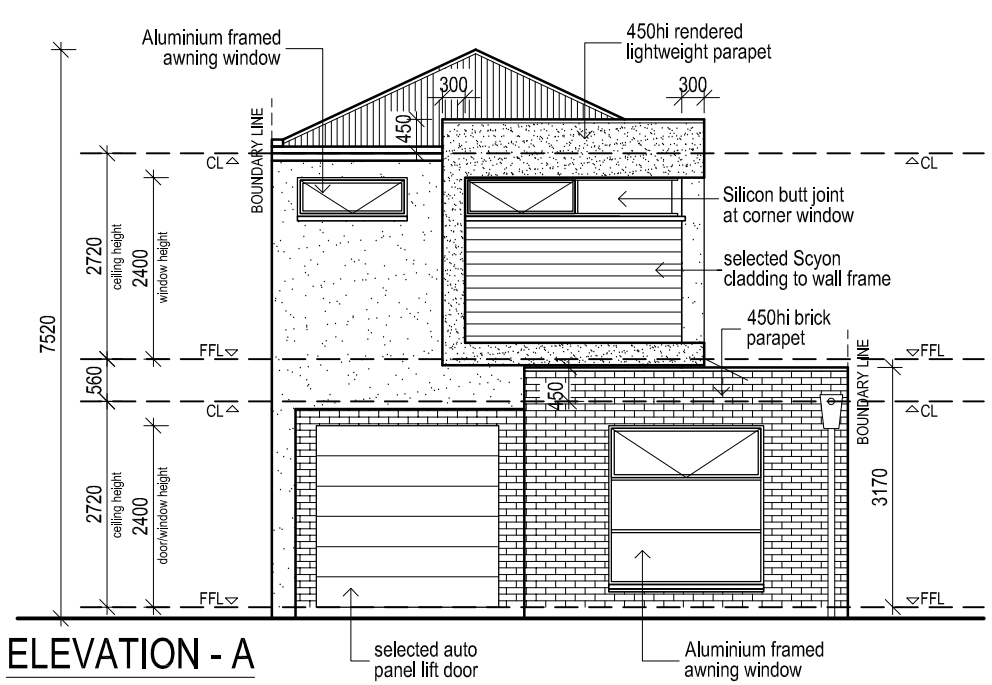
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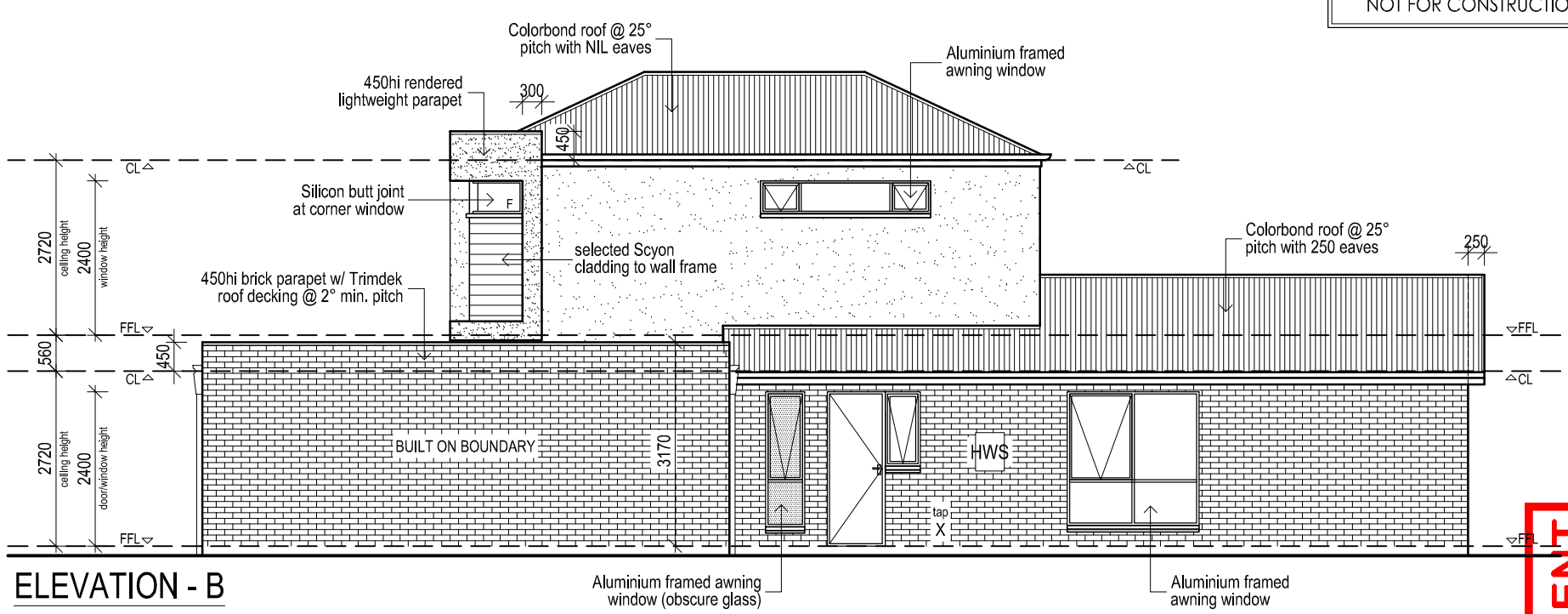
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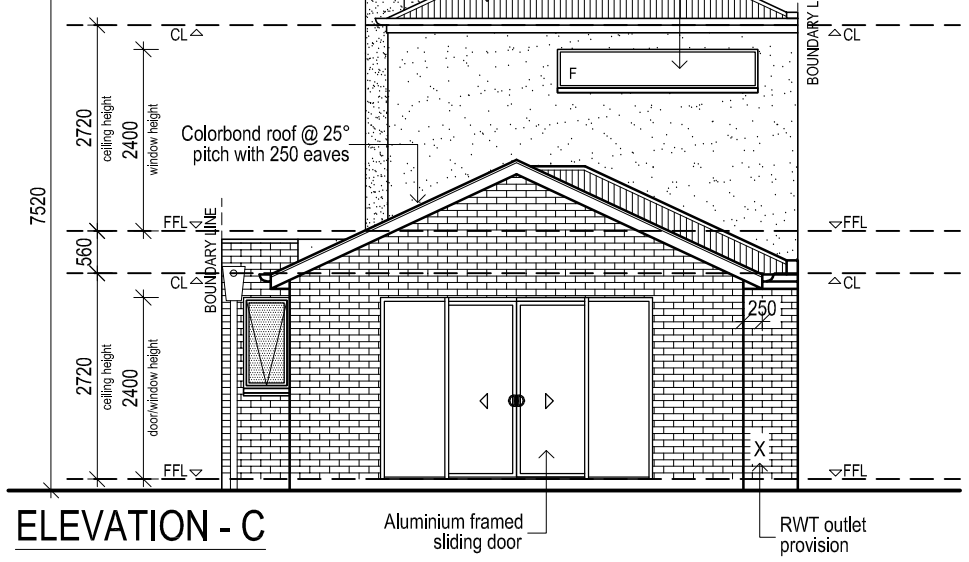
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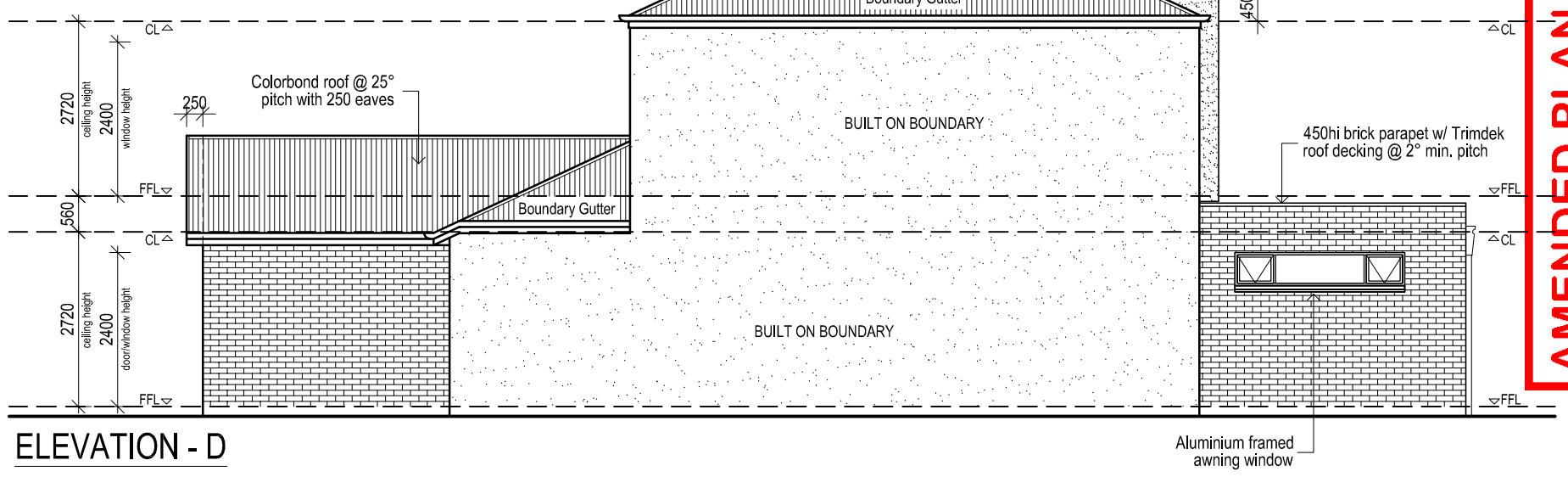
ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

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04 ELEVATIONS

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
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ABN. 86135004812

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This residence is to be constructed in accordance with the South Australian Housing Code, B.C.A.2014 and relevant local authority requirements

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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY ELDER

AREAS

LIVING (GR)	97.32M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	166.70M²

NOTES

Window sizes all height x width
Windows/doors all single glazed

Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	NIL & 250

Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	R1.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 3 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
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FRONT ELEVATION



REAR ELEVATION

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

05 ELEVATIONS

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	97.32M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	166.70M²

NOTES

Window sizes all height x width
Windows/doors all single glazed

Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	NIL & 250

Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	R1.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 3 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
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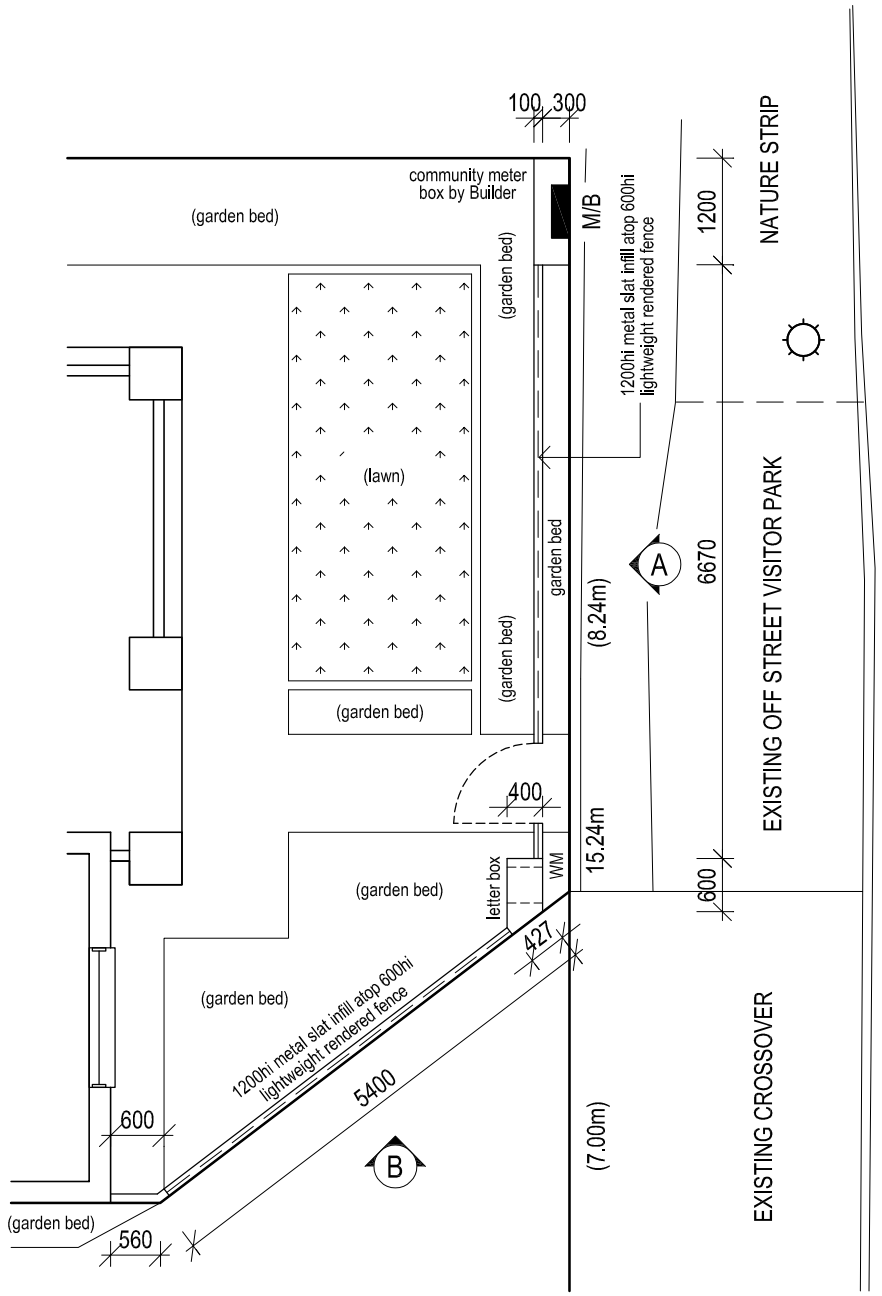
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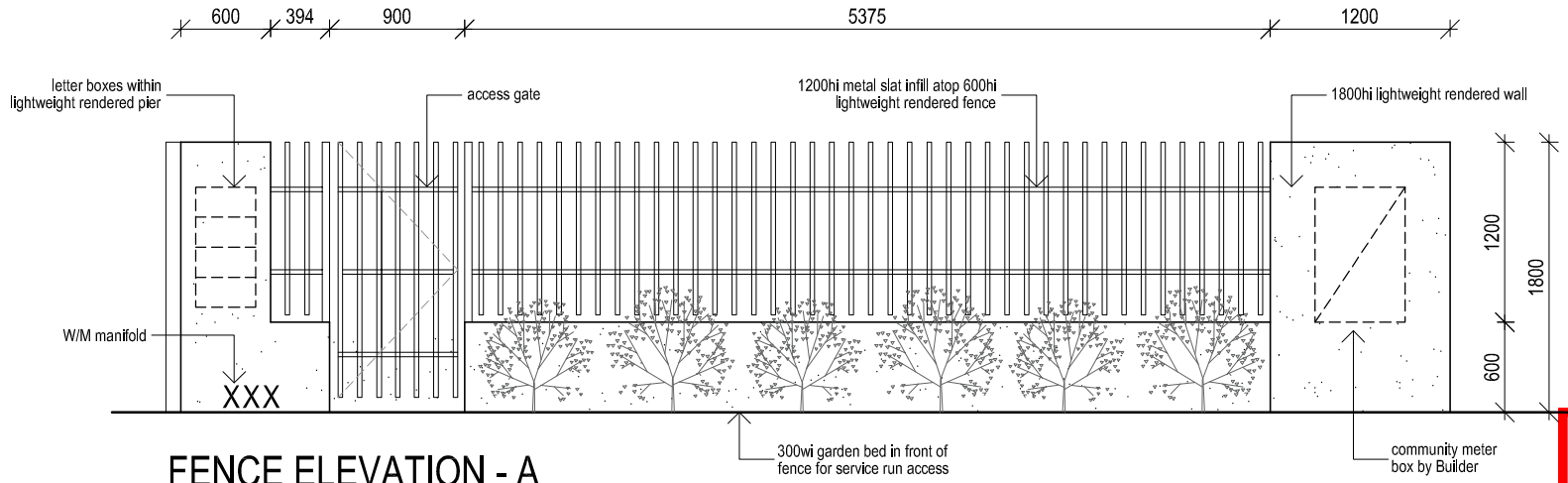
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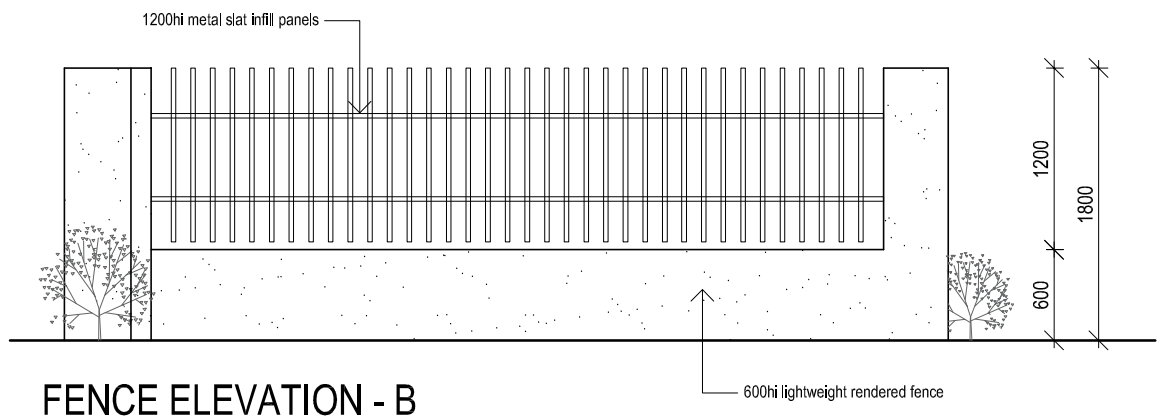
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FENCE ELEVATION - A
(SCALE 1:50)



FENCE ELEVATION - B
(SCALE 1:50)

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

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07 FENCE DETAIL

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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This residence is to be constructed in accordance with the South Australian Housing Code, B.C.A.2014 and relevant local authority requirements

These drawings are the exclusive property of Adelaide Designer Homes.

Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	97.32M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	166.70M²

NOTES

Window sizes all height x width	
Windows/doors all single glazed	
Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	NIL & 250
Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	R1.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 3 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
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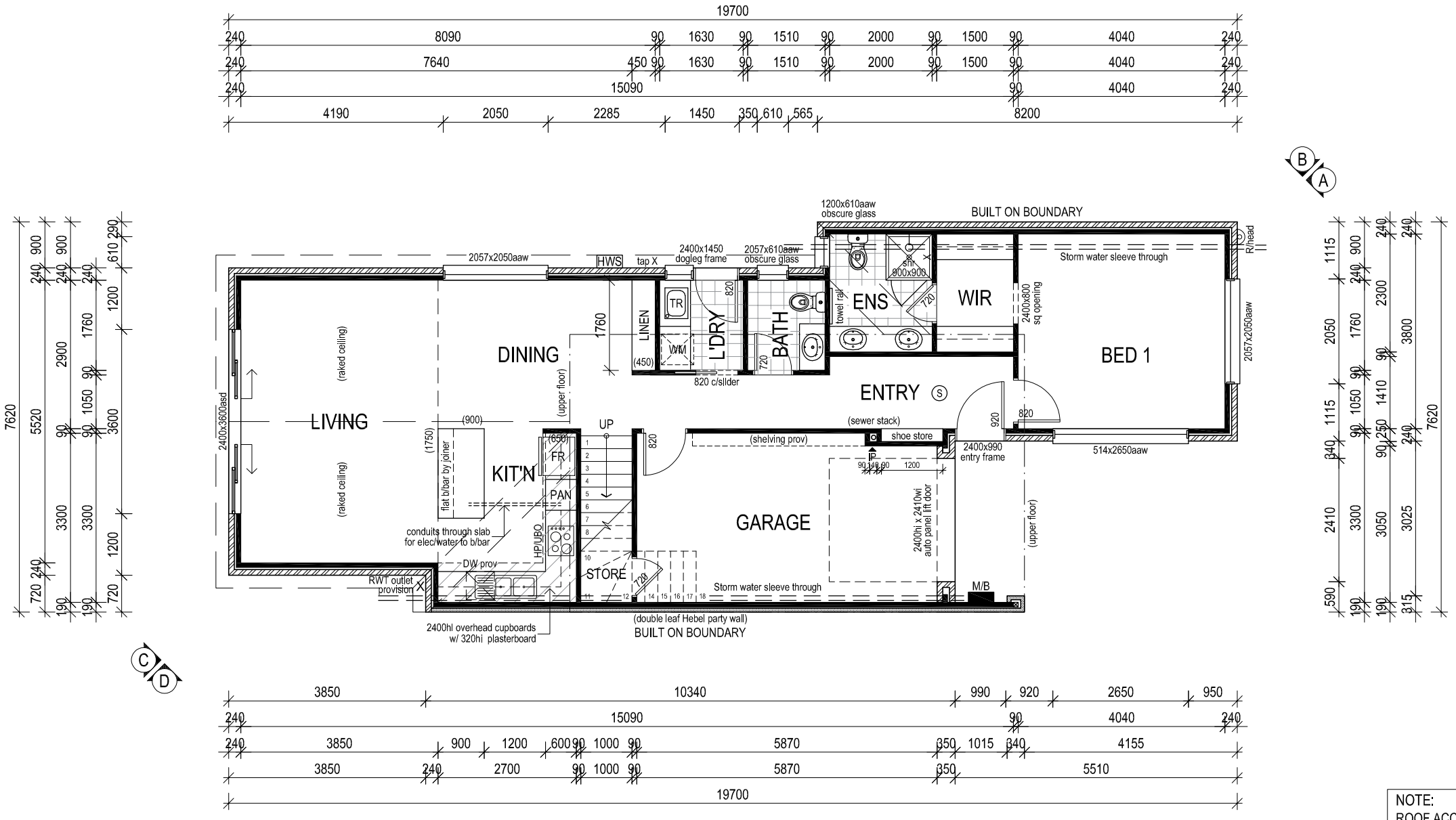
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PRELIMINARY
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Ⓢ SMOKE DETECTOR
MULTIPLE SMOKE ALARMS MUST BE INTERCONNECTED
NOTE: SMOKE DETECTOR HARDWIRED TO CONSUMER MAINS WITH 9v BATTERY BACKUP INSTALLED IN ACCORDANCE WITH AS3786 2014.

NOTE:
Rainwater Tank as per council requirements, connected to one WC by BUILDER

Builder to allow for first fix plumbing provision for a rainwater run plumbed to one WC & a mains water point for change over device.



NOTE:
ROOF ACCESS POSITION IS INDICATIVE ONLY POSITION MAY VARY ON SITE

NOTE:
CONSTRUCTION OF BRUSH FENCING NOT PERMITTED WITHIN 3m OF PROPOSED BUILDING

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

02 GROUND FLOOR

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
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B.L.D No. 219736
ABN. 86135004812

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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with as 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY ELDER

AREAS

LIVING (GR)	97.32M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	166.70M²

NOTES

Window sizes all height x width		Ceiling insulation	R4.0
Windows/doors all single glazed		Ext wall insulation	R2.0
		Int wall insulation	R1.5
Roof material	Colorbond		
Window h/ height	2400	90mm zincalume coated steel frame	
Door Height	2400	Wind speed category N2	
Int Door Height	2400		
Roof Pitch	2° & 25°		
Ceiling Height	2720		
Eaves Width	NIL & 250		

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 3 of 3)
CROSS ROAD
CLARENCE PARK, SA

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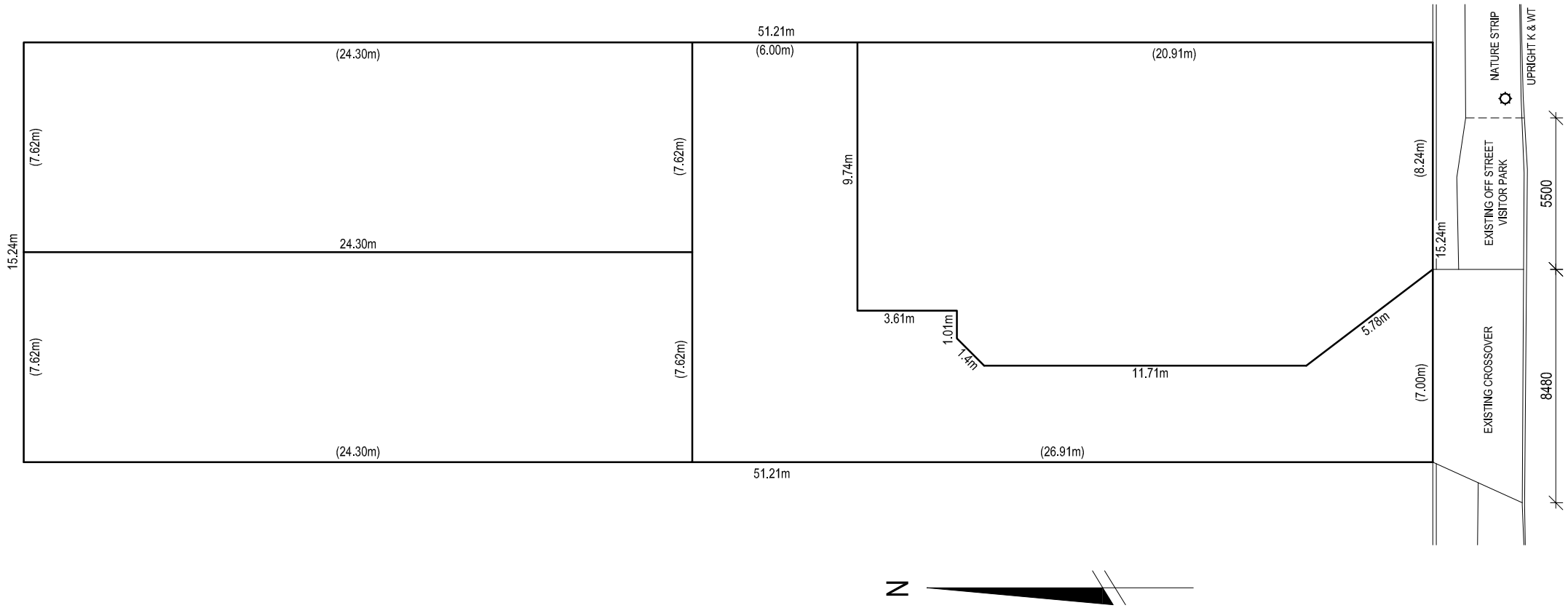
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CROSS ROAD

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

09 LAND DIVISION PLAN

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	97.32M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	166.70M²

NOTES

Window sizes all height x width	
Windows/doors all single glazed	
Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	NIL & 250
Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	R1.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 3 of 3)
CROSS ROAD
CLARENCE PARK, SA

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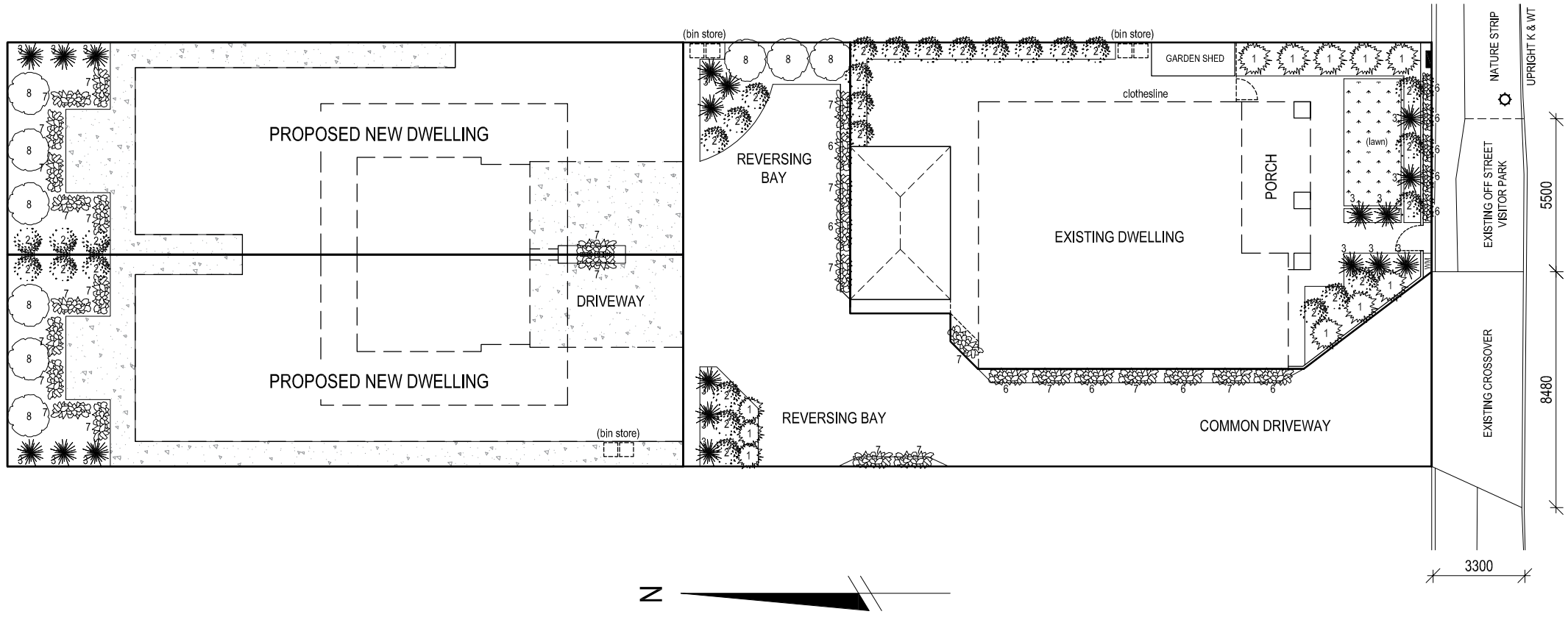
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PLANTING SCHEDULE		
Botanical Name	Common Name	Approx. Size
SHRUBS:		
1. Acmena smithii var. minor	Lilly Pilly (variety)	2.5m H x 1.5m W
2. Convolvulus cneorum	Silver Bush	1.2m H x 1.0m W
3. Xanthorrhoea semiplana	Yacca	2.0m H
GROUND COVERS:		
4. Coprosma kirkii	Dwarf Mirror Plant	0.4m H spreading
5. Kennedia prostrata	Scarlet Runner	Spreading to 2.0m
GRASSES:		
6. Dianella 'Little Jess'	Flax Lily (variety)	0.6m H x 0.4m W
7. Isolepis nodosa	Club Rush	1.0m H x 1.0m W
TREES:		
8. Lagerstroemia Indica	Crepe Myrtle	6.0m H x 4.0m W



CROSS ROAD

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

06 LANDSCAPING PLAN

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY
ELDER

AREAS

LIVING (GR)	97.32M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	166.70M²

NOTES

Window sizes all height x width	
Windows/doors all single glazed	
Roof material	Colorbond
Window h/ height	2400
Door Height	2400
Int Door Height	2400
Roof Pitch	2° & 25°
Ceiling Height	2720
Eaves Width	NIL & 250
Ceiling insulation	R4.0
Ext wall insulation	R2.0
Int wall insulation	R1.5

90mm zincalume coated steel frame
Wind speed category N2

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 3 of 3)
CROSS ROAD
CLARENCE PARK, SA

SCALE	REVISION	DATE
1:200		01/05/20

REV	DATE	NOTES:
A		
B		
C		
D		
E		
F		

JOB NO.
PL658

DRAWN BY: ED | CHECKED:

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PRELIMINARY
NOT FOR CONSTRUCTION

BOUNDARY/SURVEY NOTE:

THIS DRAWING IS INTENDED FOR INDICATIVE BUILDING SETOUT PURPOSES ONLY:

REFER CIVIL ENGINEER / SURVEYOR DRAWINGS FOR SITE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS, & EARTHWORK DESIGN.

FINAL BOUNDARY & BUILDING SETOUT SHALL BE CONFIRMED & CERTIFIED BY LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION.

COMMUNITY TITLE

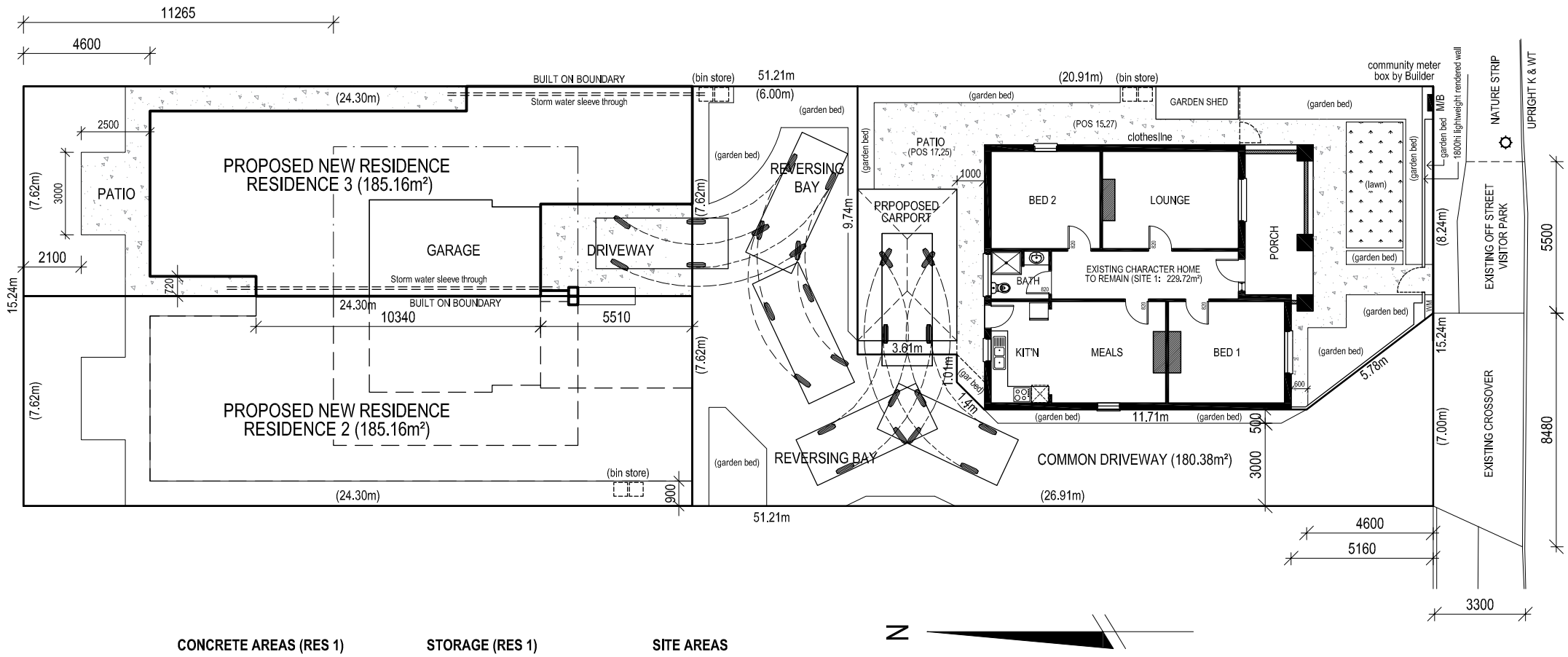
COMMUNITY METERBOX LOCATED AT FRONT OF SITE IN COMMON LAND

GAS METER LOCATED ON WALL OF DWELLING

SITE COVERAGE	m2
SITE AREA -	185.16m²
LIVING AREA (TOTAL) -	145.44m²
PRIVATE OPEN SPACE -	35.05m²
TOTAL FOOTPRINT -	118.58m²
SITE COVERAGE %	64.04%

NOTE:
Rainwater Tank as per council requirements, connected to one WC by BUILDER

Builder to allow for first fix plumbing provision for a rainwater run plumbed to one WC & a mains water point for change over device.



CONCRETE AREAS (RES 1)

Perimeter Path-	53.11m²
Carport-	19.85m²
TOTAL CONCRETE-	72.96m²

CONCRETE AREAS (RES 2)

Perimeter Path-	32.16m²
Driveway-	18.13m²
TOTAL CONCRETE-	50.29m²

CONCRETE AREAS (RES 3)

Perimeter Path-	24.78m²
Driveway-	18.13m²
TOTAL CONCRETE-	42.91m²

STORAGE (RES 1)

Garden Shed:	8.64m³
TOTAL:	8.64m³

STORAGE (RES 2)

Garage Shelving:	2.3m³
Stair Store:	4.08m³
Linen Store:	2.15m³
TOTAL:	8.53m³

STORAGE (RES 3)

Garage Shelving:	2.3m³
Stair Store:	4.08m³
Linen Store:	2.15m³
TOTAL:	8.53m³

SITE AREAS

Site 1:	229.72m²
Site 2:	185.16m²
Site 3:	185.16m²

(average site area 200.01m²)

COMMON AREAS

Driveway:	152.20m²
Landscaping:	28.18m²
TOTAL:	180.38m²

NOTE:
CONSTRUCTION OF BRUSH FENCING NOT PERMITTED WITHIN 3m OF PROPOSED BUILDING

NOTE:
FREESTANDING WATER TAP TO BE LOCATED OVER FLOOD GULLY WITH ENGINEERING

AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

01 SITE PLAN

ADELAIDE DESIGNER HOMES
51 Beulah Road, Norwood S.A 5067
Ph (08) 8211 0100 Fax (08) 8363 7823
B.L.D No. 219736
ABN. 86135004812

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Figure dimensions shall take preference over scale drawings. Contractors to verify dimensions and levels prior to commencement of any building work.

This residence is to be constructed in accordance with the South Australian Housing Code, B.C.A.2014 and relevant local authority requirements

These drawings are the exclusive property of Adelaide Designer Homes.

Ⓢ - Smoke detectors hardwired to consumer mains with 9v battery backup in accordance with AS 3786 2014.

SPECIFICATION
LIFESTYLE

CONSULTANT
DANNY ELDER

AREAS

LIVING (GR)	97.32M²
LIVING (UP)	48.12M²
GARAGE	21.26M²
TOTAL	166.70M²

NOTES

Window sizes all height x width		Ceiling insulation	R4.0
Windows/doors all single glazed		Ext wall insulation	R2.0
		Int wall insulation	R1.5
Roof material	Colorbond		
Window h/ height	2400	90mm zincalume coated steel frame	
Door Height	2400	Wind speed category N2	
Int Door Height	2400		
Roof Pitch	2° & 25°		
Ceiling Height	2720		
Eaves Width	NIL & 250		

CLIENT
ELDER INVESTMENTS PTY LTD

ADDRESS
Lot 79 (Res 3 of 3)
CROSS ROAD
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SCALE	REVISION	DATE
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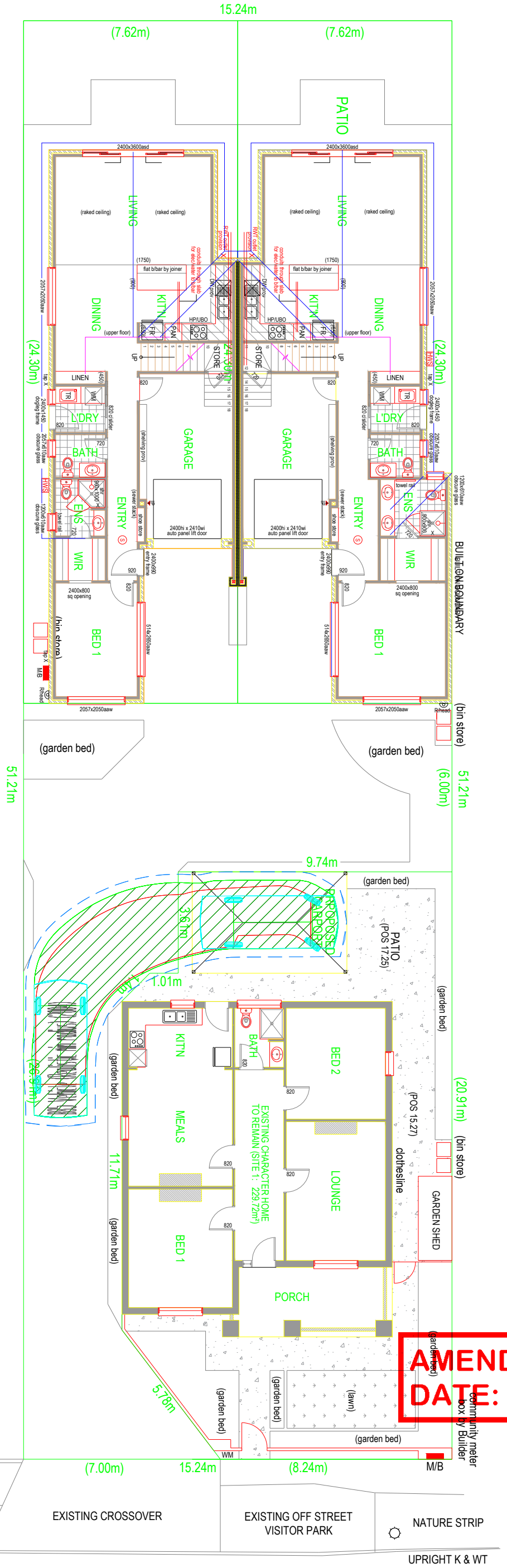
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Version: 2, Version Date: 03/06/2020

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AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

FIGURE 1: DWELLING 1 B85 ENTRY MOVEMENT

PHIL WEAVER & ASSOCIATES
TRAFFIC ENGINEERING CONSULTANTS

For: Adelaide Designer Homes
Site Address: 438 Cross Road, Clarence Park

REF: 20-067
DATE: 28/04/20
DWG BY: AH
CHK BY: PW

204 Young Street
UNLEY SA 5061
P: 08 8271 5999
E: mail@philweaver.com.au

Document Set ID: 6123973
Version: 2, Version Date: 07/06/2020

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AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

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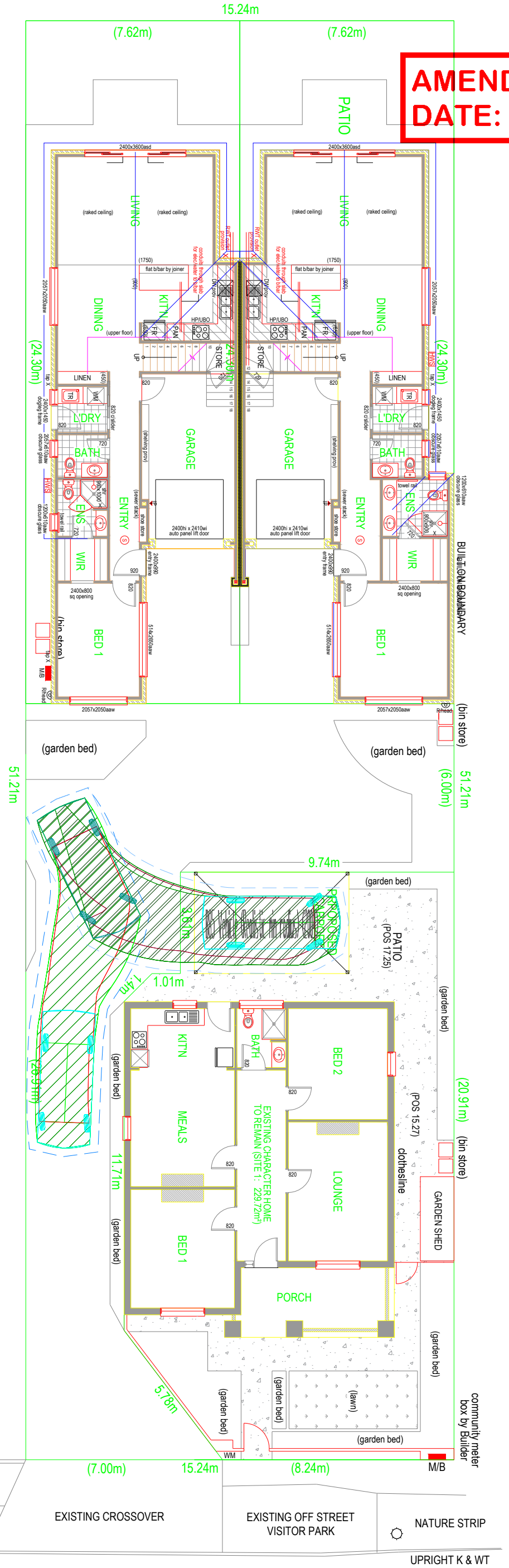


FIGURE 2: DWELLING 1 B85 EXIT MOVEMENT

PHIL WEAVER & ASSOCIATES TRAFFIC ENGINEERING CONSULTANTS	**For:** Adelaide Designer Homes	REF: 20-067 DATE: 28/04/20	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	Site Address: 438 Cross Road, Clarence Park	DWG BY: AH CHK BY: PW	

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AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

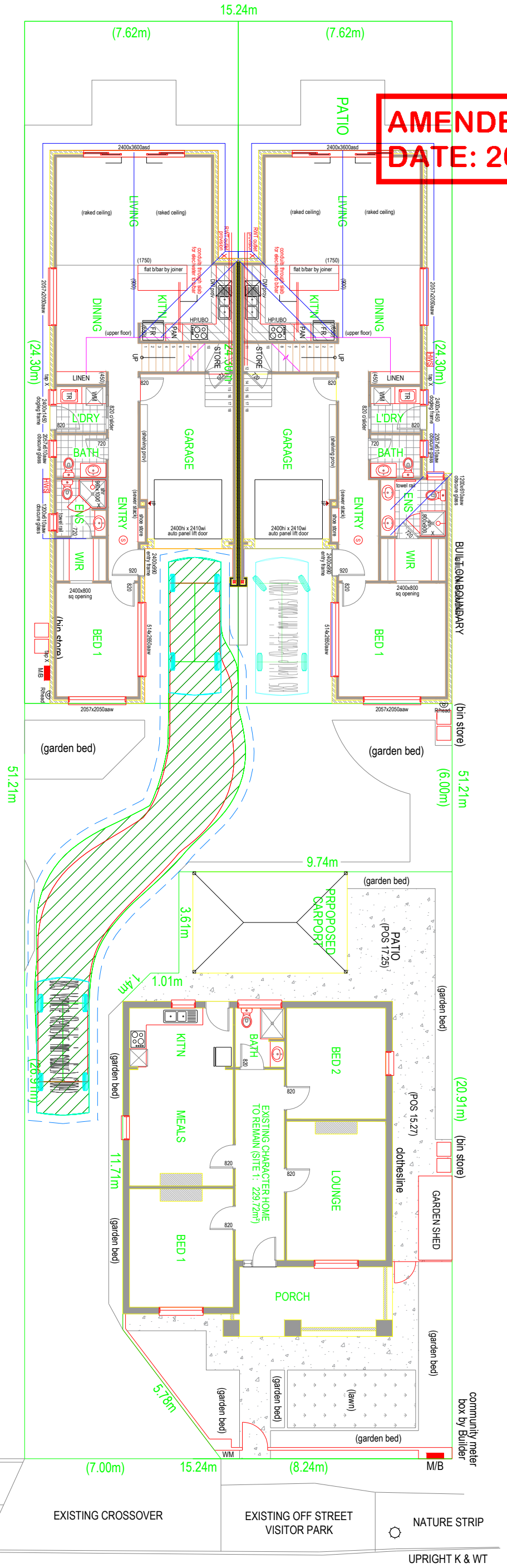


FIGURE 3: DWELLING 2 B85 ENTRY MOVEMENT

PHIL WEAVER & ASSOCIATES
TRAFFIC ENGINEERING CONSULTANTS

For: Adelaide Designer Homes	REF: 20-067	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	DATE: 28/04/20	
Site Address: 438 Cross Road, Clarence Park	DWG BY: AH	
	CHK BY: PW	

Document Set ID: 6123973
Version: 2, Version Date: 07/06/2020

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AMENDED PLAN / DOCUMENT
DATE: 20/05/2020

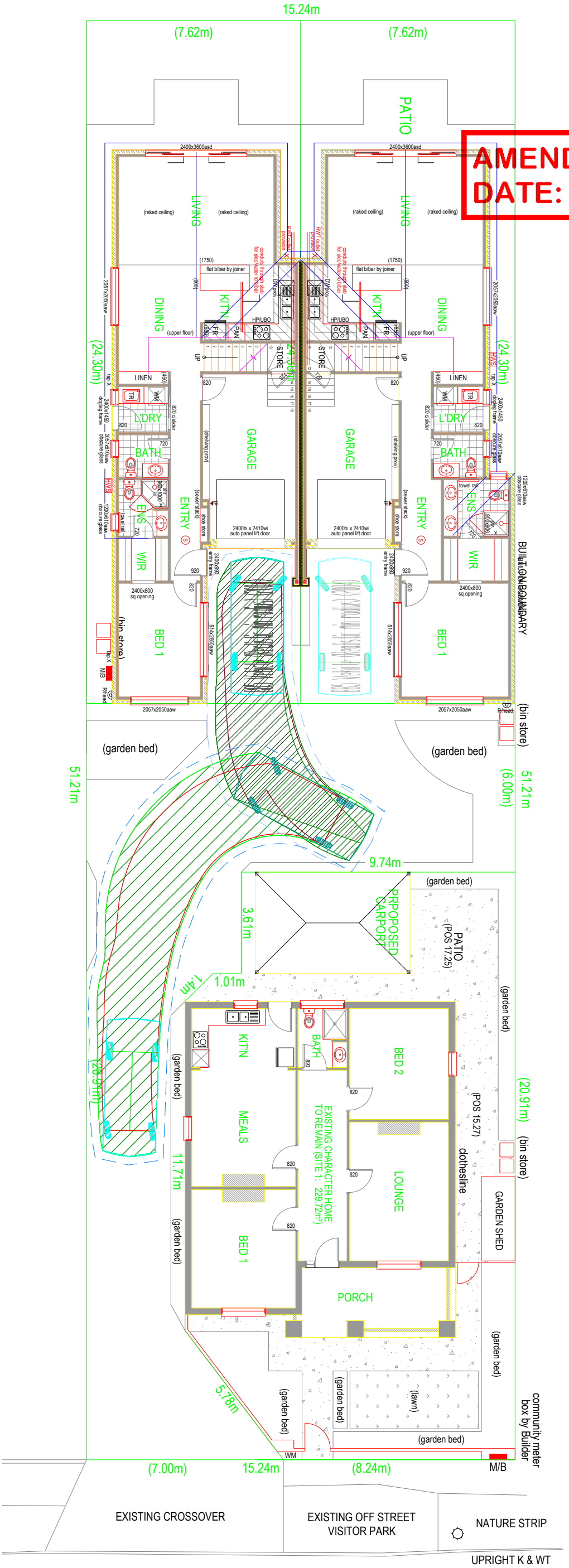


FIGURE 4: DWELLING 2 B85 EXIT MOVEMENT

PHIL WEAVER & ASSOCIATES TRAFFIC ENGINEERING CONSULTANTS	**For:** Adelaide Designer Homes	REF: 20-067	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
		DATE: 28/04/20	
	Site Address: 438 Cross Road, Clarence Park	DWG BY: AH	
		CHK BY: PW	

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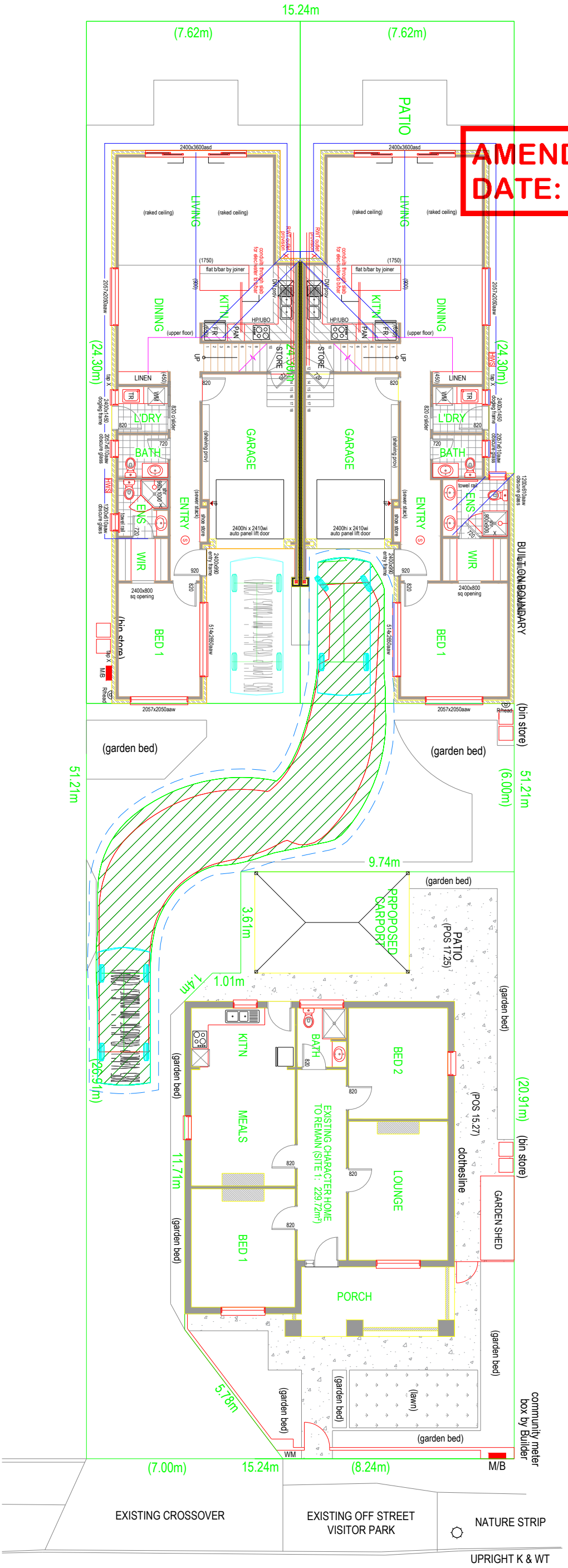


FIGURE 5: DWELLING 3 B85 ENTRY MOVEMENT

PHIL WEAVER & ASSOCIATES
TRAFFIC ENGINEERING CONSULTANTS

For: Adelaide Designer Homes	REF: 20-067	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	DATE: 28/04/20	
Site Address: 438 Cross Road, Clarence Park	DWG BY: AH	
	CHK BY: PW	

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AMENDED PLAN / DOCUMENT
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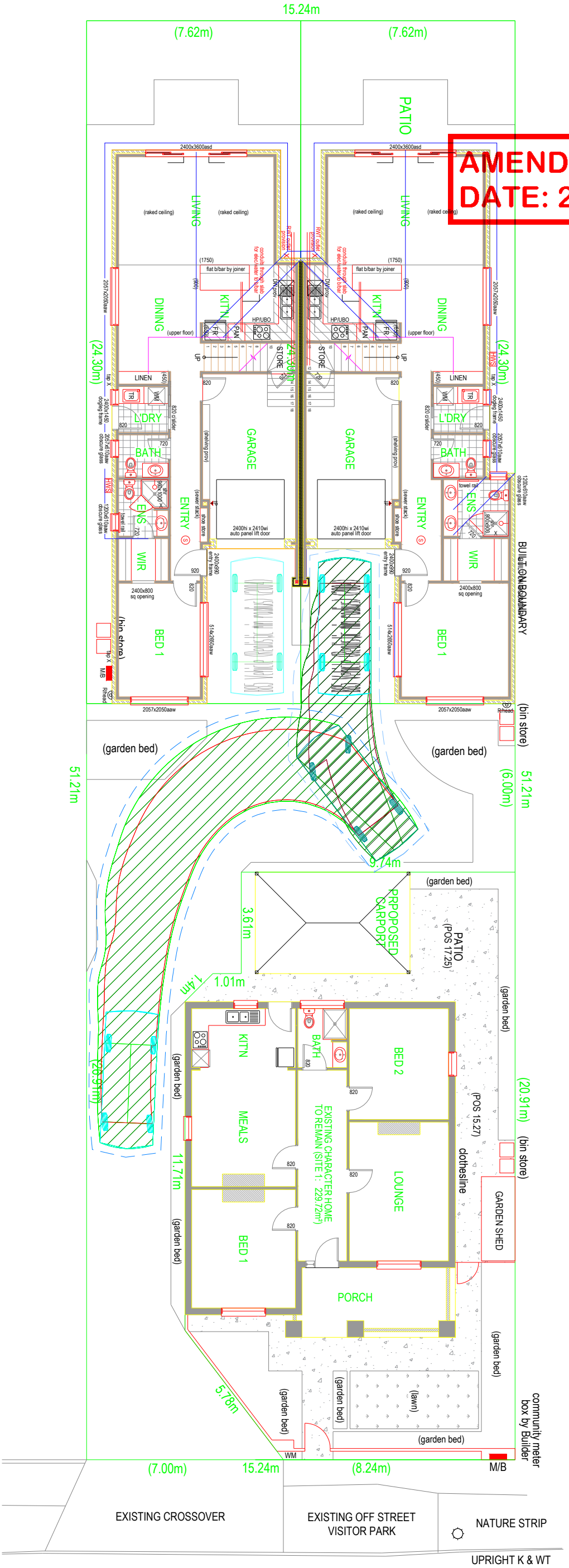


FIGURE 6: DWELLING 3 B85 EXIT MOVEMENT

PHIL WEAVER & ASSOCIATES TRAFFIC ENGINEERING CONSULTANTS	**For:** Adelaide Designer Homes	REF: 20-067	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
		DATE: 28/04/20	
	Site Address: 438 Cross Road, Clarence Park	DWG BY: AH	
		CHK BY: PW	

Document Set ID: 6123973
Version: 2, Version Date: 03/06/2020

ATTACHMENT B

B

ACCESS PLANNING

Access Planning (SA) Pty Ltd
ABN 57 089 702 241

235 Henley Beach Road
Torrensville SA 5031

Telephone 08 8130 7222
Facsimile 08 8130 7299
admin@accessplanning.com.au

www.accessplanning.com.au

14 October 2019

Ref: 7888 Planning Report

Adelaide Designer Homes
51 Beulah Road
NORWOOD SA 5067

ATTENTION: Mr Danny Elder

Dear Danny,

RE: ALTERATIONS TO AN EXISTING DETACHED DWELLING AND CONSTRUCTION OF TWO, TWO STOREY DWELLINGS, FREE- STANDING CARPORT AND COMMON DRIVEWAY AT 438 CROSS ROAD, CLARENCE PARK

This brief Planning Statement has been prepared in relation to a proposed development by Adelaide Designer Homes to undertake alterations to an existing detached dwelling and construction of two (2), two-storey dwellings, free-standing carport and common driveway. The development will also result in the land being divided into three community title lots with associated common property.

The Planning Statement provides a quick rundown on the existing features of the subject land and locality and a brief outline of the proposed development. The Statement then highlights the merits of the proposed development against the relevant provisions of the Residential B200 Zone as well as the most relevant 'General Section' provisions of the Unley (City) Development Plan. While it is acknowledged some elements of the proposal will not satisfy certain outcomes prescribed by Council policy, the proposal nonetheless exhibits adequate merit to warrant a planning consent.

In preparing this Statement consideration has given regard to the following documentation prepared for the application:

- Site Plan;
- Landscape Plan;
- Elevations;
- Floor Plans; and
- Civil Plan

1.0 SUBJECT LAND AND LOCALITY

1.1 The Subject Land

The subject land is formally identified as Allotment 79 Filed Plan 9797 in the area named Clarence Park, Hundred of Adelaide, as contained in Certificate of Title Volume 5098 Folio 684.

The allotment has a rectangle shape and an area of approximately 780 square metres. The subject land is relatively flat and has a frontage of 15.24 metres to Cross Road and side boundaries of equal length of 51.21 metres which are both eastern and western boundaries. The northern boundary, like the frontage boundary, is also 15.24 metres.

The land is a residential property with a single storey bungalow style dwelling which is understood to have been constructed circa 1920. A more recent construction of a single storey lean-to addition

has been added to the rear of the dwelling. The dwelling includes three (3) bedrooms, a kitchen and dining area, a bathroom with toilet, rumpus area, large laundry and a second toilet.

Other notable features of the land include an ancillary outbuilding which abuts the western property boundary and comprises a carport and shed. The outbuilding is attached to the rear of the dwelling via a porch structure which abuts the lean-to. A further shade-cloth structure is attached to the western wall of the dwelling and sits over the driveway.

There are three (3) small free-standing outbuildings concentrated in the north-east corner of the rear yard which mostly contains a small grassed area immediately behind the dwelling and spaces for the growing of vegetables and fruit trees and are accessible by concrete footpaths. Olive trees and other low scale vegetation are scattered around the rear yard of the land. There are no regulated trees on, or immediately adjacent the boundaries of, the subject land.

The land is serviced by a single width driveway which runs between the western property boundary and the dwelling. The subject land is depicted in Figure 1.



Figure 1: Subject land **Source:** SA Property & Planning Atlas (Govt. SA)

1.2 The Locality

The locality has a predominately low-scale residential character with detached dwellings on low density allotments lining both sides of Cross Road. The housing stock consists mostly of original housing stock constructed during the early 20th century. There are also examples of infill development which have been constructed more recently, including a two-storey residential flat building comprising four (4) dwelling to the west of the subject land. The infill developments are on significantly smaller sites than the older and original dwellings.

Immediately to the south of the land, and across Cross Road, is a large storage facility and a training and employment service provider. Next to that, and towards South Road, is a motor wrecker.

The locality is also immediately adjacent the intersection of three significant elements of Adelaide's transport network, being Cross Road, South Road (including the Cross Road overpass) and the

Adelaide - Seaford rail line. These three components have a significant influence on both the visual and amenity character of the locality. Other features of the broader locality include low density residential areas to the east and south, and service trade premises, light industry and offices to the west. The locality is depicted in Figure 2 below:



Figure 2: Subject locality (immediate locality) **Source:** SA Property and Planning Atlas (Govt. SA)

2.0 THE PROPOSED DEVELOPMENT

The development involves the demolition of the lean-to attached to the 1920's era bungalow dwelling and associated outbuildings and structures. The vegetation at the rear of the dwelling will also be cleared to facilitate the construction of two new dwellings and a new single vehicle carport for the existing dwelling. The existing driveway will be modified to a common driveway to service vehicle access between the dwellings and Cross Road.

The existing dwelling will be modified from a three (3) bedroom dwelling to a two (2) bedroom dwelling with lounge room, bathroom, kitchen and meals area. The new dwellings will contain three (3) bedrooms, with a bedroom and associated walk in robe and ensuite, open plan living, kitchen and dining area, water closet and laundry on the ground floor. The remaining two bedrooms and a bathroom with a toilet will be provided on the upper floor with one of the bedrooms having a small walk in robe. A single vehicle garage and under stair storage area is also provided on the ground floor. A further exclusive parking space for one vehicle will be provided in front of the garage of each dwelling.

The new dwellings will be of masonry construction with exposed face brick finish to the ground level walls and rendered finish to the upper storey walls. To break up the mass of the upper storey walls the front facades will include a lightweight parapet and scyon cladding which will wrap around the front part of the exposed side walls. Upper storey windows with have sill heights of approximately 1.88 metres above the upper floor levels and will be provided on the front, rear and exposed side elevations. The upper floor will have a hipped roof finish with colorbond cladding.

The ground floor wall heights will vary between approximately 2.5 metres and 3 metres while the total wall height is 6 metres to the top of the upper floor wall. The dwellings have a total building height of approximately 7.35 metres to the top of roof ridgeline. The ground floor roof will have a combination of a flat and gable roof form constructed with colorbond cladding.

The ground walls of the new dwelling will be setback 900mm from the side boundaries except for the eastern dwelling which will have a wall of approximately 8.2 metres constructed on the eastern boundary. The ground walls will be setback 4.6 metres from the rear boundary. The upper walls will be setback approximately 2.2 metres from both the western and eastern boundaries while the upper walls will be setback approximately 11.26 metres from the rear boundary.

The existing dwelling will retain a small area of private open space at the rear and eastern side of the dwelling. The open space will include a patio area, bin storage area, small garden shed and clothesline. A free-standing single vehicle carport will be erected between the open space and the common property.

The new dwellings will have private open space provided immediately to the rear of the dwellings and directly accessible from the internal activity areas. The spaces will also include a patio and garden areas.

The existing driveway will be modified to serve the three dwellings. The common driveway will include reversing bays for the existing and new dwellings. Garden beds will be provided within and along the common driveway while the driveway will be widened prior to intersecting with the front property boundary to help facilitate simultaneous passing of vehicle on the road verge in front of the land.

A community title division of land will create individual lots around each dwelling which will be serviced by common property.

4.0 ASSESSMENT

4.1 Development Plan Provisions

The subject land is located within the Residential B200 Zone as identified in the Unley (City) Development Plan Zone Map Un/7.

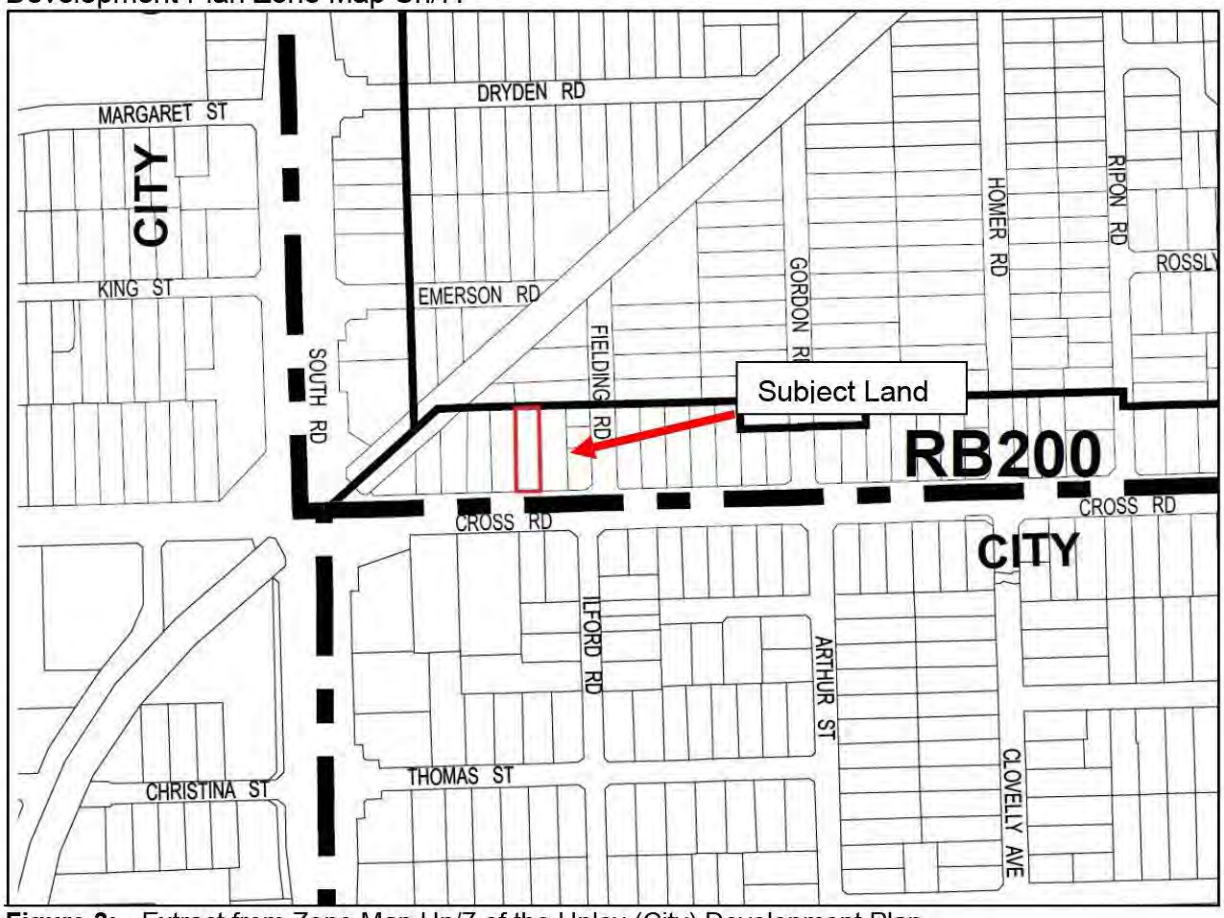


Figure 3: - Extract from Zone Map Un/7 of the Unley (City) Development Plan

In assessing the development proposal, regard has been given to the relevant policies of the Residential B200 Zone and Council wide provisions. Not all the identified Development Plan provisions have been reproduced or addressed in detail as set out below, only those considered to be most relevant to the assessment are specifically referenced.

The provisions considered most relevant to the proposal are:

Residential B200 Zone
Objective: 1
Desired Character
Principles: 1 – 3 & 5

General Section

Crime Prevention
Objective: 1
Principles: 1 & 2

Design and Appearance
Objective: 1
Principles: 1-3, 9 & 10

Energy Efficiency
Objectives: 1 & 2
Principles: 1-3

Form of Development
Objectives: 1 & 4
Principles: 1-3

Landscaping
Objective: 1
Principles: 1 & 2

Land Division
Objectives: 1 & 2
Principles: 3, 5, 7, 9-14

Natural Resources
Objective: 5
Principles: 5, 7, 8, 11, 14 & 15

Residential Development
Objectives: 1, 3 & 4
Principles: 1, 3, 4, 5, 13-20, 23, 24, 26, 32, 33, 34, 36-39, 41, 42-48, 51, 52, 54

Transportation (Movement of People and Goods)
Objective: 7 & 8
Principles: 1, 3, 4, 12, 13, 15, 16 & 19

This assessment has considered the existing form of development on the land and the surrounding properties, the nature and scale of the proposed dwellings, their ability to provide and satisfy reasonable amenity expectations with minimal impact on existing infrastructure, and the impacts of any proposal upon the character and amenity of the land and its locality. The following assessment reviews the proposal's consistency with the relevant provisions of the Development Plan and gives credence to the development being granted a favourable consideration.

ACCESS PLANNING

Density and Frontage widths

Residential Zone B200 PDC 2: *Dwellings should have a site area of not less than 200 square metres (averaged for three or more dwellings sharing a common access). In the case of hammerhead allotments or allotments incorporating a right of way or shared access for one or two dwellings, the area of the "handle" or right of way is excluded from individual dwelling site areas.*

Council Wide (Residential Development) Objective 3: *Higher dwelling densities yielded from sensitive and well designed residential infill and comprehensive residential redevelopment of selected living areas outside those zones or policy areas of identified historic conservation and streetscape character.*

The land will be the subject of a Community Title Division with each dwelling, including the existing dwelling, to be held in separate community lots and all sharing rights to, and over, the common property. Allotments of a hammerhead configuration are anticipated within the Zone. The common property will primarily comprise the driveway, reversing spaces and landscaping within, and lining, the shared driveway.

In respect to density, the proposal provides dwellings at a net residential site density of approximately 43 dwellings per hectare or an average site area of approximately 231 square metres per dwelling (excluding the 'handle' of the associated common property). The proposed development presents a density and average site area which satisfies the Desired Character and PDC 2 of the Zone.

Residential Zone B200 PDC 3: *Dwelling sites should have a primary street frontage and site width consistent with the typical ranges specified in the following table in order to make a positive contribution to the desired character:*

Required Minimum Street Frontage Width (Metres)

Detached	Semi-Detached	Row Dwelling	2 Dwellings	3 Dwellings	4 or more Dwellings
7.5	7	6	15	22	22

The retention of the existing dwelling will ensure the subject land continues to present to the Cross Road streetscape as a detached dwelling. In this respect the minimum frontage width prescribed by Zone PDC 3 will be achieved. Further, the proposed dwellings to the rear of the existing dwelling will have a combined 'internal' frontage of more than 15 metres. Had the dwellings been sited closer to the Cross Road frontage and the existing dwelling removed then they would take on the appearance of a semi-detached dwelling. The proposed street frontage width of the subject land is considered to comply with PDC 3 and the land should continue to provide a positive contribution to the desired character of the locality.

Dwelling Type

Residential Zone B200 Desired Character

"The Zone will continue its historical role of providing a variety of detached and other types of housing with substantial infill and redevelopment occurring in the future. All types of single storey and two-storey housing development in this Zone should ensure that the character and levels of amenity of the locality enjoyed by existing residents is substantially maintained."

and

"Development of two storey row dwellings, group dwellings and residential flat buildings will focus on the Emerson railway station on the Cross Road frontage and adjacent to retail and community centres."

Residential B200 Zone Objective 1: *Provision for a range of dwelling types of up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area.*

Residential B200 Zone PDC 4: *Development should be primarily accommodated by infill between existing sound and attractive dwellings or replacement of incompatible land uses and unsatisfactory dwellings.*

Council Wide (Residential Development) Objective 4: *A diversity of housing to meet the needs and preferences of the community.*

Council Wide (Residential Development) PDC 54: *Affordable housing should be preferentially located in close proximity to centres, public transport stops and public open space whilst avoiding an over-concentration within a particular area.*

The desired character of the Zone speaks of "substantial infill", particularly in proximate of the Emerson Train station. It adds an expectation of two storey row and group dwellings and residential flat buildings. With the train station being a key element of this locality, along with South Road and Cross Road, the two-storey scale and form is both envisaged and compatible with more recent contemporary development within the locality.

The retention of the existing dwelling on the land will ensure the land's contribution to the streetscape character remains largely unaffected. The new dwellings at the rear of the land will be largely obscured from Cross Road views. The layout of the site will provide open spaces at both the front and rear of all three dwellings which can accommodate the planting of trees. This will help balance being achieved between the increase in dwelling density and the need to sustain a reasonable degree of the environmental amenity.

A further benefit which can be reasonably anticipated from the proposed development is the conversion of the existing dwelling into a more affordable form of accommodation. Due to the reduction in bedrooms and other associated features, the dwelling is likely to be appealing to retirees, students, or other persons on low income and seeking a low maintenance property. Having excellent access to public transport puts the dwelling in an ideal location to provide affordable accommodation.

Setbacks and boundary walls

Council Wide (Residential Development) PDC 13: *Except where specified in a relevant zone or policy area, dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to minimise massing and overshadowing impacts to adjoining properties and should be in accordance with the following parameters:*

Building height from ground level of the adjoining affected land (metres)	Site area (square metres)	Minimum side boundary setback (metres)	Minimum rear boundary setback (metres)
≤4	≤300	1	3
	>300	1	5
>4 – 7	≤300	2	6
	>300	3	8
>7	≤300	3 (plus half the equivalent increase in building height over 7m)	6 (plus the equivalent increase in building height over 7m)
	>300	4 (plus the equivalent increase in building height over 7m)	8 (plus the equivalent increase in building height over 7m)

The subject land has a comparable natural ground level to the adjoining properties. The proposed new dwellings will have ground wall heights of approximately 2.65 metres (where not constructed on a boundary) and setbacks will be no less than 900mm. The setback to the rear boundary will be 4.6 metres. The upper storey walls are 6 metres high and setback 2.2 metres from the side boundaries and 11.3 metres from the rear boundary. The setbacks assigned to the proposed dwellings are compatible with the provisions of the Development Plan.

Council Wide (Residential Development) PDC 14 *Dwellings sited on side boundaries (other than on secondary road frontages) should be located and limited in length and height to maintain visual amenity and allow adequate provision of natural light to adjacent properties (habitable room windows and private open space) and should be in accordance with the following parameters:*

(a) the same or lesser length and height dimensions of any abutting boundary wall;
(b) setback at least 1 metre behind the main face of the associated dwelling and the nearest adjoining dwelling;
(c) up to 3 metres above ground level and a maximum length of 9 metres (including all other attributable boundary walls) or 50 percent of the boundary length that is not forward of the dwelling, whichever is the lesser amount;
(d) developed along one side boundary only with the other side setback of no less than 1 metre or as prescribed;
(e) not within 0.9 metres of a habitable room window of an adjacent dwelling.

The eastern dwelling proposed in the development will have a wall on the eastern property boundary. The wall will be 8.2 metres long and 3 metres high. This element of the development satisfies Council Wide PDC 14. Furthermore, much of the wall will be adjacent to an existing outbuilding situated on the adjoining land, therefore much of its mass will be obscured by the existing building and unlikely to be unduly apparent when viewed from the adjoining dwelling.

Shadow and Privacy

Council Wide (Design and Appearance) PDC 9: *The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:*

(a) windows of habitable rooms;
(b) upper-level private balconies that provide the primary open space area for a dwelling;
(c) solar collectors (such as solar hot water systems and photovoltaic cells).

***Council Wide (Residential Development) PDC 41**: Development should allow direct winter sunlight access to adjacent residential properties and minimise the overshadowing of:*

(a) living room windows, wherever practicable;
(b) the majority of private open space areas, communal open space and upper level balconies that provide the primary open space provision;
(c) roof areas, preferably north facing and suitable for the siting of at least 4 solar panels on any dwelling;
or where such affected areas are already shaded, the additional impact should not significantly worsen the available sunlight access.

The upper storey components of the proposed dwellings are not overly expansive as the side walls are relatively short at only 9 metres. Further, the upper storey elements are setback well into the subject land. The design approach will ensure an excellent supply of direct winter sunlight will remain available to the adjoining properties at 436 and 440 Cross Road. The shadow created by the development over the two adjoining properties will not fall across any living room windows, solar arrays or balconies. The shadow over the private open spaces will be reasonably brief and over a moderate proportion of the spaces. In the case of the property at 440 Cross Road, the shadow will blend with that created by existing trees situated along the shared property boundary. There is no evidence the shadow from the development will exceed the expectations outlined by the provisions of the Development Plan.

***Council Wide (Design and Appearance) PDC 10:** Development should minimise direct overlooking of the habitable rooms and private open spaces of dwellings through measures such as:*

(a) appropriate site layout and building orientation;
(b) off-setting the location of balconies and windows of habitable rooms 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 (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.

***Council Wide (Residential Development) PDC 39**: To maintain a reasonable level of visual privacy to adjacent residential properties the following measures are sought:*

(a) orientate and stagger windows and upper level viewing areas to prevent direct views into adjoining property indoor and outdoor living areas;
(b) obscure viewing by raising window sills or incorporating obscure glass windows to a height at least 1.7 metres above floor level;
(c) use permanently fixed external screening devices such as screens, fences, wing walls, panels, planter boxes or similar measures adequate to restrict 120 degree views;
(d) provide a separation distance of 15 metre radius to windows of habitable rooms in potentially impacted dwellings and 30 metre radius to private open space as described in the Figure below;
(e) incorporate plants capable of providing and seasonally sustaining a privacy screen.

The ground levels across the locality are relatively flat therefore views from the proposed ground floors into the private spaces and windows of dwellings of adjoining properties will be blocked by boundary fencing. In respect to the upper storey of the new dwellings, the windows will have sill heights of more than 1.8 metres above their upper floor levels. This is considered a more than reasonable design approach to ensure privacy to adjacent properties is maintained.

ACCESS PLANNING

Open Space

Council Wide (Residential Development) PDC 19: *Private and communal open space should be provided as part of a residential development to:*

(a) create outdoor living areas;
(b) provide 'soft' landscapes within an urban setting;
(c) allow reasonable entry of natural light;
(d) provide opportunities for permeable areas to allow for on-site water harvesting and aquifer recharge;
(e) facilitate landscaping, food production and backyard biodiversity.

Council Wide (Residential Development) PDC 20*: Private open space should be provided for each dwelling and sited and designed to be:*

(a) located adjacent or behind the primary street facing building facade and be exclusive of storage areas, outbuildings, carports, driveways, parking spaces and roofed pergolas and associated structures;
(b) screened from public areas and adjoining properties with fencing of not less than 1.8 metres above finished ground level;
(c) sited to receive direct winter sunlight;
(d) of sufficient area with a minimum of 20 percent of the site area (>300 square metre site area per dwelling) and 35 square metres (≤300 square metres site area per dwelling) within a residential zone and 20 square metres for each site within a non-residential zone;
(e) useable for residents and visitors with a minimum of 4 metres (residential zone) and 3 metres (non-residential zone) in any one direction, a maximum grade of 1:10, and directly accessible from a habitable room.

Residential B200 Zone PDC 6: *Development should provide for attractive front garden landscaping, including the planting of at least one tree per dwelling.*

Exclusive areas of private space have been provided at the rear, and in the case of the existing dwelling also to the side, of each dwelling. The spaces are screened from public view and sited to receive direct winter sunlight. The spaces are accessible from internal activity spaces of the dwellings and incorporate garden beds and, in the case of the new dwellings, areas for the planting of grass or modest trees which will be further supplemented by the garden beds within the common property. The open spaces behind and in front of the dwellings can facilitate the planting of at least one tree per dwelling

The individual community lots are all less than 300 square metres therefore each dwelling is expected to have at least 35 square metres of private open space. The new dwellings will achieve this outcome with open space being 35 square metres in area and with no dimension of less than 4.6 metres.

The reconfigured open space for the existing dwelling will have a core patio area of approximately 18.5 square metres and will have a dimension of no less than 4 metres. The patio area will be complemented by an area down the side of the dwelling (excluding the bin store, garden shed and clothesline) which has a minimum dimension of 2.15 metres and an area of approximately 10.5 square metres. The space, although falling short of the minimum area, will be a low maintenance courtyard which will complement the limited occupant capacity of the associated dwelling. In this respect the patio will akin to the small courtyards provided to small flat dwellings. This is likely to add further appeal to low income earners to whom the dwelling is most likely to accommodate.

With public open spaces (Glandore Oval and C F Page Memorial Park) a short walk from the subject land, and the locational advantages provided by being so close to frequent public transport services and shops, the shortcomings of the private open space for the existing dwelling is not

considered to be critical to the dwelling's amenity or function. The proposed private open space for the dwellings appears appropriate in this circumstance.

Parking and Movement

Council Wide (Residential Development) PDC 45: *The number of car parking spaces should be provided in accordance with Table Un/5.*

Council Wide (Residential Development) PDC 46: *Site car parking may be varied according to the projected needs of users and taking account of the:*

(a) type of housing, particularly affordable and supported accommodation;
(b) availability and 'after-hours' agreement to use shared non-residential car parking spaces within close walking distance of the dwellings;
(c) availability of public transport in close proximity to the dwellings;
(d) availability of on-street parking;

but disregarding infrequent, high-visitation events (eg, parties, garage sales, auctions etc).

The Development Plan prescribes 1.5 on-site parking spaces for the existing dwelling and 2 spaces for each of the new dwellings, plus an additional rate of 0.5 spaces per dwelling for visitor parking. In total, the theoretical requirement equates to seven (7) on-site spaces. The proposed development will provide 5 on-site parking spaces, with 1 allocated to the existing dwelling and 2 spaces to each of the new dwellings.

As reflected in the Development Plan, increased housing densities adjacent key transit corridors is desirable in order to reduced dependency on private cars. This was recognised in the Aurecon Report titled *Parking Spaces for Urban Places: Car Parking Study, A Guideline for Greater Adelaide, Revision 3 (2013)* in which it was noted parking rates in Development Plans are typically based on historic peak parking surveys often conducted in suburban locations with low density development and limited alternative transport nodes available.

The Aurecon report, prepared for the City of Port Adelaide Enfield and reviewed by State Government and a number of other metropolitan Council's, recommended rates to various land uses and eligible discounts subject to select criteria, for example, development with excellent access to frequently and reliable public transport services and alternative transport options (i.e. dedicated bicycle networks). Applying the recommended rates of the Aurecon report and applying discounts based on the land's proximity to multiple public transport services, the provision of 5.5 spaces across the development is considered a reasonable outcome in this circumstance.

It is also noted unrestricted, indented on-street parking is provided on Cross Road with one space being provided immediately in front of the subject land and another in front of the property at 440 Cross Road. While it is acknowledged these are public spaces and not held exclusively for the use of the occupants of the land, the opportunity to utilise these spaces will be frequently available to supplement the on-site spaces of the development.

In this instance both the locational advantages of the subject land and the affordable nature of accommodation provided by one of the dwellings warrants concessions being made to the hypothetical car parking requirements. Accordingly, the on-site parking provisions proposed, while less than the theoretical expectations of the Development Plan, should nevertheless be sufficient to address the needs of the development's future occupants and without introducing parking congestion nuisance to the locality.

Council Wide (Residential Development) PDC 44: *Access driveway pavements should be constructed in accordance with the following parameters:*

Number of dwellings served by the driveway	Minimum width of driveway within 6 metres of the front boundary (metres)	Minimum width beyond the first 6 metres (metres)
1-2	3	3
3-7	5	3
>7	6	5

The access driveway is to widen to 5 metres for a distance of 7 metres every 25 metres measured from the front property boundary or another passing point, to enable the passing of vehicles.

Council Wide (Residential) PDC 43: *Driveways and cross-overs should be located and designed to:*

(a) provide safe and convenient access for users, including appropriate dimensions and grades;
(b) provide adequate space for vehicles to park, manoeuvre on-site and to allow vehicles to enter and exit in a forward direction on sites with common driveways;
(c) provide appropriate access points to allow for adequate sight distances, separated to allow for on-street car parking spaces, located away from intersections to avoid adverse effects on traffic safety and avoid compromising existing infrastructure and street trees;
(d) reinforce or contribute to attractive streetscapes by minimising the width, number and straight line lengths of driveways;
(e) to allow for infiltration of surface water into the ground through the use of measures such as permeable paving.

Council Wide (Transportation and Access) PDC 4*: The number, location and design of access points onto the arterial roads shown on Map Un/1 (Overlay 1) should be such as to minimise traffic hazards, queuing on the roads, right turn movements and interference with the function of intersections, junctions and traffic control devices.*

Council Wide (Transportation and Access) PDC 15*: The number of vehicle access points onto arterial roads shown on Strategic Transport Routes Maps Un/1 (Overlay 4a and 4b) should be minimised and, where possible, access points should be:*

(a) limited to local roads (including rear lane access)
(b) shared between developments.

No new, or additional access points will be provided between the subject land and Cross Road. The proposed driveway will utilise the space currently occupied by the existing driveway however, the retention of the existing dwelling will restrict the extent of the changes which might otherwise be possible. The are significant benefits to retaining existing housing stock, especially when maintaining the character of an area is desirable. As such it is not unreasonable to expect concessions being made on driveway designs when required to navigate existing built form.

A general expectation of the Development Plan in respect to safe traffic movement is for vehicles to enter and exit the subject land in a forward direction, particularly when relying on an arterial road for vehicle movements. The existing arrangements do not facilitate this outcome however, the proposed driveway area appears suitably designed to facilitate reversing movements within the land so vehicles can exit in a forward movement. The proposed driveway design will eliminate vehicles reversing onto Cross Road which is considered a valuable safety improvement.

Furthermore, a concrete traffic medium dividing the Cross Road carriageways is located directly in front of the subject land and limits movements to and from the land to left turn in and left turn out only. This arrangement enables a safe and efficient nature of movement to the arterial road.

The Development Plan provides general parameters for driveway designs which vary subject to the number of dwellings serviced by the driveway. It is noted developments comprising 2 dwellings require driveway widths of only 3 metres whereas developments consisting of 3 dwellings are expected to have the width of the driveway increased to 5 metres within 6 metres of the front property boundary.

It is clear the retention of the existing dwelling prevents the development from satisfying the parameters prescribed for 3 dwellings however the expectations for a two dwelling development will be achieved. Furthermore, and as highlighted earlier in this assessment, the anticipated number of vehicles to be held on the land will be more akin to a development containing two dwellings as dependence on private cars will be offset by the abundance of public transport options available to the future occupants of the land.

To highlight this point, the *'Guide to Traffic Generating Developments'* report produced by the (former) Roads and Traffic Authority of NSW is the usual reference for determining traffic generation rates for various forms of development. For 3-bedroom medium density townhouses (like the type proposed), the estimated daily vehicle trips are between 5.0-6.5 per dwelling with weekday peak hour vehicle trips being in the order of 0.5-0.65 per dwelling.

A small unit or flat (up to two bedrooms) has an estimated daily vehicle trips of between 4-5 per dwelling with weekday peak hour vehicle trips being in the order of 0.4-0.5 per dwelling.

Given the proximity of the land to public transport and the possibility of the existing dwelling being occupied as an affordable dwelling, it can be expected basic generation rates for the development will be lower than stated above, nevertheless, and based on the above, the daily vehicle trips from the proposed development is anticipated to be 11 to 14 in total, with between 2-3 vehicle trips in the am peak hour.

By anticipating lower vehicle dependence, the proposed development will have a generation rate comparable to a two-dwelling development. The proposal's inability to achieve the driveway design parameters stipulated for more than 2 dwelling does not appear critical to traffic movements along Cross Road and it is suspected little, if any, interference will be created by the proposed development.

5.0 CONCLUSION

The foregoing assessment of the proposal, notwithstanding some minor inconsistencies with certain provisions of the Council Development Plan, exhibits the necessary merits to warrant the support of the Council.

The proposal displays a high degree of consistency with the relevant provisions of the Development Plan, especially those of the Residential B200 Zone, pertaining to desired density, function and form of development. The development's ability to deliver increased concentration of residential accommodation in proximity to multiple public transport options and alternative transportation nodes should reduce dependence on private motor vehicle use. Furthermore, the proposal also provides an opportunity for more affordable accommodation being introduced to the Council area.

In closing, the proposed development presents appropriate design outcomes which will provide residential accommodation and associated amenities appropriate for the locality and with minimal effect on existing residential properties or the character of the locality.

B

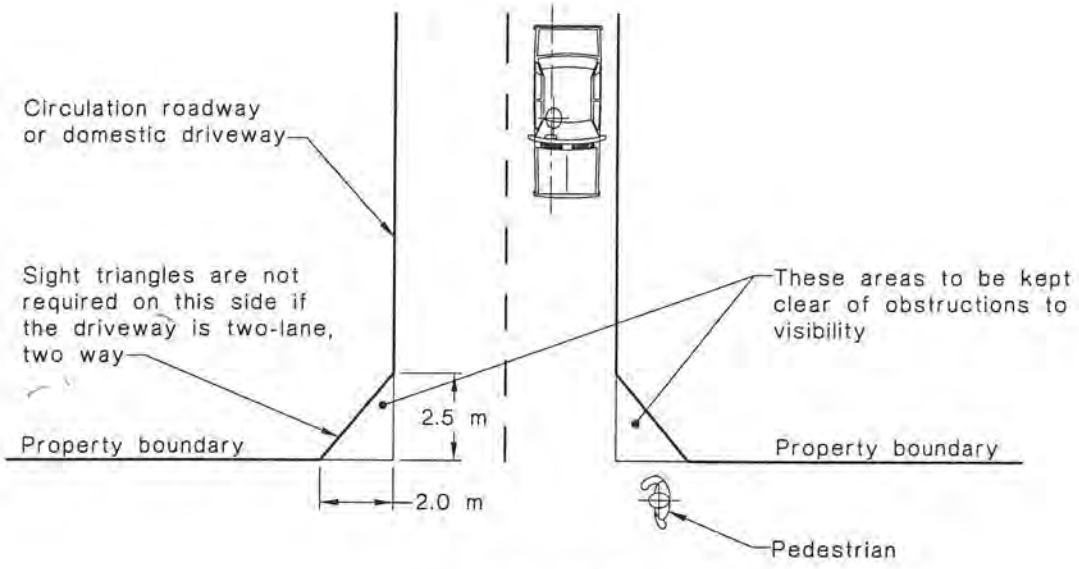
Having regard to the above, the proposal warrants the granting of Development Plan Consent.

If you have any question in relation to the above please contact me on 8130 7222 or via email at adam@accessplanning.com.au

Yours sincerely,



Adam Williams
ACCESS PLANNING (SA) PTY LTD



DIMENSIONS IN METRES

FIGURE 3.3 MINIMUM SIGHT LINES FOR PEDESTRIAN SAFETY

3.3 GRADIENTS OF ACCESS DRIVEWAYS

At entry and exit points, the access driveway should be graded to minimize problems associated with crossing the footpath and entering the traffic in the frontage road.

Maximum gradients on and near access driveways, other than at domestic properties (see Clause 2.6), shall be as follows:

(a) *Property line/building alignment/pedestrian path*—max. 1 in 20 (5%) between edge of frontage road and the property line, building alignment or pedestrian path (except as provided in Item (d)), and for at least the first 6 m into the car park (except as provided below).

The grade of the first 6 m into the car park may be increased to 1 in 8 (12.5%) under the following conditions:

(i) The grade is a downgrade for traffic leaving the property and entering the frontage road.

(ii) The user class is Class 1, 1A or 2 only.

(iii) The maximum car park size is—

(1) for entry into an arterial road—25 car spaces, or

(2) for entry onto a local road—100 car spaces.

The maximum grade across the property line shall remain at 1 in 20 (5%).

(b) *Vehicular control points*—max. 1 in 20 (5%) for at least 6 m prior to the control point.

(c) *Queuing area*—max. 1 in 10 (10%) for not less than 0.8 of the queue length determined in Table 3.3.

(d) *Across footpaths*—where the driveway crosses a footpath, the driveway grade shall be 1 in 40 (2.5%) or less across the footpath over a lateral distance of at least 1.0 m.

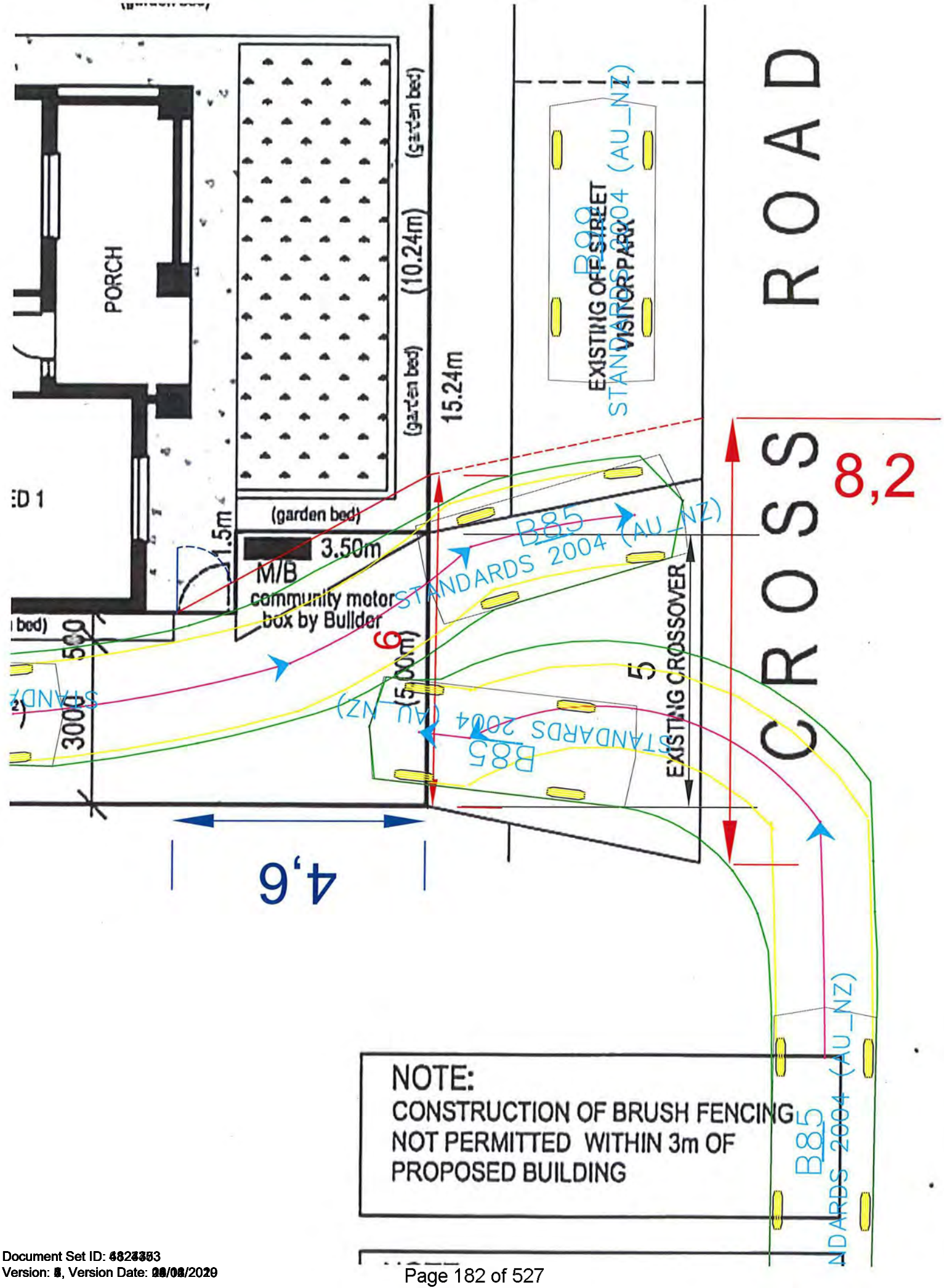
NOTE: The advice of the relevant regulatory authority should be sought to obtain grade requirements for footpaths.

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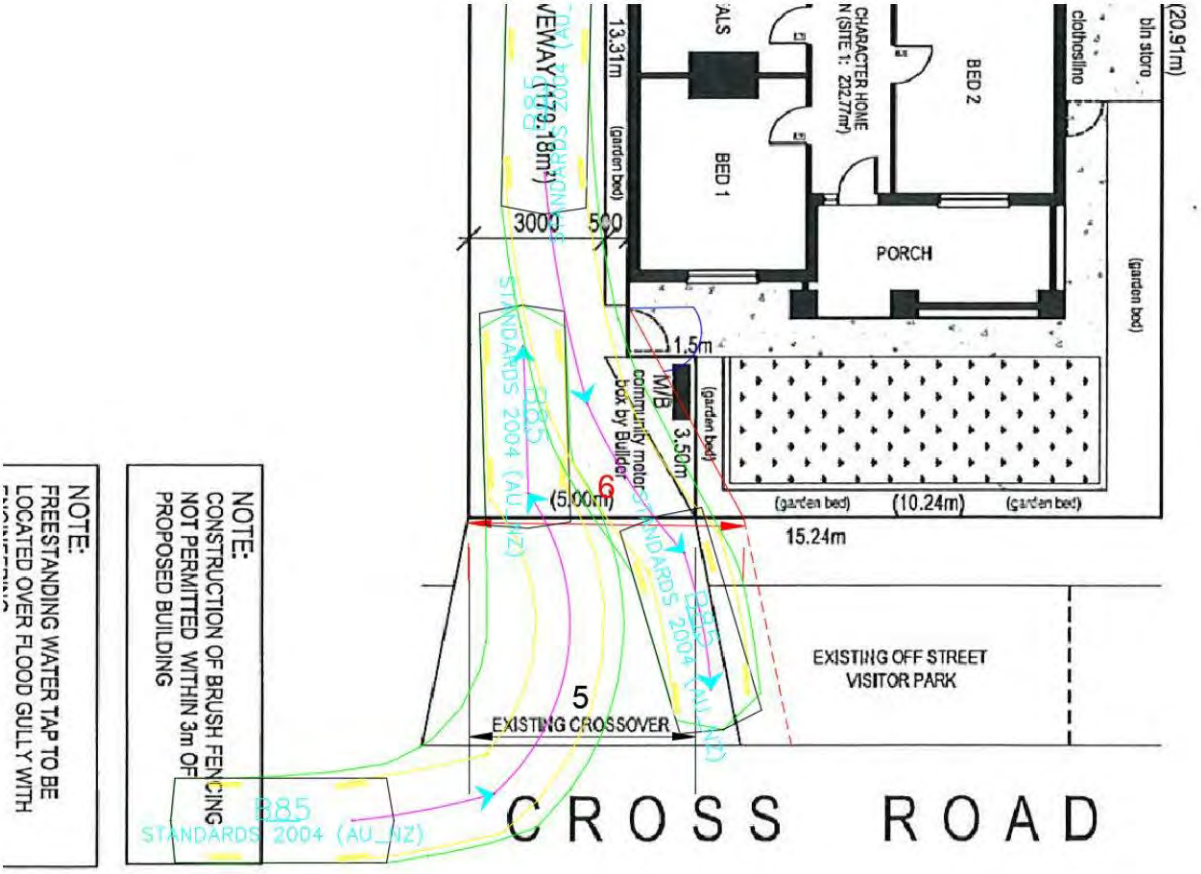
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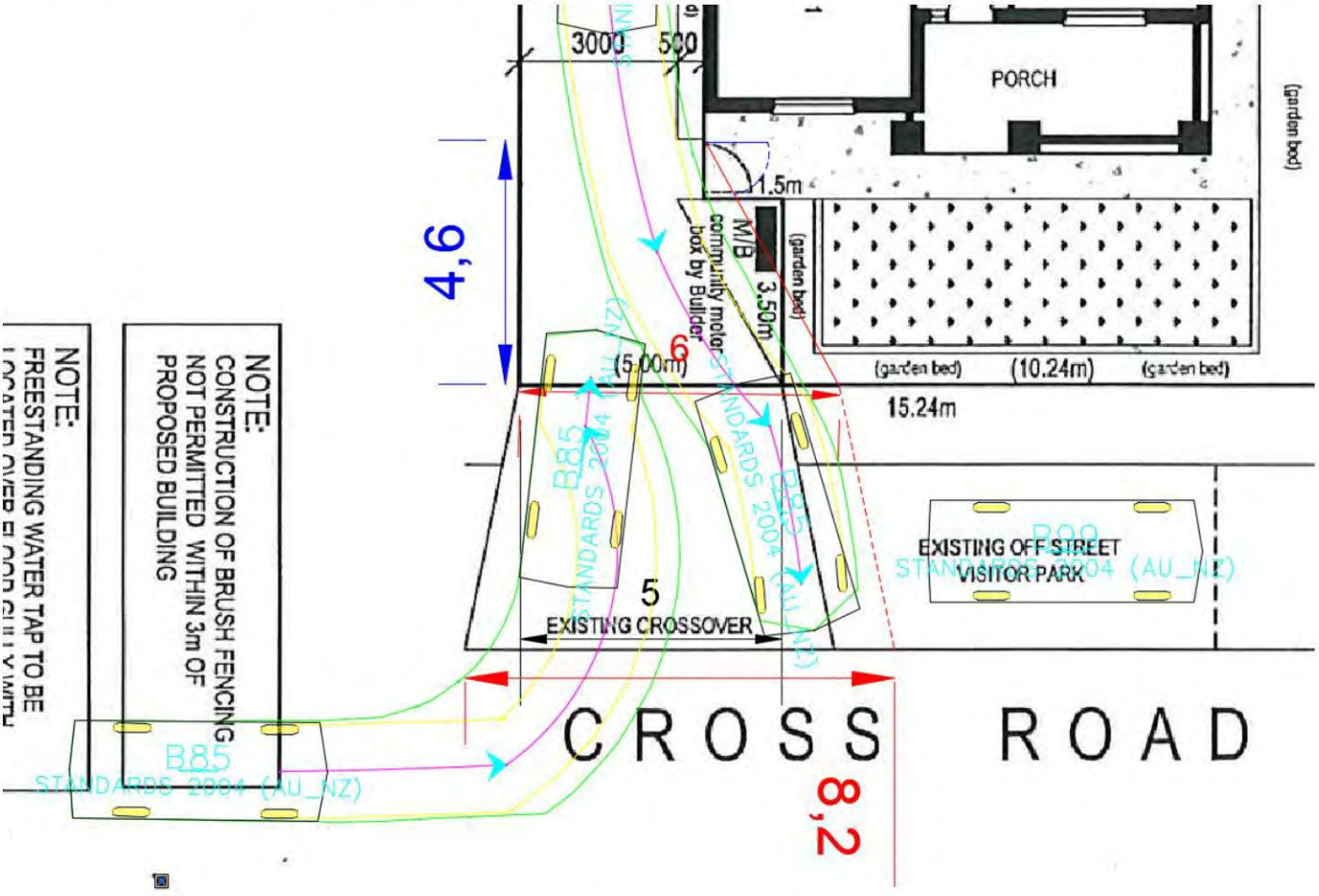
B


PORCH
(garden bed)
(garden bed)
(garden bed)
(10.24m)
15.24m
EXISTING OF STREET VISITOR PARK
STANDARDS 2004 (AU_NZ)
B85
1.5m
3.50m
M/B
community motor box by Builder
STANDARDS 2004 (AU_NZ)
B85
6
(5.00m)
5
EXISTING CROSSOVER
CROSS ROAD
8,2
4,6
NOTE:
CONSTRUCTION OF BRUSH FENCING NOT PERMITTED WITHIN 3m OF PROPOSED BUILDING

B

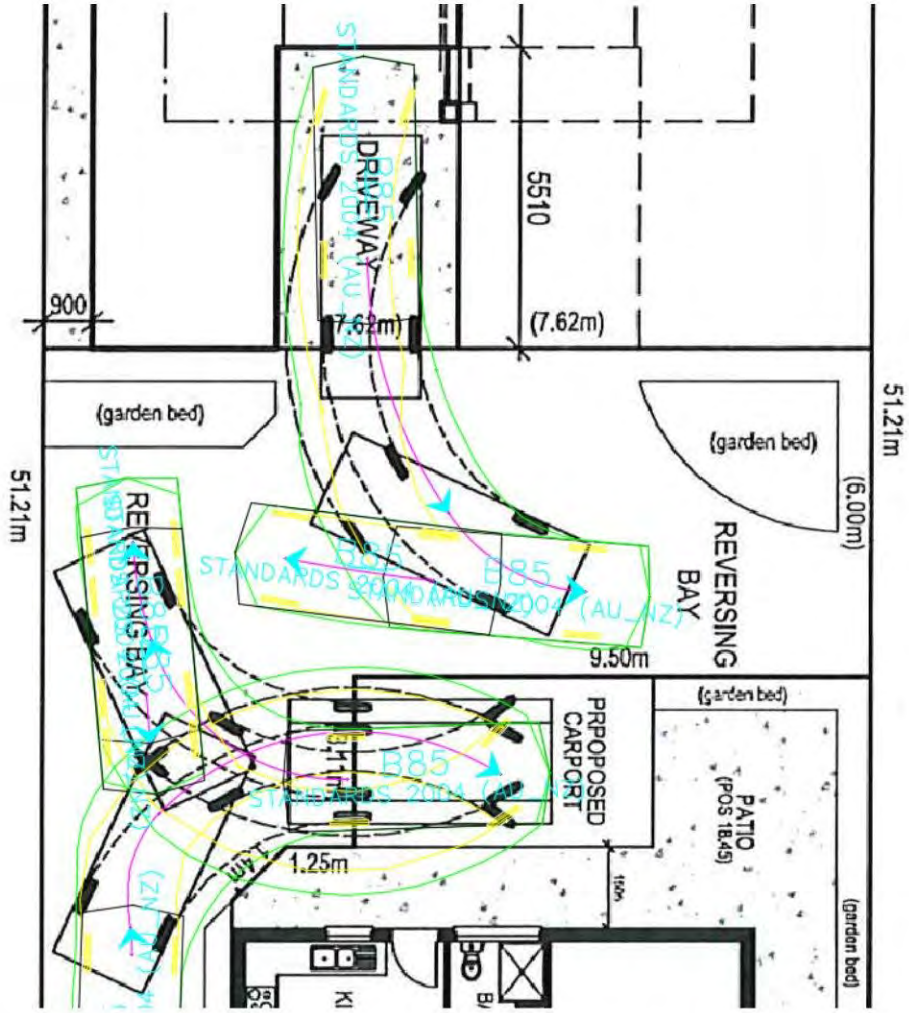


Two-way access note red line id 6m width with flaring

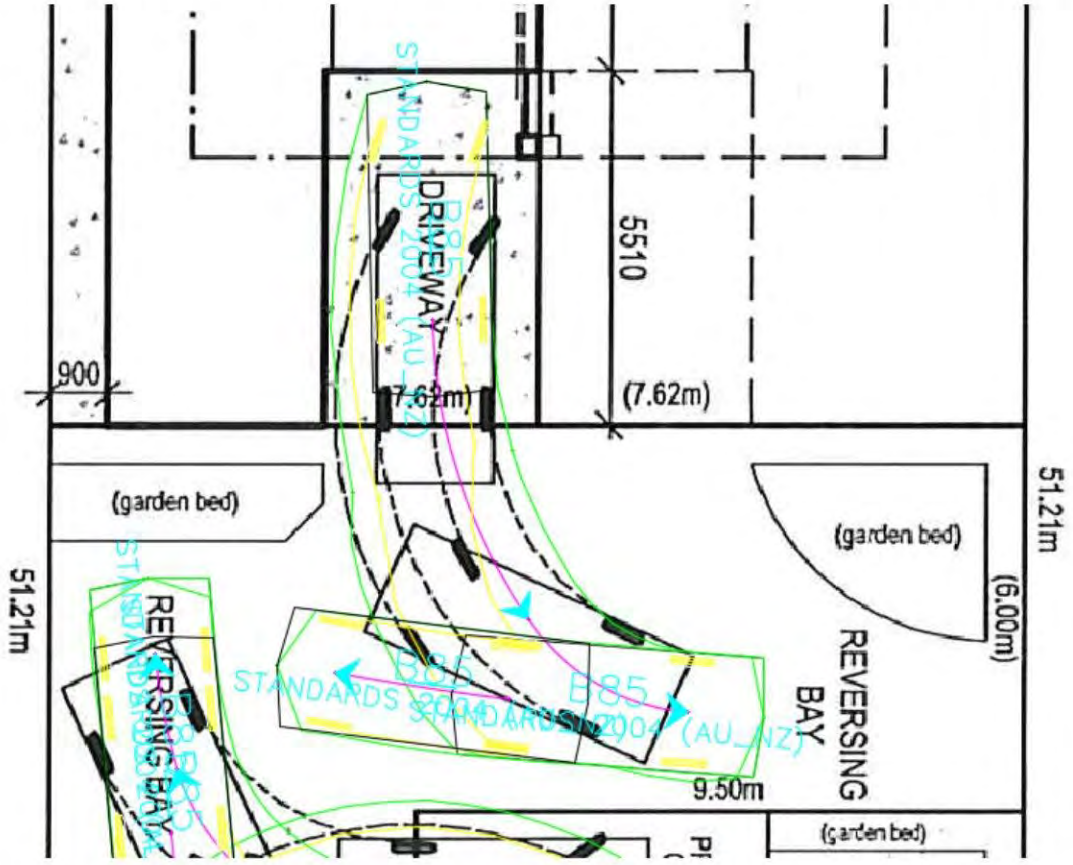


Revised access design – 6m wide flared to8m at kerb. Modified angled approach and frontage. Note utility meters and letterboxes need to be set outside of the access are

B

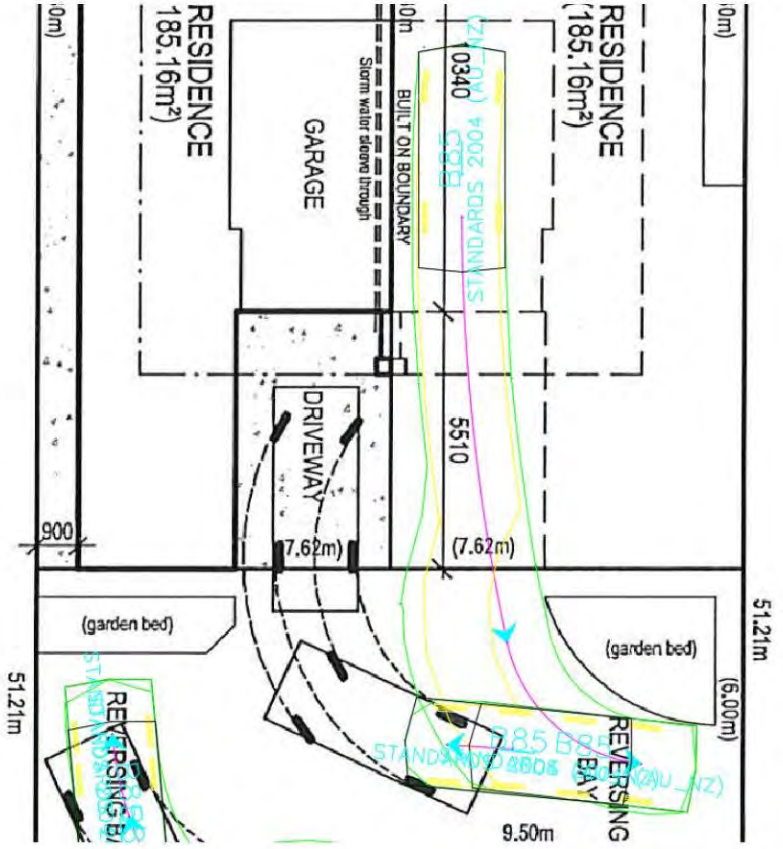


Entry and reverse into existing house with new carport. Note swept path on plan shifts location of vehicle to limit extent of encroachment. This is not realistic.

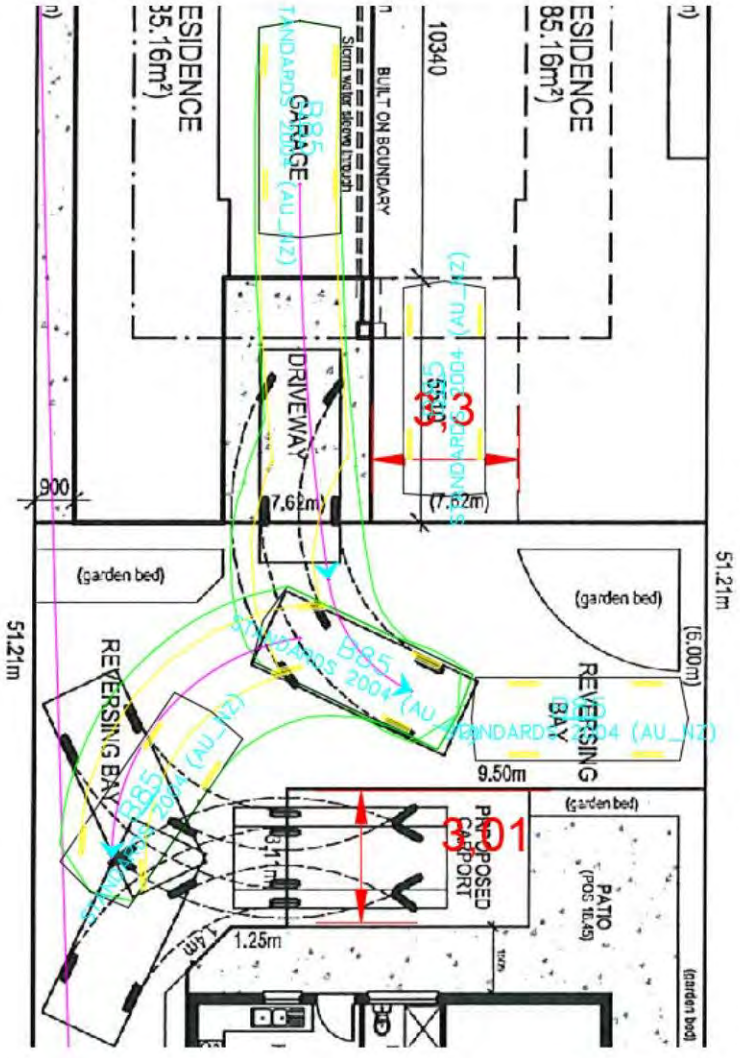


Res 2 – visitor park - OK

B

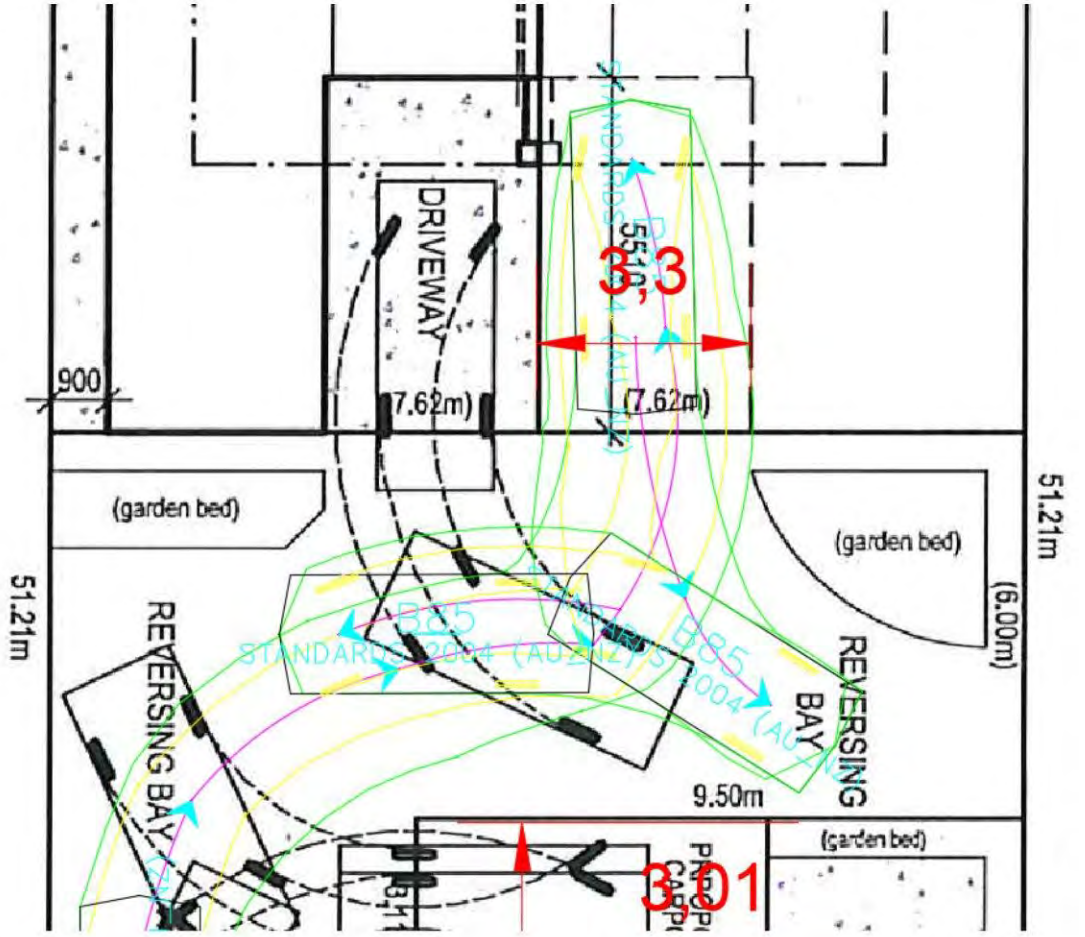


Res 1 – garage – OK

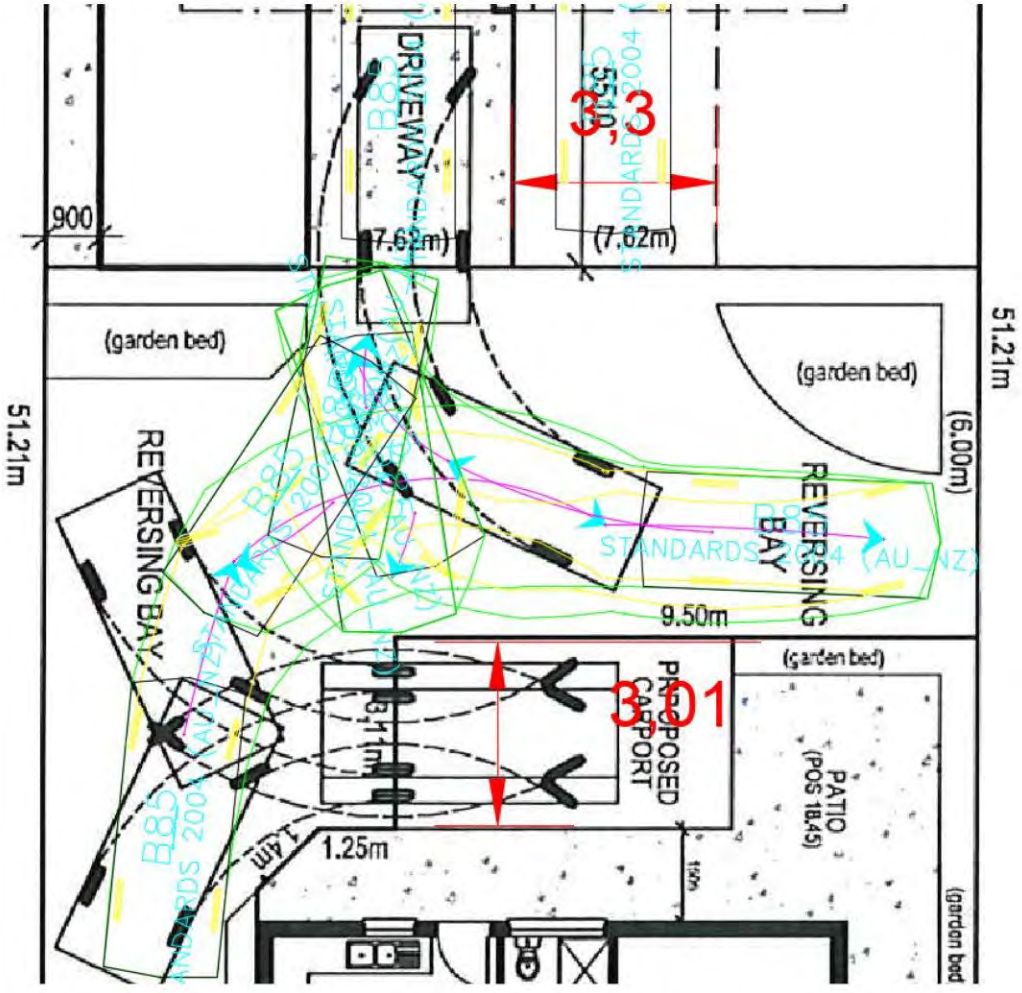


Res 2 reversing from garage while extra visitor is parked in reversing bay - OK

B



Res 1 – visitor park entry and exit – tight. Assume building outline are eaves and not walls



Visitor entry and exit at rear with parks full. Require 5 point turn to exit

Consultant Traffic Engineers
ABN 67 093 665 680

204 Young Street
Unley SA 5061

P: 08 8271 5999
F: 08 8271 5666
E: mail@philweaver.com.au

File: 20-067

27 May 2020

Mr Danny Elder
Building & Design Consultant
Adelaide Designer Homes

By email: danny@adhomes.com.au

Dear Danny,

PROPOSED RESIDENTIAL DEVELOPMENT – 438 CROSS ROAD, CLARENCE PARK – PARKING ASSESSMENT

I refer to our recent discussions with respect to the proposed residential development on the above site. I understand that it is proposed to construct two group dwellings at the rear of the existing detached dwelling on the subject land.

As requested, I have undertaken the following review of the traffic and parking related aspects of the subject development.

EXISTING SITUATION

The subject site is located on the northern side of Cross Road, Clarence Gardens, between South Road to the west and Fielding Road to the east.

The subject land is located within a 'Residential B200 Zone' as identified on *Zone Map Un/7* of the Unley (City) Development Plan (consolidated 19 December 2017).

The subject site currently accommodates a detached two-bedroom residential dwelling.

The subject site is rectangular in shape with a frontage to Cross Road of approximately 15.24m.

A single-width vehicular access point is provided adjacent to the western boundary of the site.

Cross Road is an arterial roadway under the care and control of the Department of Planning Transport and Infrastructure (DPTI). Two traffic lanes and a bicycle lane are provided in each direction, with the bicycle lane operational at all times. A central median separates opposing traffic flows and intermittently permits right turn movements at intersections of various roadways with Cross Road, including a right turn lane directly opposite the subject site permitting eastbound traffic to enter Ilford Street. As such, access to and from the subject site is restricted to left turn entry and exit movements only.

Kerbside parking is typically not permitted on Cross Road due to the operation bicycle lanes. However, directly in front of the site there is a dedicated parking embayment with a capacity for one vehicle within the road verge, located to the immediate east of the site crossover.

A stobie pole is located within the verge approximately 2m west of the eastern boundary of the site, to the east of the on-street parking space.

Public transport is provided within convenient walking distance of the subject site. This includes access to:

- High frequency rail services provided via the Emerson Railway Station, which is serviced by the Noarlunga, Seaford, and Tonsley train lines; and
- Bus services operating along Cross Road adjacent to the subject site such as Bus Route 100 (Arndale Centre Interchange to Glen Osmond); and
- Various bus services operating along South Road in close proximity to the subject site, including the high-frequency Bus Route 719 / 720.

Aerial imagery of the subject site and adjoining locality is provided in *Figure 1* below.



Figure 1: Subject site and surrounding locality

PROPOSED DEVELOPMENT

The proposed development is identified on a series of plans prepared by your office dated 1 May 2020.

The proposed development will provide:

- Two new 3-bedroom dwellings at the rear of the site, each providing 2 on-site car parking spaces in the form of single garages with tandem unrestricted spaces;

- A single-vehicle carport for the use of (and at the rear of) the existing 2-bedroom detached dwelling; and

- A common driveway providing access to the above on-site car parking areas, utilising the existing vehicle crossover provided adjacent to the western boundary of the subject site. The existing on-street parking space adjacent to the site will be maintained.

I note that council staff previously raised concerns with regards to manoeuvrability into and out of the on-site car parking spaces. However, this aspect has since been addressed by provision of swept path diagrams as previously provided by this office, dated 28th April 2020. These swept path diagrams have been reattached as an appendix to this letter, noting that since the preparation of these drawings, there have been very minor landscaping alterations in order to fully accommodate these swept paths and the associated clearance envelopes.

PARKING ASSESSMENT

Council Wide (Residential Development) Principal of Development Control 45 states that:

"The number of car parking spaces should be provided in accordance with Table Un/5."

Table Un/5 - Off Street Vehicle Parking Requirements within the Unley (City) Development Plan identifies car parking provisions relevant to the subject site as reproduced in *Table 1* below.

Table 1: Table Un/5 residential parking extract

Kind of Development	Number of Vehicle Parks Required	
Detached, Semi-detached or Row Dwelling		
(a) Less than 4 bedrooms or 250m^2 floor area	2 on-site spaces - one of which is covered (the second space may be tandem)	
(b) 4 bedrooms or more or floor area 250m^2 or more	3 on-site spaces - 2 of which are covered (the spaces may be tandem)	
Group Dwelling, Residential Flat Building or multiple unit sites		
	In residential Zones or residential only development	In Non-residential Zones and mixed use development
(a) Small (1 bedroom or floor area < 75m^2)	1.0	0.75
(b) Medium (2 bedrooms or floor area ≤ 150m^2)	1.5	1.25
(c) Large (3 or more bedrooms or floor area > 150m^2)	2.0	1.75
(d) Additional visitor car parking	0.5	0.25

On the above basis, the proposed development would theoretically require 7 on-site car parking spaces in the form of 2 spaces for the existing detached dwelling, 2 spaces for each of the proposed new dwellings, and one visitor space for the two proposed new dwellings.

The proposed development will provide 5 dedicated on-site car parking spaces, in the form of 1 space for the existing 2-bedroom detached dwelling and 2 spaces for each of the proposed three-bedroom dwellings. As such, there is a theoretical shortfall of 2 spaces as per *Table Un/5*.

However, I note that *Council Wide (Residential Development) Principal of Development Control 46* states that*:*

> *"Site car parking may be varied according to the projected needs of users and taking account of the:*
>
> *(a) type of housing, particularly affordable and supported accommodation;*
>
> *(b) availability and 'after-hours' agreement to use shared non-residential car parking spaces within close walking distance of the dwellings;*
>
> *(c) availability of public transport in close proximity to the dwellings;*
>
> *(d) availability of on-street parking;*
>
> *but disregarding infrequent, high-visitation events (eg, parties, garage sales, auctions etc).*

I consider that the proposed development would to a major extent satisfy three of the four above points, in that:

- Medium-density residential developments fronting primary arterial roads are typically more affordable than dwellings of comparable scale situated in local streets;
- A dedicated on-street parking embayment is provided directly adjacent to the subject site. The nature of these spaces typically result in almost exclusive use of these spaces by users of the directly adjoining property;
- Cross Road, directly adjacent to the subject site, provides various forms of alternative transport, including a bus route, dedicated bicycle lanes, and an extensive adjoining footpath network, including linkages to the nearby dedicated city-bound pedestrian / cycling path adjacent to the nearby rail corridor; and
- Two high-frequency public transport routes are provided in close proximity to the site including the Emerson Railway Station together with the South Road bus corridor.

Furthermore, I consider that additional nearby on-street parking opportunities are provided within Fielding Road, which is located approximately 40m east of the subject development. This roadway has a capacity to park approximately 28 cars on street. An inspection of the locality on Tuesday 26th May 2020 identified that there were only 7 cars parked in this street at 6:00pm. This would suggest that on weeknights there is a significant level of parking available on this roadway.

On the above basis, I consider that a lower quantity of on-site car parking than identified in *Table Un/5* for the proposed development would be appropriate.

For comparative purposes, the off-street parking requirements for designated areas *(Table Un/5A)* have been considered, given that the subject site satisfies two of the designated area conditions (located within 400m of a high-frequency passenger train station and within 200m of the South Road high-frequency bus corridor), but notwithstanding that the subject land does not satisfy the corresponding

zone requirements. The residential parking requirements within *Table Un/5A* have been reproduced in *Table* 2 below.

Table 2: Residential vehicle parking rates extract from Table Un/5A

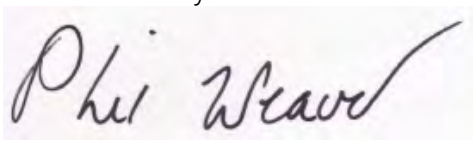
Location of development	Desired minimum number of vehicle parking spaces
District Centre Zone	Detached, semi-detached, group and row dwellings: (a) 1 per 1 or 2 bedroom dwelling (b) 2 per 3+ bedroom dwelling Residential flat buildings: (a) 0.25 per studio (b) 0.75 per 1 bedroom dwelling (c) 1 per 2 bedroom dwelling (d) 1.25 per 3+ bedroom dwelling (e) 0.25 visitor spaces per dwelling

The proposed development with 5 on-site car parking spaces would satisfy the above provisions for either 4 or 5 on-site car parking spaces, based on:

- A satisfied provision of one space associated with the existing two-bedroom detached dwelling; plus
- A satisfied provision for four spaces (two each) for the two new 3-bedroom dwellings on the conservative basis that these are classified as 'group dwellings'; or
- An exceeded provision for three spaces for the two new 3-bedroom dwellings on the basis that these are classified as a 'residential flat building', i.e. 1.5 (1.25 resident + 0.25 visitor) spaces per dwelling. It is also noted that the arrangement of the unrestricted nature of the tandem spaces for the two new dwellings could permit either resident or visitor parking, as desired.

As such, I consider that an appropriate quantity of on-site car parking will be provided for the proposed development, particularly in the context of close and convenient high frequency public transport including both rail and bus services.

Yours sincerely



Phil Weaver
Phil Weaver and Associates Pty Ltd

Enc.

B

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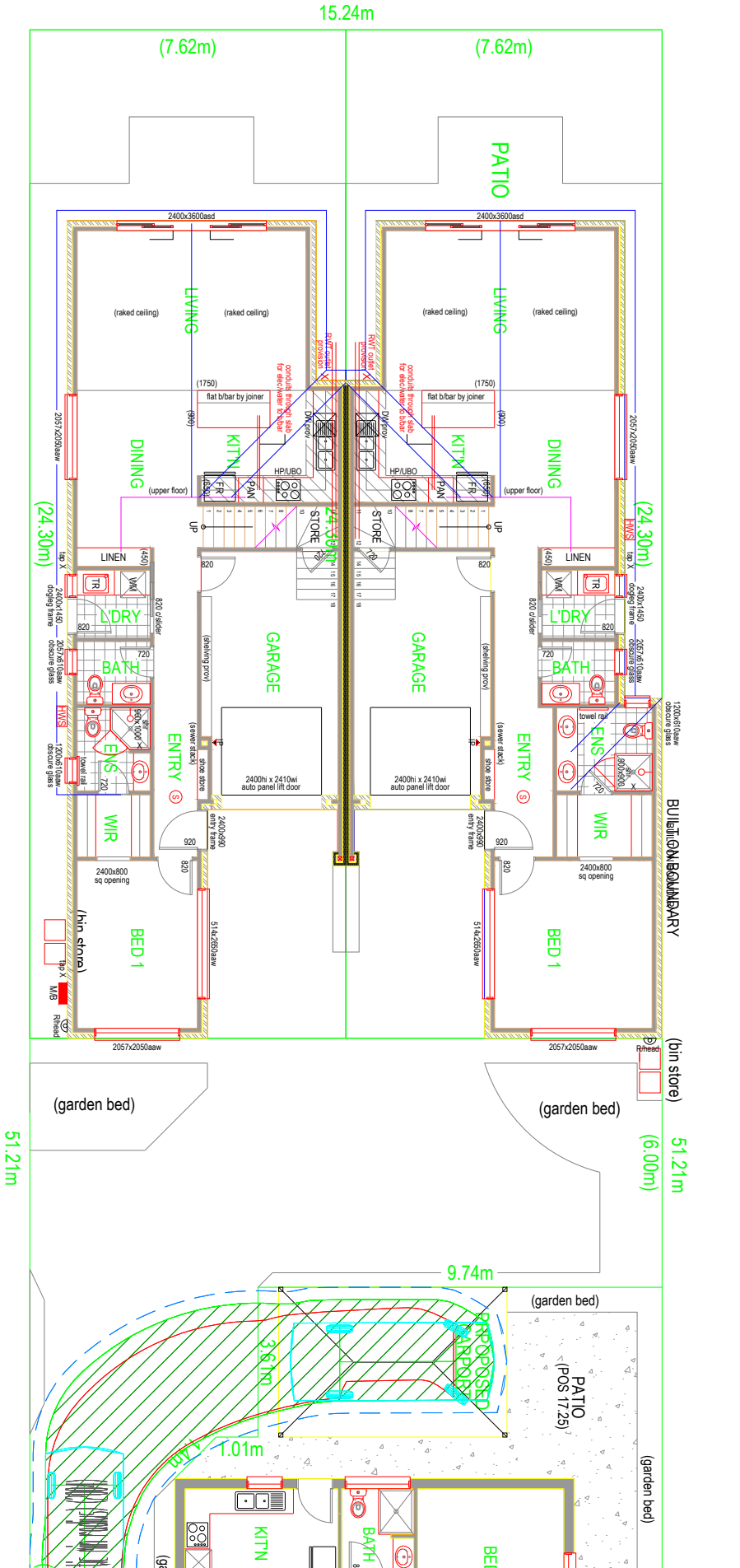


FIGURE 1: DWELLING 1 B85 ENTRY MOVEMENT

PHIL WEAVER & ASSOCIATES

TRAFFIC ENGINEERING CONSULTANTS

For: Adelaide Designer Homes	REF: 20-067	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	DATE: 28/04/20	
Site Address: 438 Cross Road, Clarence Park	DWG BY: AH	
	CHK BY: PW	

B

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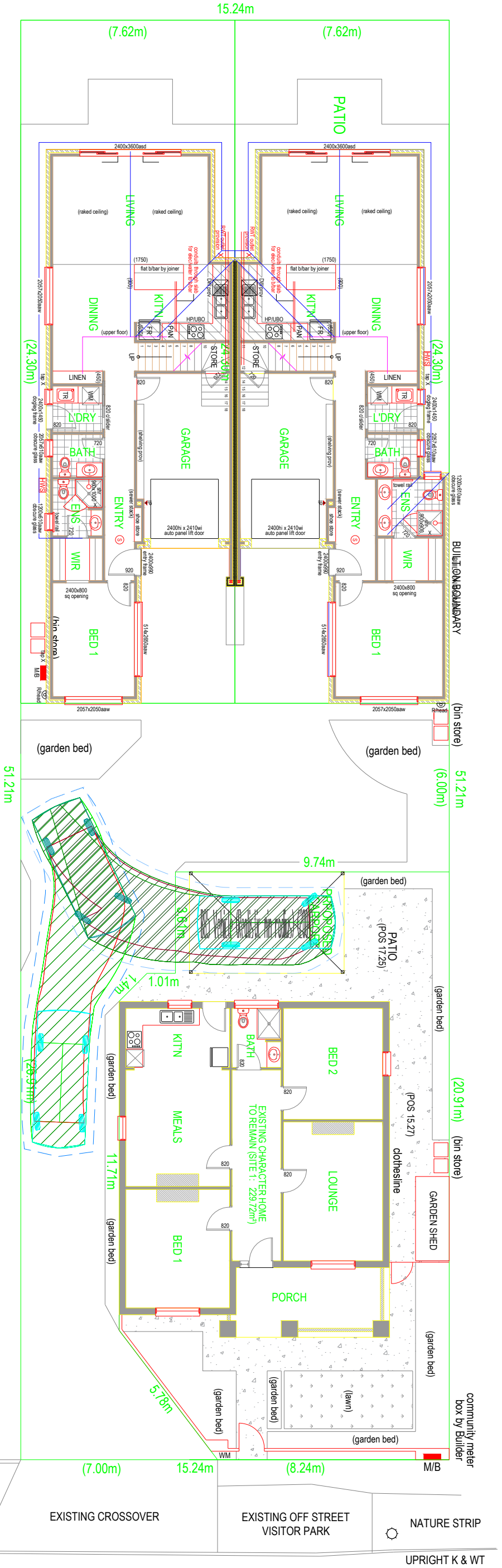


FIGURE 2: DWELLING 1 B85 EXIT MOVEMENT

PHIL WEAVER & ASSOCIATES TRAFFIC ENGINEERING CONSULTANTS	**For:** Adelaide Designer Homes	REF: 20-067 DATE: 28/04/20	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	Site Address: 438 Cross Road, Clarence Park	DWG BY: AH CHK BY: PW	

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Version: 2, Version Date: 03/06/2020

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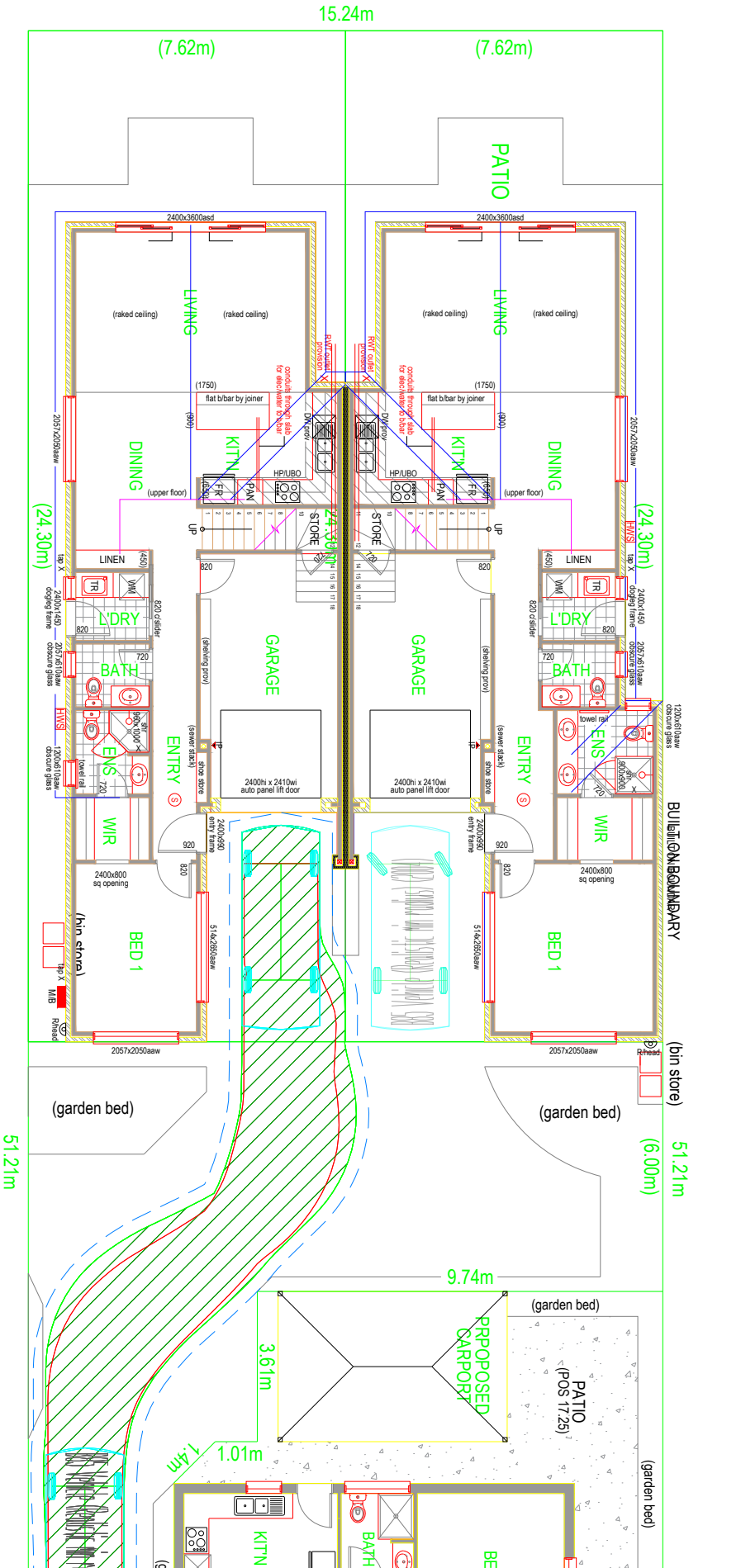


FIGURE 3: DWELLING 2 B85 ENTRY MOVEMENT

PHIL WEAVER & ASSOCIATES

TRAFFIC ENGINEERING CONSULTANTS

For: Adelaide Designer Homes	REF: 20-067	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	DATE: 28/04/20	
Site Address: 438 Cross Road, Clarence Park	DWG BY: AH	
	CHK BY: PW	

Document Set ID: 6127473
Version: 2, Version Date: 03/06/2020

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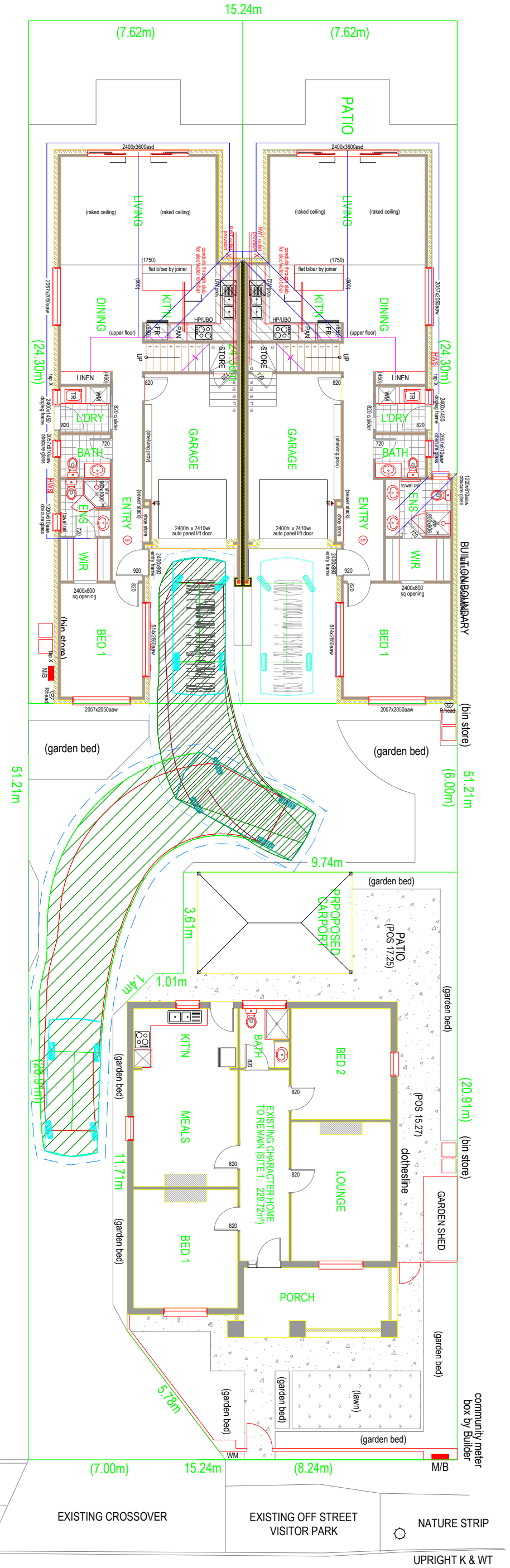


FIGURE 4: DWELLING 2 B85 EXIT MOVEMENT

PHIL WEAVER & ASSOCIATES TRAFFIC ENGINEERING CONSULTANTS	**For:** Adelaide Designer Homes	REF: 20-067 DATE: 28/04/20	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	Site Address: 438 Cross Road, Clarence Park	DWG BY: AH CHK BY: PW	

Document Set ID: 6127473
Version: 2, Version Date: 03/06/2020

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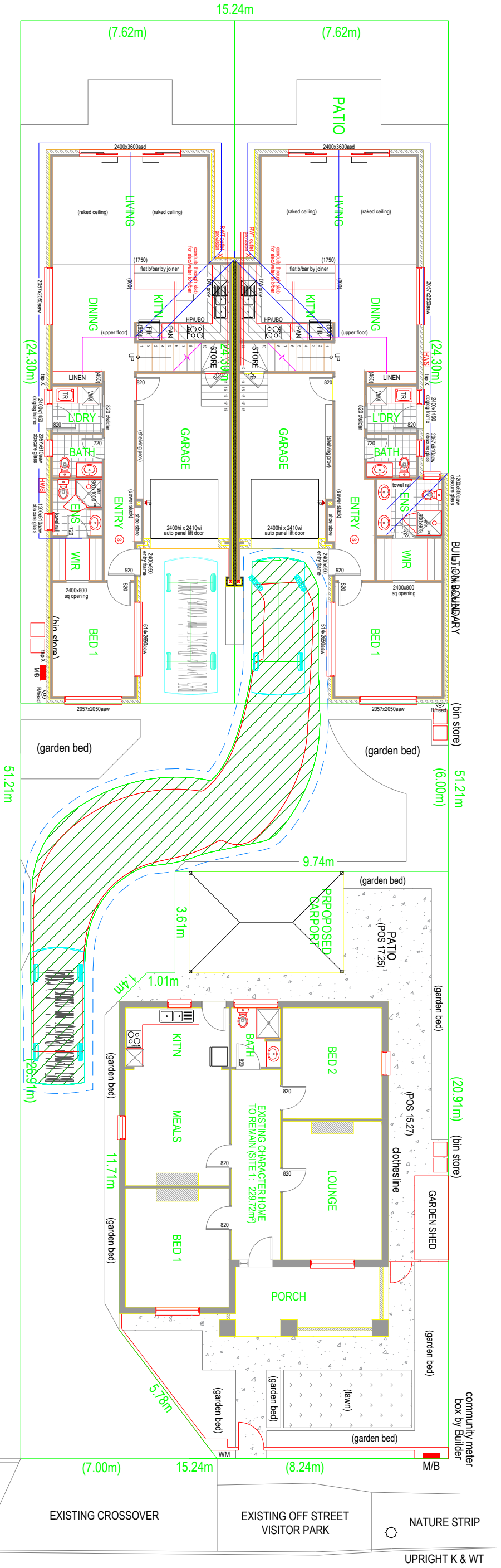


FIGURE 5: DWELLING 3 B85 ENTRY MOVEMENT

PHIL WEAVER & ASSOCIATES

TRAFFIC ENGINEERING CONSULTANTS

For: Adelaide Designer Homes	REF: 20-067	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	DATE: 28/04/20	
Site Address: 438 Cross Road, Clarence Park	DWG BY: AH	
	CHK BY: PW	

Document Set ID: 6127473
Version: 2, Version Date: 03/06/2020

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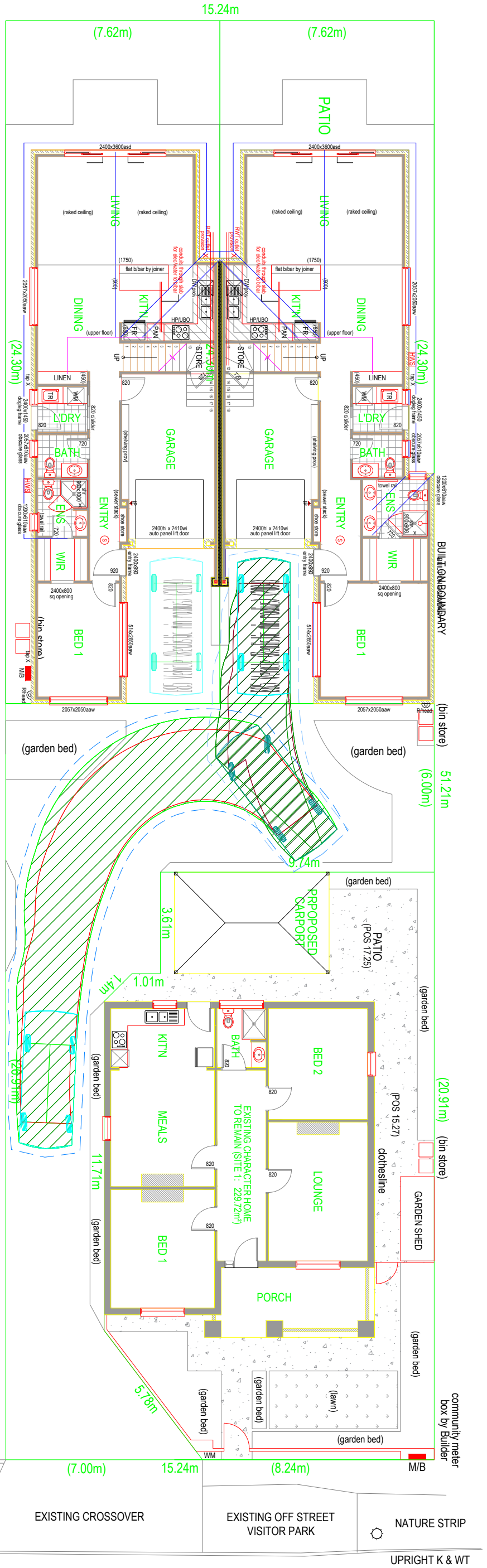


FIGURE 6: DWELLING 3 B85 EXIT MOVEMENT

PHIL WEAVER & ASSOCIATES TRAFFIC ENGINEERING CONSULTANTS	**For:** Adelaide Designer Homes	REF: 20-067	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
		DATE: 28/04/20	
	Site Address: 438 Cross Road, Clarence Park	DWG BY: AH	
		CHK BY: PW	

Document Set ID: 6127473
Version: 2, Version Date: 03/06/2020

ATTACHMENT C

C

REPRESENTATION Category 2 (Page 1)

To: Amy Barratt, City of Unley Development Section

Please read these notes carefully:

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

The **closing date** for Representations is **5pm on 9 April 2020.**

Application: 090/767/2019/C2 438 Cross Road, Clarence Park 5034

Details of Person(s) making Representation:

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

[redacted]

(Signature)

6/4/20.
(Date)

Document Set ID: 6[illegible]
Version: 2, Version Date: 07/06/2020

C

Attach any extra pages to this form

REPRESENTATION Category 2 (Page 2)

To: Amy Barratt, City of Unley Development Section

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

The **closing date** for Representations is **5pm on 9 April 2020.**

Application:	090/767/2019/C2 438 Cross Road, Clarence Park 5034
Property affected by Development	436 Cross Road, Clarence Park.

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

See attached letter.

My concerns (if any) could be overcome by: See attached letter.

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

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

Document Set ID: 6320973
Version: 1, Version Date: 03/06/2020

C

Objections to Application 090/767/2019.C2

I wish to submit that the applicant has not negated their obligations under the Unley City Council Development Plan in the development proposal of 438 Cross Road, CLARENCE PARK

Reference:

City of Unley

Development Plan

Transportation Movement of people and goods

Objective 1.

Control the movement of traffic within the city having a regard to the hierarchy of roads in order to ensure compatibility between development adjacent to roads and the position of the road in the hierarchy.

Cross Road is a road of **Primary importance** to metropolitan traffic movement and the proposed development creates the probability of 5 vehicles entering and exiting from a single lane common driveway onto a major arterial thoroughfare at any time without the necessary set- backs to make the access and egress maneuvering safe for all road users.

I have also noted that the Premier Steven Marshall forecasted in a media briefing in 2019 that Cross Road will be used in conjunction with the future upgrade of South Road as the a major corridor for eastbound heavy vehicular traffic which I submit would create greater traffic volumes and further incompatibility to the proposal as it now stands .

There is no designated parking area for persons wishing to visit the occupants of the dwellings and the parking of such vehicles on Cross Road itself will prove a large impediment to vehicles travelling east.

I submit that the as it stands the development is not compatible with this objective.

Objective 7.

A form of development adjoining main road which *will*

- **a) Ensure traffic can move efficiently and safely**
- **c) Provide for adequate off street parking AND**
- **d) Provide limited and safe points for access and egress.**

I submit that during the widening of Cross Road at this location (circa 1990) I received notification from DPTI that an off- street pull out area for 1 vehicle would be provided as part of the footpath upgrade adjacent to my driveway. The purpose was to enable a vehicle wishing to enter the driveway to pull off from following traffic on Cross Road , stop, and reverse into the driveway when safe. This practice

C

would ensure minimal disruption to following eastbound traffic flows and provide a safe method of entering the driveway.

DPTI paid for the widening of my driveway to enable this maneuver.

Adopting this practice enabled the vehicle(s) to subsequently re- enter Cross Road in a forward fashion from the driveway. This has since become a method of safely entering and exiting the traffic flow on Cross Road

I have noted all premises on Cross Road were also equipped with these pull –out areas.

These pull-out areas were not intended as parking areas as described by the applicant (Parking and movement). However it has been noted that on rare occasions persons visiting other nearby premises have used it as such. This has caused angst to residents of the property as they are forced to slow following traffic and enter the driveway in a forward manner and subsequently required to reverse onto Cross Road at a later time.

I also oppose the assertion that the occupants of the proposed development could use the pull -out area provided in front of 440 Cross Road for their use. For if this were to occur, that use would then give rise to an inconvenience to the resident of the premises as well as negates the pullouts true purpose to provide safety to the occupiers of the residence

The objective of the pull outs was to service one premise's only.

I also note that a common theme in the proposal is that the development would suit students, retiree's etc with accommodation up to 8 persons. These inhabitants would therefore be not necessarily of the same family, and therefore increase the number of visitors to the development.

I also note that there is no off road visitor parking available within the development. I believe therefore that it is inevitable that the off street pull out areas adjacent to the proposed development would be used by visitors when attending the development to park a vehicle. Should this occur it would create an un-necessary risk to those residents, when entering or leaving their driveway.

My assertion of the inevitability of this occurance is supported by the author of the development proposal who identified the pull out areas as "indented on-street **parking** areas."

My concern may be extinguished by council regulating the pull-out areas with no-parking or permit only signage and enforcement.

It is for these reasons I oppose the development of 2 new dwellings to the rear of 438 Cross Road, CLARENCE PARK.

ATTACHMENT D

D

ACCESS PLANNING

Access Planning (SA) Pty Ltd
ABN 57 089 702 241

235 Henley Beach Road
Torrensville SA 5031

Telephone 08 8130 7222
Facsimile 08 8130 7299
admin@accessplanning.com.au

www.accessplanning.com.au

23 April 2020

Ref: 7888responsetoreps

Chief Executive Officer
City of Unley
PO Box 1
UNLEY SA 5061

Attention Ms. Amy Barrett

Dear Amy,

Re Development Application 090/767/2019/C2 – Alterations to an existing detached dwelling and construction of two, two storey dwellings, a free-standing carport and common driveway at 438 Cross Road, CLARENCE PARK, SA

I refer to the Letter of Representation received by Council during the Category 2 public notification period for the above-mentioned development application.

On behalf of the Applicant I have reviewed the representation, considered the points outlined in the correspondence and provided a response to each matter which was raised. To understand the issues, and to help provide appropriate responses, I have summarised the key points of the representation as follows:

- The development will create safety and movement conflicts with eastbound traffic on Cross Road;
- The development does not provide enough on-site parking spaces for visitor demands; and
- The Cross Road widening works conducted 30 years ago created “Off-street pull out areas” to assist movement to and from Cross Road, not off-road parking spaces.

The following is my response to the matters raised in the representation.

Interface with Cross Road

Safety and traffic movement are important considerations with any new development, especially when the site of the development abuts a primary arterial road. As such, we understand the concern expressed in the representation and acknowledge it is a reasonable one to have in this circumstance.

Nevertheless, in designing the proposed development we have endeavored to create an environment in which the safety of residents, pedestrians, and road users are not unduly inhibited.

Firstly, the development will incorporate on-site reversing bays which will permit vehicles to enter and exit the subject land in a forward direction. This will be a welcomed improvement upon existing arrangements in which reversing movements need to be conducted upon the road, whether it be within the verge or upon the carriageway.

Another feature of the development is the widening of the driveway prior to it intersecting with the Cross Road corridor. Unlike many residential properties which line both sides of the road, the driveway and associated crossover will permit two vehicles to simultaneously enter and exit the land while both are travelling in a forward direction.

While it is acknowledged a vehicle may (on limited occasions) have to store across the footpath (and potentially over the bicycle lane on the road) this will be no different to many of the existing residential properties which have gates across their driveways at the front of their properties. However, given the low number of anticipated vehicle movements from the land the likelihood of vehicle movements between the dwellings causing conflict with vehicle, bicycle and pedestrian movements on Cross Road is highly unlikely.

Further, the design of the development has been reviewed by independent traffic engineers. DPTI staff have given a great deal of consideration to the matter of safety and impediment of traffic flow during their review of the development. DPTI's recommendation that consent be granted to the development supports my belief the development will not unduly diminish the safety or movement of pedestrians, cyclists, and motor vehicles within the locality. I hope this eases the concerns of the representor.

Insufficient parking provided with the development

I also understand the criticism levelled at the development for not providing on-site visitor parking. However, given the abundance of accessible alternative transport options, I do not believe this need be considered fatal to the merits of the proposal.

In the documentation provided with the application I acknowledged the development does not achieve the theoretical demands prescribed by the guidelines of the Development Plan. I outlined why I believed the subject land lends itself to concessions being granted on this matter. To summarise I noted:

- Parking data has a historic bias to low-density development which exhibited high dependence on private motor vehicles for transportation purposes. Recent research suggests parking demands associated with medium and high-density development is typically less than that of low-density development;
- The subject land has excellent access to frequent public bus and train transport options and with stops all within 250 metres from the subject land;
- The subject land has excellent access to both sealed off-road, main road and secondary road bicycle lanes/paths;
- An off-road parking space (notwithstanding the representor's objection to this purpose) is provided in front of the subject land.

In addition to these points I wish to further add:

- Given the scale of the development and its setting, it is reasonable to expect some, and possibly all, of the dwellings to be occupied by residents who share the use of a single motor vehicle, i.e. only one vehicle per dwelling;
- People are likely to be discouraged from visiting the land due to the limited availability of both on-site parking and on-street parking immediately adjacent the land;
- Many of the dwellings in Fielding Road have wide street frontages and on-site capacity for as many as four motor vehicles. Any visitor parking associated with the development can be reasonably accommodated in Fielding Road without causing repeated parking congestion in the street;

- Metropolitan settings, like the subject land, which enjoy excellent access to alternative transport options, are being discouraged from being dependent on private motor vehicle use. This is evident by lower parking rates being applied to “Designated Areas” within Development Plans. These environments are being specifically designed to create greater critical mass for the sustained provision of public transport infrastructure.

In conclusion, I can appreciate why the representor might be concerned with the on-site parking provisions of the development. However, I expect the locational advantages afforded to the subject land and the nature of the development will not cause any notable change to the locality in respect to parking demands, congestion or the impediment of vehicles travelling east on Cross Road.

Use of the road verge for parking

I welcomed the recollection of the representor to the origin of the “off-street pull out areas” provided to properties along Cross Road. Like myself, I suspect many people have always believed the purpose of these areas were to provide off-road parking facilities. It appears their original intent was to instead assist residents’ efforts to enter or exit their properties with their motor vehicles.

Nevertheless, during my many travels along Cross Road since the road widening was completed, I do not recall seeing vehicles use the pull-out areas as described in the Letter of Representation. This is not to dispute the information provide to the representor some 30 years ago, I simply wish to note that in my experiences I have always observed the off-street pull out areas being used for parking purposes.

In any event, the design of the proposed development will effectively render the original purpose of the pull out area in front of the subject land obsolete; vehicles will no longer require the space to facilitate reversing maneuvers between the subject land and the Cross Road carriageway. I believe neither DPTI nor Council traffic staff opposed the area being used as a parking space and understand they sought to protect the integrity of the area so it could be used for vehicle parking.

Finally, I am left with the impression the representor is willing to begrudgingly concede the use of the off-street pull out area as a parking space. I reached this conclusion upon reading the suggestion signage be erected stating the area be a “Permit only” space in the event parking is permitted.

While my client has no objection to this suggestion in principle, I expect it will have ramifications on Council resources. I anticipate such an action will trigger a “snowball” effect with other property owners lobbying Council to do the same to other areas along Cross Road. Accordingly, I respectfully request any signage erected on the road verge is not a matter which can be considered within the scope of the assessment.

Summary

I appreciate the opportunity to provide a response to the issues outlined in the letter of representation. I found the details and concerns contained within the correspondence to be both informative and reasonable.

Importantly, I found the representor’s concerns reinforced why it was so important for the design of the development to incorporate the necessary measures to create safe environments and protect the movement of vehicles on Cross Road. I am confident the proposal provides the necessary attributes to achieve these objectives, especially after being scrutinized by independent traffic engineers.

Finally, while I doubt the representor will be satisfied with my response in respect to the development not providing on-site parking for visitors, I trust they will accept there are many factors which will avert this aspect of the development being fatal to the function of the development or the locality. I hope my

point about the pending redundancy of the off-street pull out area and its conversion to a parking space relieves the representor's concern regarding the lack of a dedicated on-site visitor parking space being provided with development.

Please do not hesitate to contact me on 81307222 or by email adam@accessplanning.com.au if you have any queries regarding any of the above.

Yours sincerely,



Adam Williams
ACCESS PLANNING (SA) PTY LTD

ATTACHMENT E

E

In reply please quote: 2019/00359, Process ID: 607276
Enquiries to: Reece Loughron
Telephone: 08 7109 7876
E-mail: dpti.luc@sa.gov.au

Government of South Australia
Department of Planning, Transport and Infrastructure

TRANSPORT PLANNING AND PROGRAM DEVELOPMENT

Transport Assessment

GPO Box 1533
ADELAIDE SA 5001

ABN 92 366 288 135

12 March 2020

Ms Amy Barratt
City of Unley
PO Box 1
UNLEY SA 5061

Dear Ms Barratt

SCHEDULE 8 - REFERRAL RESPONSE

Development No.	090/767/19 – Amended Plan (dated 4 February 2020)
Applicant	Adelaide Designer Homes
Location	438 Cross Road, Clarence Park (CT 5098/684)
Proposal	Construct 2 two storey dwellings at rear of existing dwelling

I refer to the above development application forwarded to the Commissioner of Highways (CoH) in accordance with Section 37 of the *Development Act 1993.* The proposed development involves development adjacent a main road as described above.

The following response is provided in accordance with Section 37(4)(b) of the *Development Act 1993* and Schedule 8 of the *Development Regulations 2008.*

CONSIDERATION

The subject site abuts Cross Road which is an arterial roads under the care, control and management of the CoH. Cross Road is identified as a Major Traffic Route, Primary Freight Route, Standard frequency Public Transport Route and a Major Cycling Route under the Department of Planning, Transport and Infrastructure's *'A Functional Hierarchy for South Australia's Land Transport Network'*. The abutting section of Cross Road is gazetted for 26.0 metre B-Double vehicles and carries approximately 24,400 vehicles per day (4% commercial vehicles) with a posted speed limit of 60km/h.

Access and Road Safety

The subject site currently gains access adjacent the western property boundary. DPTI reviewed the original referral and considered the proposed access design to be constrained particularly given the existing dwelling is being retained. DPTI requested the applicant investigate options to widen the access as far as practicable in order to ensure two-way movements can be achieved.

An amended plan was provided which provided a splayed entry 7.0 metres wide at the property boundary tapering down to a 3.0 metre wide access along the western side of the existing dwelling. The amended access design is maximising the space available for simultaneous two-way movements which is supported, however it is considered likely that a vehicle entering the site will have to store across the footpath (and potentially on road), as it gives way to the exiting vehicle. Council will need to be fully satisfied that this outcome does not pose an undue risk to the safety of pedestrians / cyclists / motorists, travelling along Cross Road.

Document Set ID: 6026493
Version: 2, Version Date: 03/06/2020

It is also DPTI policy that vehicles should enter and exit arterial roads in a forward direction. Council will need to be satisfied that sufficient on-site manoeuvring areas have been provided to achieve this outcome safely and conveniently. As previously pointed out the manoeuvring templates provided on the plan do not show the front overhang of the vehicle which is 750mm (as per *AS/NZS 2890.1:2004*). It is highly likely that multiple point turns will be required to enter and exit all garages/carports.

Council must ensure that the access and shared manoeuvring areas are completely clear of all obstructions such as utility meters, letterboxes, visitor parking and fencing.

Road Widening and North–South Corridor Upgrade

The Metropolitan Adelaide Road Widening Plan shows a possible requirement affecting the site. In addition, the site may also be impacted by future upgrading of South Road. Further information is provided as a note.

ADVICE

The Department of Planning, Transport and Infrastructure supports the proposed development and advises the planning authority to attach the following conditions to any approval:

1. All access to the site shall be constructed in general accordance with Adelaide Designer Homes, Site Plan, Job No. PL657 dated 4 February 2020.

2. All vehicles shall enter and exit the site in a forward direction.

3. The shared driveway and internal manoeuvring areas shall be clear of all obstructions.

4. All off-street parking shall be designed in accordance with *AS/NZS 2890.1:2004*. Additionally, clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004*, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

5. The applicant shall ensure that all stormwater generated by the proposal is appropriately collected and disposed of without entering or jeopardising the safety of the adjacent arterial road network.

The following notes provide important information for the benefit of the applicant and are required to be included in any approval:

- The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Cross Road frontage of this site for future upgrading of the Cross Road/South Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement.

  The attached consent form should be completed and returned to DPTI (dpti.luc@sa.gov.au) along with a copy of the decision notification form and approved site plans.

- Both the State and Federal Governments have made clear commitments to complete a non-stop North-South Corridor for Adelaide. Construction is currently underway on the Darlington and Regency Road to Pym Street sections of the Corridor, with completion of the Northern Connector due in the near future. The exact nature and timing of any works relative to the River Torrens to Darlington section of the Corridor has yet to be

determined, and any potential future land requirements are unknown. For further information about the North-South Corridor, please visit https://dpti.sa.gov.au/infrastructure/nsc, or if you would like to speak to a member of the North-South Corridor team, please email northsouthcorridor@sa.gov.au or call 1300 951 145.

Yours sincerely

A/MANAGER, TRANSPORT ASSESSMENT
for **COMMISSIONER OF HIGHWAYS**

A copy of the decision notification form should be forwarded to dpti.developmentapplications@sa.gov.au

Document Set ID: 6026493
Version: 2, Version Date: 03/06/2020

E

Government of South Australia
Department of Planning, Transport and Infrastructure

METROPOLITAN ADELAIDE ROAD WIDENING PLAN ACT, 1972

APPLICATION FOR CONSENT OF THE COMMISSIONER OF HIGHWAYS FOR BUILDING WORK

Owner's Name _____

Applicant's Name (If not owner) _____

Relationship to Owner (Lessee, Prospective Purchaser, Etc.) _____

Postal Address _____

_____ Postcode _____

Location of Proposed Building Works (Full Details Required):

L.T.O. Plan No.: _____ Allotment No.: _____ Section: _____

Hundred: _____ House No.: _____

Street Name _____ Suburb: _____

Certificate of Title

Volume _____ Folio _____

Nature of Proposed Building Work _____

_____

_____

Proposed Location of Building Work on Land:

Distance from existing front road boundary to nearest point of building

_____

Distance from existing side boundary (if on corner) to nearest point of building

_____

Total estimated cost of proposed building work $ _____

Estimated cost of proposed building work on land to which the Act applies $ _____

Signature(s): _____ (Applicant) _____ (Owner or Authorised Agent) **Date** _____

Notes:

1. *Three (3) copies of the approved site plan describing fully the nature and extent of the proposal must be forwarded with this application form together with one copy of the notification of the relevant authority's decision to approve the development under the Development Act 1993.*
2. *The Act requires that the consent of the Commissioner of Highways must be obtained for any building work on land to which the Act applies.*
3. *The Act applies to all land shown on the Metropolitan Adelaide Road Widening Plan as possibly required for road widening and all land within six metres of the boundary of that land.*

PLEASE RETURN TO:

COMMISSIONER OF HIGHWAYS
DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE
GPO BOX 1533
ADELAIDE SA 5001

For further information regarding the Metropolitan Adelaide Road Widening Plan Act, please contact DPTI on (08) 7109 7878.

ITEM 4
DEVELOPMENT APPLICATION – 090/152/2020/C2 – 48 FISHER STREET, FULLARTON SA 5063 (FULLARTON)

DEVELOPMENT APPLICATION NUMBER:	090/152/2020/C2
ADDRESS:	48 Fisher Street, Fullarton SA 5063
DATE OF MEETING:	16 June 2020
AUTHOR:	Harry Stryker
DEVELOPMENT PROPOSAL:	Carry out alterations and construct single storey additions including verandah (section of additions on common boundary), and erect a garage outbuilding
HERITAGE VALUE:	Nil
DEVELOPMENT PLAN:	19 December 2017
ZONE:	Residential Streetscape (Landscape) Zone Policy Area 11 - Landscape Precinct 11.2
APPLICANT:	A Katranis
OWNER:	A Katranis
APPLICATION TYPE:	Merit
PUBLIC NOTIFICATION:	Category 2
REPRESENTATIONS RECEIVED:	YES – two (2) opposed
CAP'S CONSIDERATION IS REQUIRED DUE TO:	Unresolved representations
RECOMMENDATION:	Approval
KEY PLANNING ISSUES:	Building bulk / mass Wall on boundary

1. PLANNING BACKGROUND

No relevant Planning Background.

2. DESCRIPTION OF PROPOSAL

The proposed development includes the following:

- Carry out internal alterations including removal and construction of walls, and conversion of western side doorway to windows;
- construction of new single storey additions at the rear of the building including a wall constructed on the eastern side boundary, and construction of an alfresco verandah under the main room at the rear; and

- erect a 6.6 metre by 6.6 metre garage outbuilding in the north western (rear) corner of the land, sited off boundary.

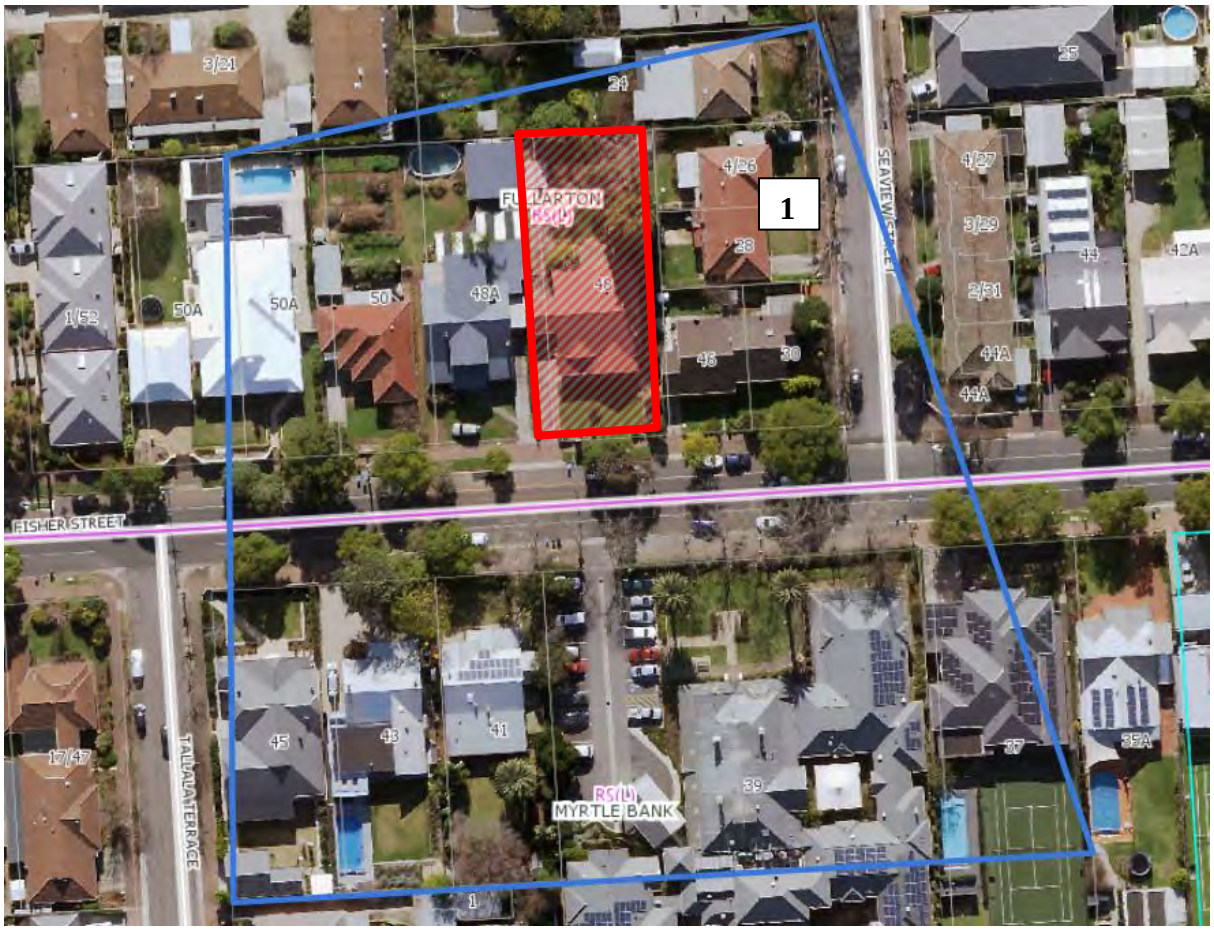
3. SITE DESCRIPTION

The subject land is a single allotment located on the northern side of Fisher Street in Fullarton. The land is rectangular with a primary frontage width of 18 metres, a depth of 49 metres and a total area of 910 square metres. There are no easements or encumbrances affecting the land. The land is relatively flat with a minor fall of 30mm every metre from the south eastern (front) corner to the north western (rear) corner, an overall fall of 1.5 metres.

Existing structures on the subject land include a single storey detached dwelling toward the front of the land, a verandah at the rear of the dwelling and a shed towards the rear of the land.

There are **no** Regulated trees growing on the subject nor adjoining land that would be affected by the development.

4. LOCALITY PLAN



5. LOCALITY DESCRIPTION

Land Use

The locality comprises an established residential area with a supported accommodation facility located on the southern side of Fisher Street.

Land Division/Settlement Pattern

The original pattern of land division in the locality is evident, being predominantly rectangular allotments of substantially similar dimensions as the subject site, facing either north or south to Fisher Street. Some changes have occurred including subdivision and infill redevelopment on the land adjoining the subject land to the east, and amalgamation of land for the development of the supported accommodation facility located opposite the subject land.

Dwelling Type / Style and Number of Storeys

There is a mix of dwelling types and architectural styles including double fronted bungalows, infill housing including semi-detached dwellings, and the supported accommodation facility buildings. Dwellings predominantly have a single storey appearance, are generally sited 8 to 10 metres from front street boundary and side setbacks are generally 1 metre on one side and 3 metres on the other. Some dwellings do have rear additions and/or outbuildings constructed on or close to side boundaries towards the rear of the building, however the sense of space between adjoining dwellings is generally maintained.

6. STATUTORY REFERRALS

No statutory referrals required.

7. NON-STATUTORY (INTERNAL) REFERRALS

No non-statutory (internal) referrals were undertaken.

8. PUBLIC NOTIFICATION

Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period two (2) representation were received as summarised below. (see attachments for full comments)

(Owner of both) **26 & 28 Seaview Street, Fullarton - object & wish to be heard**	
ISSUES RAISED	**APPLICANTS RESPONSE**
Wall on boundary, appearance and overshadowing	The boundary wall length of 8.5 metres is within the council planning guidelines.

	The FFL to top of gutter height at 2.5metres and natural ground level to top of gutter being a nominal 3.0 metres is also within the council planning guidelines.
Overlooking from alfresco area	A privacy screen would be installed to the portico to ensure there are no privacy concerns.

(** denotes non-valid planning considerations)*

9. ADMINISTRATION NEGOTIATIONS

Following public notification the applicant provided amended plans which included the addition of a privacy screen to the eastern elevation of the alfresco area to address concerns regarding overlooking.

10. DEVELOPMENT DATA

Site Characteristics	Description of Development	Development Plan Provision
Total Site Area	910m^2	
Frontage	18m	
Depth	49m	
Building Characteristics		
Site Coverage		
Roofed Buildings	43%	□50% of site area
Total Impervious Areas	64%	□70% of site□
Setbacks		
Dwelling additions including verandah		
Front boundary (south)	26m (13m behind façade)	(1m behind façade)
Side boundary (east)	Nil / 1.5m	Nil / 1m
Side boundary (west)	4.7m	Nil / 1m
Rear boundary (north)	11m (dwelling wall) 6.4m (verandah)	5m
Garage outbuilding		
Front boundary (south)	Behind dwelling	(1m behind façade)
Side boundary (east)	10m	600mm
Side boundary (west)	900m	600mm
Rear boundary (north)	900m	600mm
Wall on Boundary		
Location	East	
Length	8.5m or 25%	□9m or □50%□of the boundary length, whichever is the lesser
Height	2.6m to 3m	□3m
Private Open Space		

Min Dimension	5.9m	□4m minimum
Total Area	20% or 170m^2	□20%
Outbuildings		
Wall Height	2.7m	□3m
Total Height	4m	□5m
Total Floor Area	37m^2 or 4%	□80m^2 or 10% of the site, whichever is the lesser
Colours and Materials		
Roof	Colorbond to match or compliment existing	Match or compliment existing
Walls	Brickwork to match existing	

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

11. ASSESSMENT

Zone Desired Character and Principles of Development Control

RESIDENTIAL STREETSCAPE (LANDSCAPE) ZONE
Objective 1: Enhancement of the distinctive and primarily coherent streetscapes by retaining and complementing the built form, setting and surrounding landscape features. *Objective 2: A residential zone for primarily street-fronting dwellings, together with the use of existing non-residential buildings and sites for small-scale local businesses and community facilities.* *Objective 3: Sensitive in-fill development opportunities where appropriate and complementary to the desired character and streetscape setting or providing for the improvement of areas of variable character by replacing discordant buildings and their associated landscape patterns.* *Objective 4: Development that contributes to the desired character of the zone.*
Desired Character
The Residential Streetscape (Landscape) Zone encompasses living areas in the west and south eastern section of the City of Unley. The zone is distinguished by coherent streetscape patterns. These attributes include the consistent: *(a) rhythm of building sitings, scale, form and setbacks (front and side) and gaps between buildings;* *(b) allotment and road patterns;* *(c) landscape features within streetscapes, including the road verge and forward of the building façade.* *Development should respect and contribute positively to the streetscape setting, and where appropriate, the collective features of distinctive and primarily coherent streetscapes. The key considerations are:*

(a) siting – sites with generous front and side setbacks to main dwelling buildings and wide road reserves. Building envelopes should reflect this siting, scale and form to maintain the spatial patterns of traditional settlement. Low open style front fences provide transparent streetscape views of landscaped front yards and compatible development.

(b) form – a consistent pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and form is associated with the various architectural styles. Infill dwellings and dwelling additions should maintain traditional scale, proportions and building forms when viewed from the primary streetscape.

(c) key elements – the articulation of the built form, verandahs and pitched roofs, are important key elements in minimising the visual dominance of buildings to the primary streetscape setting. The careful composition of facades to reduce building mass, avoidance of disruptive elements, and keeping outbuildings, carports and garages as minor elements, assist in complementing the desired character. Low open style front fences complement the style and predominant form of dwellings within the street and streetscape views of landscaped front yards.

Sites greater than 5000 square metres will be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings, supported accommodation or institutional housing facilities at densities higher than, but compatible with, adjoining residential development.

Sites for existing or proposed aged care housing, supported accommodation or institutional housing may include minor ancillary non-residential services providing that the development interface is compatible with adjoining residential development.

Assessment

The development would be located to the rear of the dwelling and not prominently visible from the street or any public road. The boundary element would be minor in scale and subservient to the dwelling and collective side setbacks as viewed from the street would be maintained.

Relevant Zone Principles of Development Control	Assessment
PDC12 *Building walls on side boundaries should be avoided other than:* *(a) a party wall of semi-detached dwellings or row dwellings;* *(b) a single storey building, or outbuilding, which is not under the main dwelling roof and is setback from, and designed such that it is minor and subservient and not part of, the primary street façade, where:*	The building element on boundary consisting of the butler's pantry and laundry would be single storey, not under the main roof of the dwelling, and well setback from the front façade. Development would occur on the one boundary only and minimum side setbacks would be otherwise satisfied. The collective side setbacks as viewed from the street would be maintained. As such, the boundary element would be

Relevant Zone Principles of Development Control	Assessment
(i) there is only one side boundary wall; *(ii) the minimum side setback (on the other side boundary) and collective side setbacks as prescribed under the relevant precinct parameters are met.*	visually minor in scale and subservient to the dwelling.

Relevant Council Wide Objectives and Principles of Development Control

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

City-wide Objectives and Principles of Development Control		
Residential Development	*Objectives*	1, 2, 3, 4, 5
	PDCs	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62

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

Relevant Council Wide Provisions	Assessment
Residential Development	
PDC14 *Dwellings sited on side boundaries (other than on secondary road frontages) should be located and limited in length and height to maintain visual amenity and allow adequate provision of natural light to adjacent properties (habitable room windows and private open space) and should be in accordance with the following parameters:* *(a) the same or lesser length and height dimensions of any abutting boundary wall;* *(b) setback at least 1 metre behind the main face of the associated dwelling and the nearest adjoining dwelling;* *(c) up to 3 metres above ground level and a maximum length of 9 metres*	The boundary element would have a wall height on boundary ranging from 2.6 metres to 3 metres due to the slight fall of the land. The wall length would be 8.5 metres. Development would occur on the eastern side boundary only and minimum side setbacks would be otherwise satisfied. The boundary wall would not within 0.9 metres of a habitable room window of an adjacent dwelling. Given the above and with regard to the context of the site and adjoining properties to the east, the development would maintain visual amenity and allow adequate provision of natural light to adjacent properties (habitable room windows and private open space).

Relevant Council Wide Provisions	Assessment
(including all other attributable boundary walls) or 50 percent of the boundary length that is not forward of the dwelling, whichever is the lesser amount; *(d) developed along one side boundary only with the other side setback of no less than 1 metre or as prescribed;* *(e) not within 0.9 metres of a habitable room window of an adjacent dwelling.*	
Overlooking (&39) ***PDC38*** *Direct overlooking from upper level (above ground floor level) habitable room windows and external balconies, roof patios, terraces and decks to habitable room windows and useable private open space of other dwellings should be minimised through adoption of one or more of the following:* *(a) building layout;* *(b) location and design of windows, balconies, roof patios and decks;* *(c) screening devices;* *(d) adequate separation distances;* *(e) existing landscaping and supplementary screen tree planting.*	Viewing angles from the rear alfresco terrace to the lower adjoining properties to the east would be obscured by screening to a height of 1.7m above floor level.
Overshadowing and Natural Light ***PDC41*** *Development should allow direct winter sunlight access to adjacent residential properties and minimise the overshadowing of:* *(a) living room windows, wherever practicable;* *(b) the majority of private open space areas, communal open space and upper level balconies that provide the primary open space provision;*	As discussed above, the boundary wall satisfies all relevant guidelines for boundary development including minimising length and height of boundary walls. The boundary wall would be located on the eastern boundary, adjoining the back boundaries and rear yards of the eastern adjoining residential properties addressed as 26 and 28 Seaview Street, approximately 8.5 metres from the rear walls of the dwellings. Both affected rear yards have northern exposure.

Relevant Council Wide Provisions	Assessment
(c) roof areas, preferably north facing and suitable for the siting of at least 4 solar panels on any dwelling; *or where such affected areas are already shaded, the additional impact should not significantly worsen the available sunlight access.*	The rear yards of these properties are currently shaded by the boundary fence between the properties and a (non-regulated) tree growing on the subject land (to be removed). The boundary wall would not significantly worsen the available sunlight access.

12. CONCLUSION

In summary, the application is not considered to be seriously at variance with the Development Plan and is considered to satisfy the provisions of the Development Plan for the following reasons:

- The proposed development would be sited and designed to adequately minimize negative visual impacts and would not significantly worsen the available sunlight access to neighbouring properties.
- The development would be located to the rear of the dwelling and not be prominently visible from the street or any public road.
- The scale and form of the development is not incongruous with the setting of the locality and would not unreasonably impact upon the amenity of the surrounding area.
- The development is of domestic scale and ancillary to and would facilitate the better use of the existing residential use of the land and buildings.

The application is therefore recommended for Development Plan CONSENT.

13. RECOMMENDATION

MOVED: SECONDED:

That Development Application 090/152/2020/C2 at 48 Fisher Street, Fullarton SA 5063 to 'Carry out alterations and construct single storey additions including verandah (section of additions on common boundary), and erect a garage outbuilding', is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

RESERVED MATTER

The following detailed information shall be submitted for further assessment and approval by the Team Leader Planning as delegate of the CAP as reserved matters under Section 33(3) of the Development Act 1993:

- A stormwater management plan detailing the total stormwater volume requirements (detention and retention) for the development being in accordance with the volume requirements and discharge rates specified in Table 3.1 and 4.1 in the City of Unley Development and Stormwater Management Fact Sheet dated 15 January 2017. (2.5kL retention and 1.5kL detention)

Conditions:

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. That all external materials and finishes shall be the same as or complementary to the existing dwelling on the site.
3. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

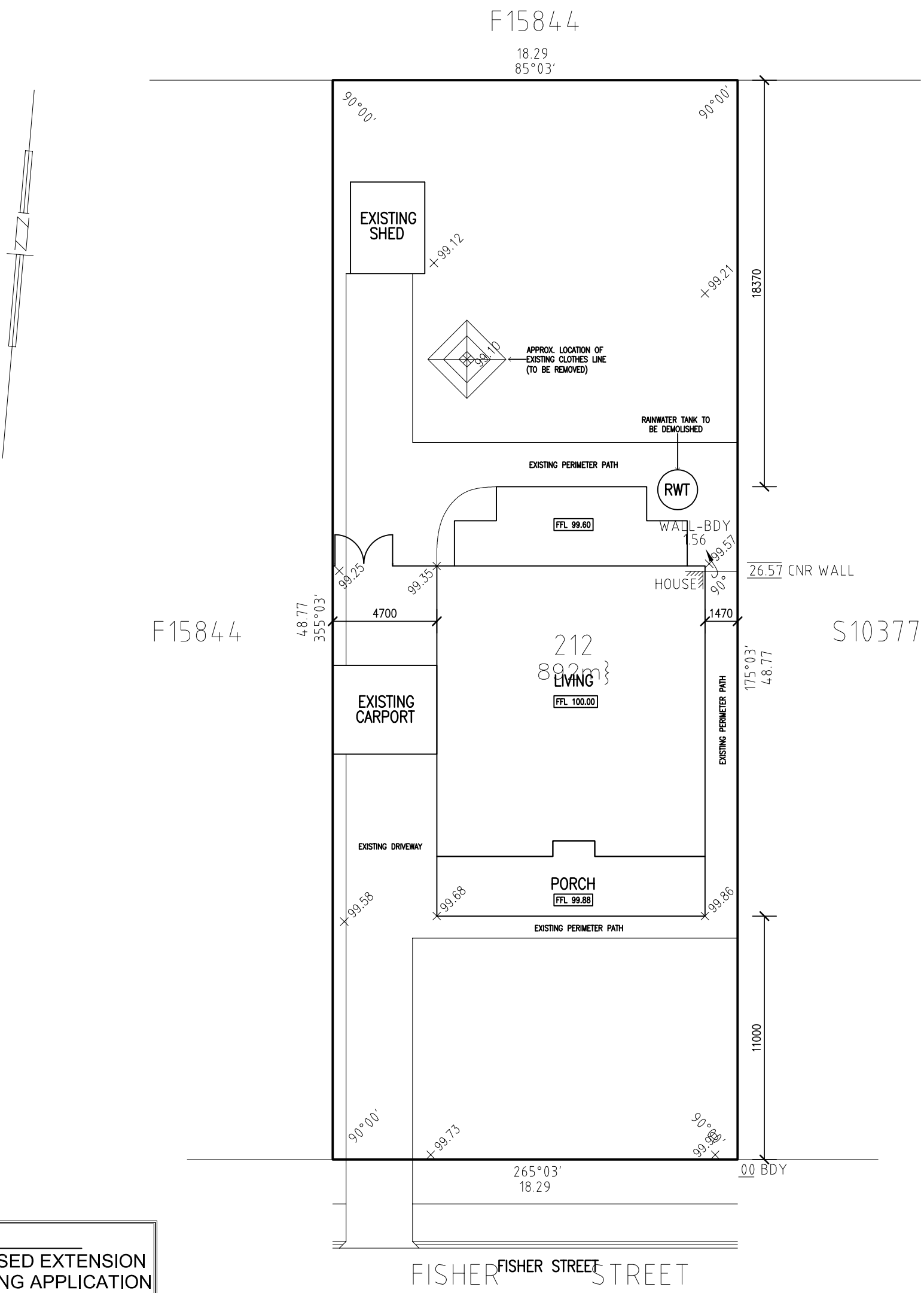
NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

- 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**.
- 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.
- 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.

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

ATTACHMENT A

A



PROJECT:
PROPOSED EXTENSION
PLANNING APPLICATION

AT:
48 FISHER STREET
FULLARTON

CLIENT:
A. KATRANIS

DATE:
26/05/20

SCALE: 1:200
SHEET NO. 1 OF 9

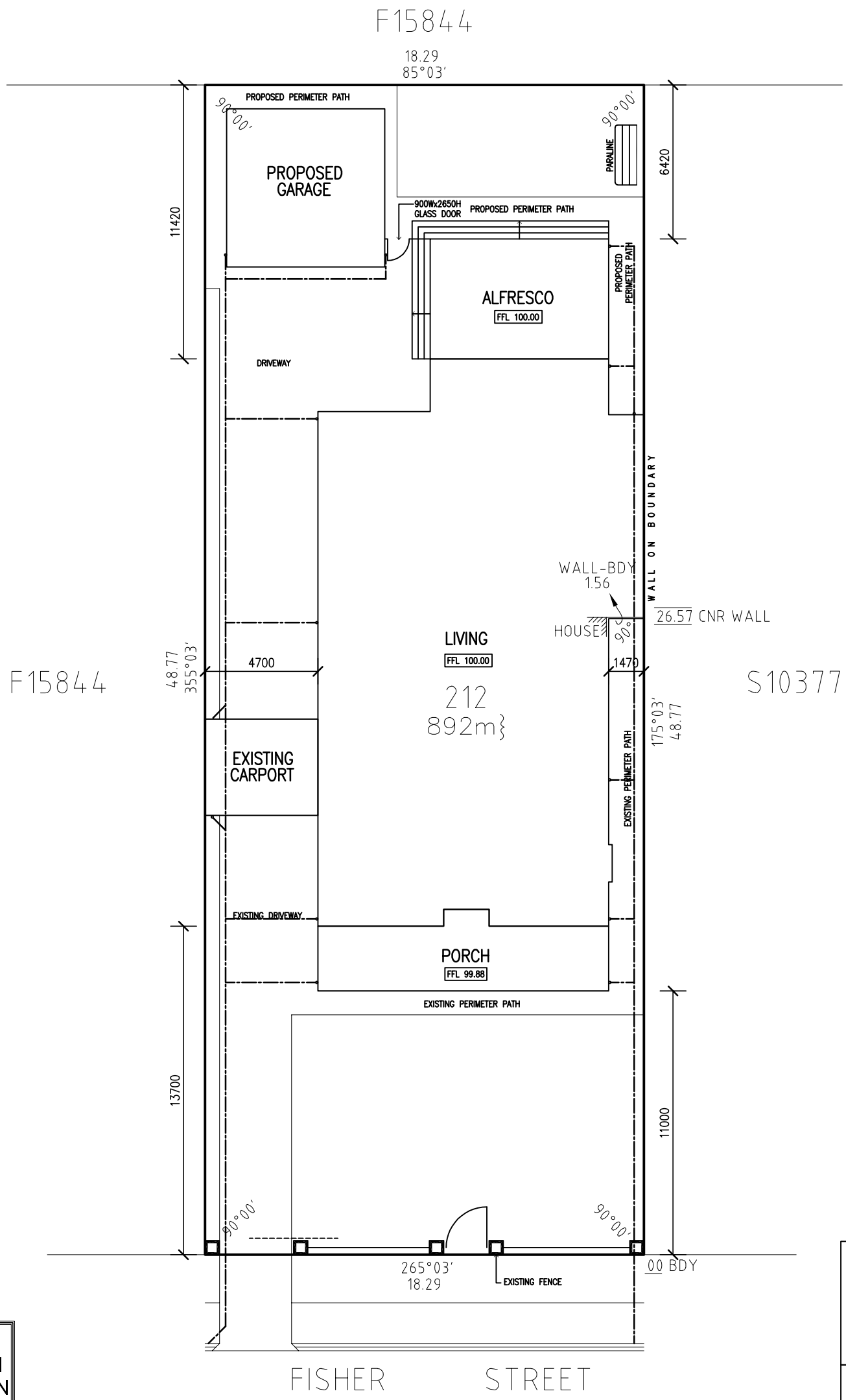
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

AREA'S m²	
SITE AREA	892.003
LIVING	189.601
CARPORT	18.894
PORCH	34.054
TOTAL	242.549

EXISTING SITE PLAN

NOTE: ALL SIZES, DIMENSIONS & AREA'S TO CHECKED ON SITE PRIOR & DURING CONSTRUCTION

A



STORMWATER RUN

NOTE: STORMWATER RUN TO CONNECTED TO 'SWT' AND TO BE LOCATED UNDER FOOTPATH AS PER COUNCIL REQUIREMENTS

BOUNDARY TO BE SURVEYED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION

AREA'S m²	
SITE AREA	892.003
LIVING	287.741
GARAGE	43.428
CARPORT	18.894
PORCH	34.054
ALFRESCO	37.200
TOTAL	421.317

NOTE: ALL SIZES, DIMENSIONS & AREA'S TO CHECKED ON SITE PRIOR & DURING CONSTRUCTION

PROJECT:
PROPOSED EXTENSION
PLANNING APPLICATION
AT:
48 FISHER STREET
FULLARTON

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A. KATRANIS

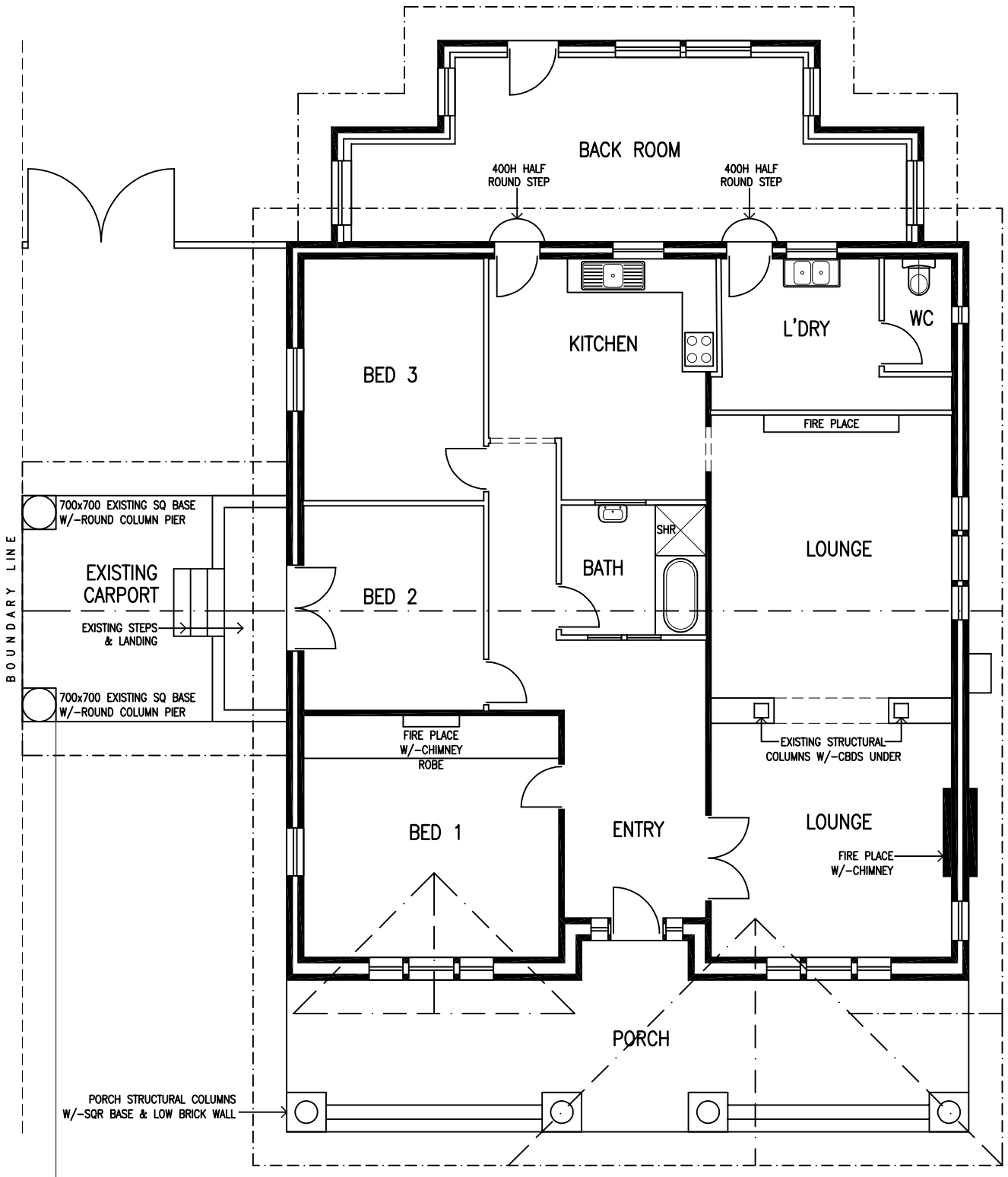
DATE:
26/05/20

SCALE: 1:200
SHEET NO. 2 OF 9

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

PROPOSED SITE PLAN

A



PROJECT:
PROPOSED EXTENSION
PLANNING APPLICATION

AT:
48 FISHER STREET
FULLARTON

CLIENT:
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DATE:
26/05/20

SCALE: 1:100

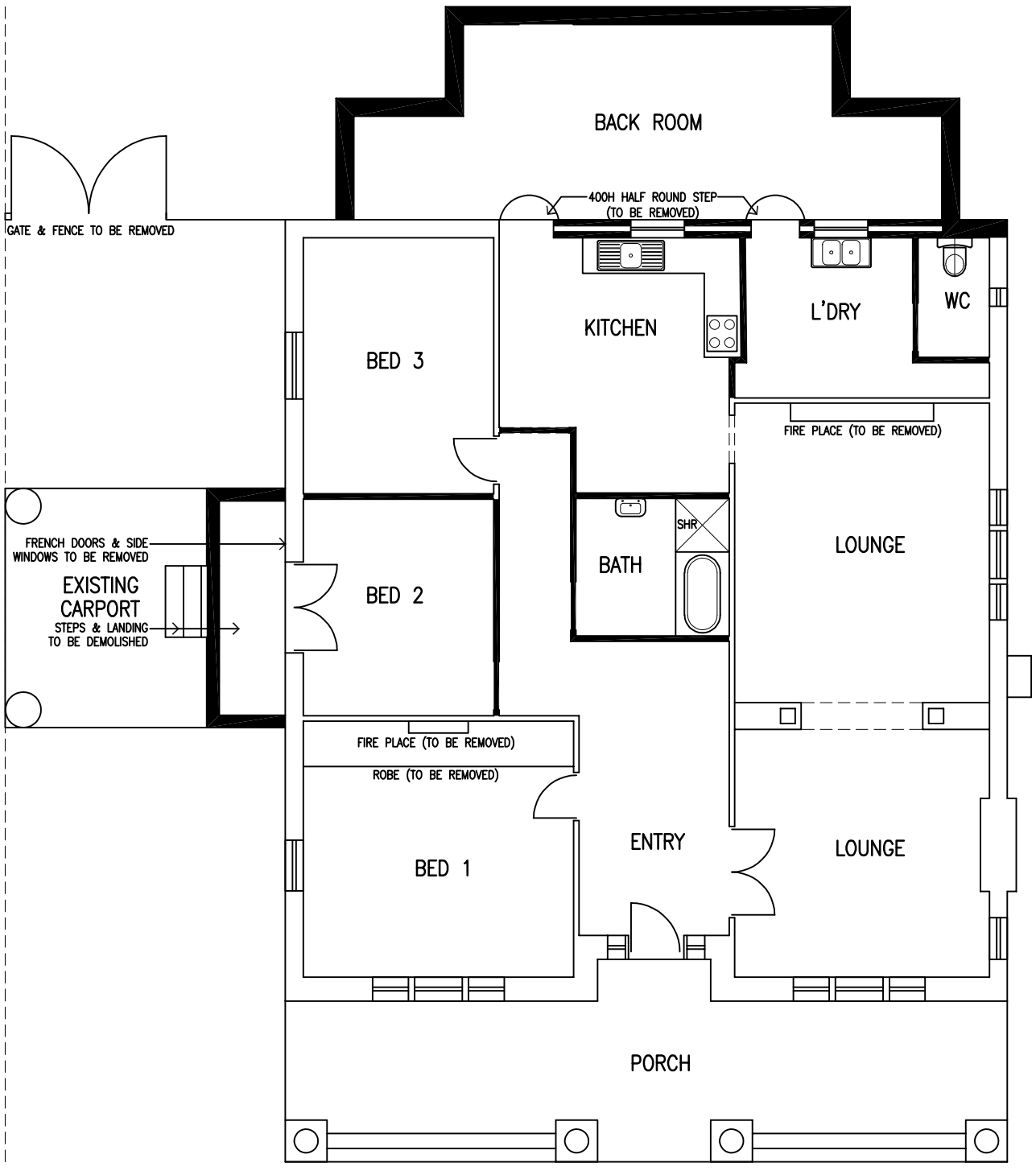
SHEET NO. 3 OF 9

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EXISTING FLOOR PLAN

PLANNING & BUILDING DRAWINGS
CHECK ALL DIMENSIONS ON SITE

A



EXISTING WALL TO REMOVED AT DEMOLITION STAGE

PROJECT:
PROPOSED EXTENSION
PLANNING APPLICATION

AT:
48 FISHER STREET
FULLARTON

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DATE:
26/05/20

SCALE: 1:100

SHEET NO. 4 OF 9

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

DEMOLITION PLAN

PLANNING & BUILDING DRAWINGS
CHECK ALL DIMENSIONS ON SITE

HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP

DP○ DOWNPIPE

EXISTING INTERNAL BRICK WALLS TO REMAIN

EXISTING EXTERNAL BRICK WALLS TO REMAIN (VARIED THICKNESS)

NEW 90mm INTERNAL TIMBER WALLS

NEW 250mm BRICK VENEER EXTERNAL WALLS

A

PROPOSED GARAGE

(SEE SHEET 6 OF 8)

8330 NEW EXTENSION TO DWELLING

13120 EXISTING DWELLING

BOUNDARY LINE

BOUNDARY LINE

600x600 BRICK PIER

STEPS DOWN

ALFRESCO (TILED)

1700H PRIVACY SCREEN AS SPECIFIED

2400x4126 S/DOOR

2400x1200 TDHW

1800x2000 TDHW

BED 4

3380x600 S/D ROBE

0900x0600 TDHW

WC (TILED)

VAN. (TILED)

960x600 LINEN

900W SQ. ARCH

1200x1200 TDHW

BATH TUB

BATH (TILED)

710x600 LINEN

710x650 LINEN

SHR

BED 2

1250x600 LINEN

1500x1500 TDHW

WIR

CARPORT

ENS. (TILED)

1500x1800 TDHW

800W SQ. ARCH

FAMILY/MEALS

CAPPED OFF GAS POINT W/-BAYONET FITTING

INSET TR W/-CBDS UNDER

B/TOP ONLY

B/TOP ONLY W/-WM PROV. UNDER

WM

B/TOP CUPB. UNDER

L'DRY (TILED)

LAMINATE END PANEL

LAMINATE DOOR PANEL

1500D B/BAR W/-300 O/HANG

2B U/MOUNT ISINK

KITCHEN

HP/UBO

MW PROV

1200L INSET SINK 2B D/W PROV.

P'TRY

STRUCTURAL BEAM AS PER ENGINEERS DETAIL

2210x600 S/D ROBE

BED 3

1500x1500 TDHW

LOUNGE

BED 1

ENTRY

LOUNGE

PORCH

2650

BOUNDARY TO BE SURVEYED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION

BOUNDARY TO BE SURVEYED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION

PROJECT:
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AT:
48 FISHER STREET
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SCALE: 1:100

SHEET NO. 5 OF 9

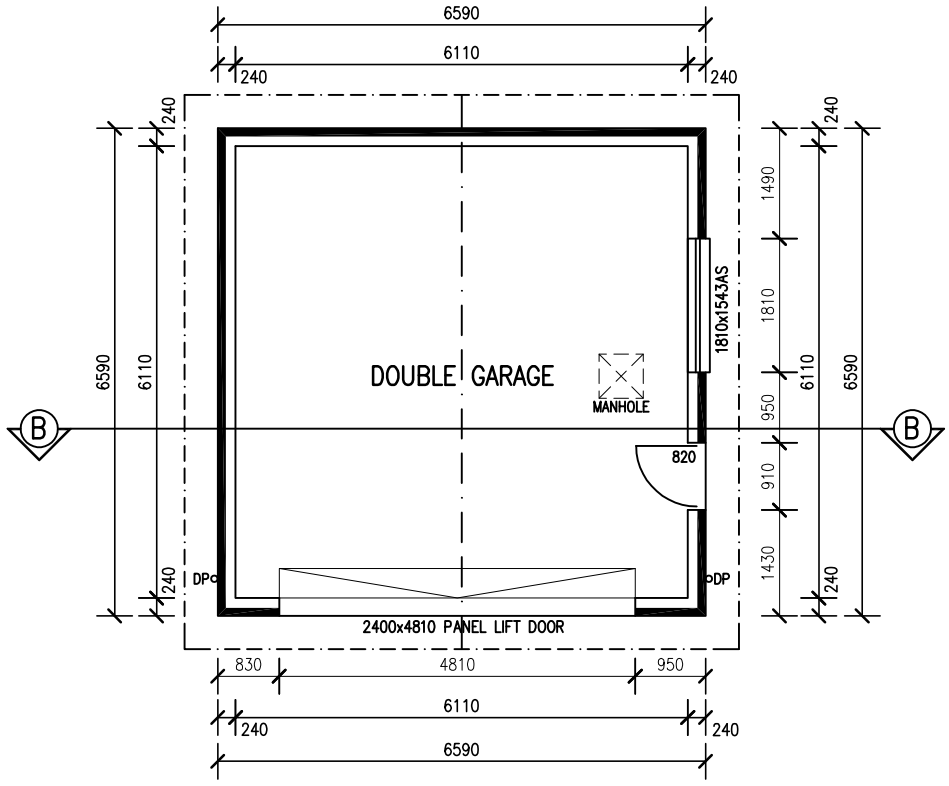
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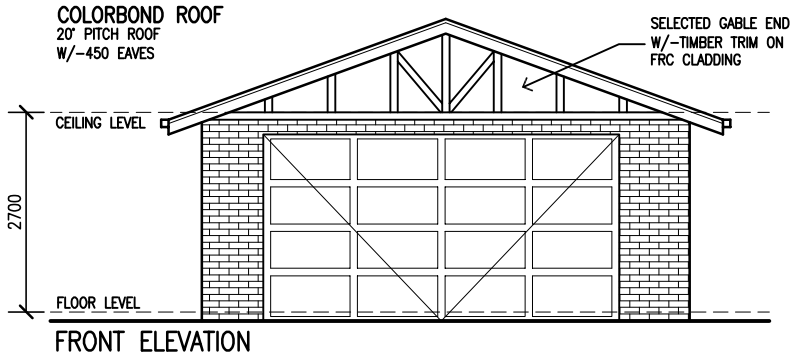
PROPOSED FLOOR PLAN

PLANNING & BUILDING DRAWINGS
CHECK ALL DIMENSIONS ON SITE

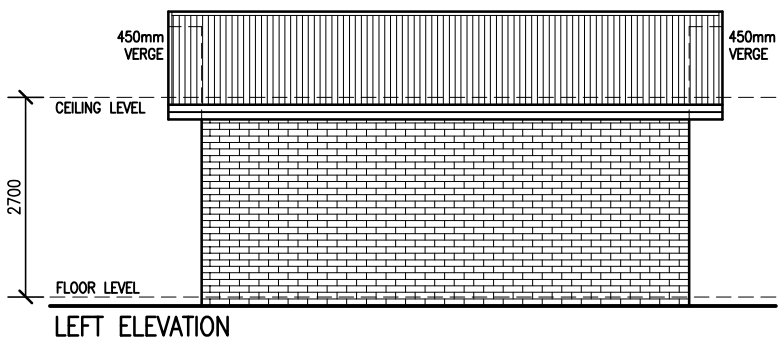
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DP○ DOWNPIPE

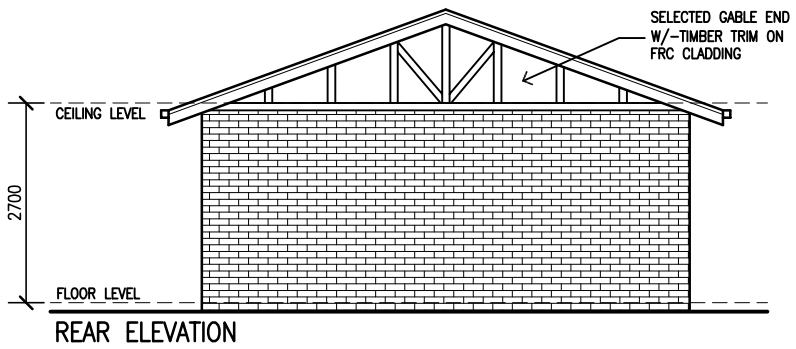




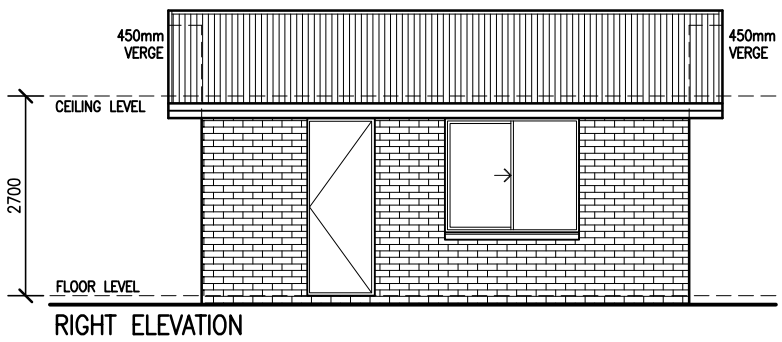
FRONT ELEVATION



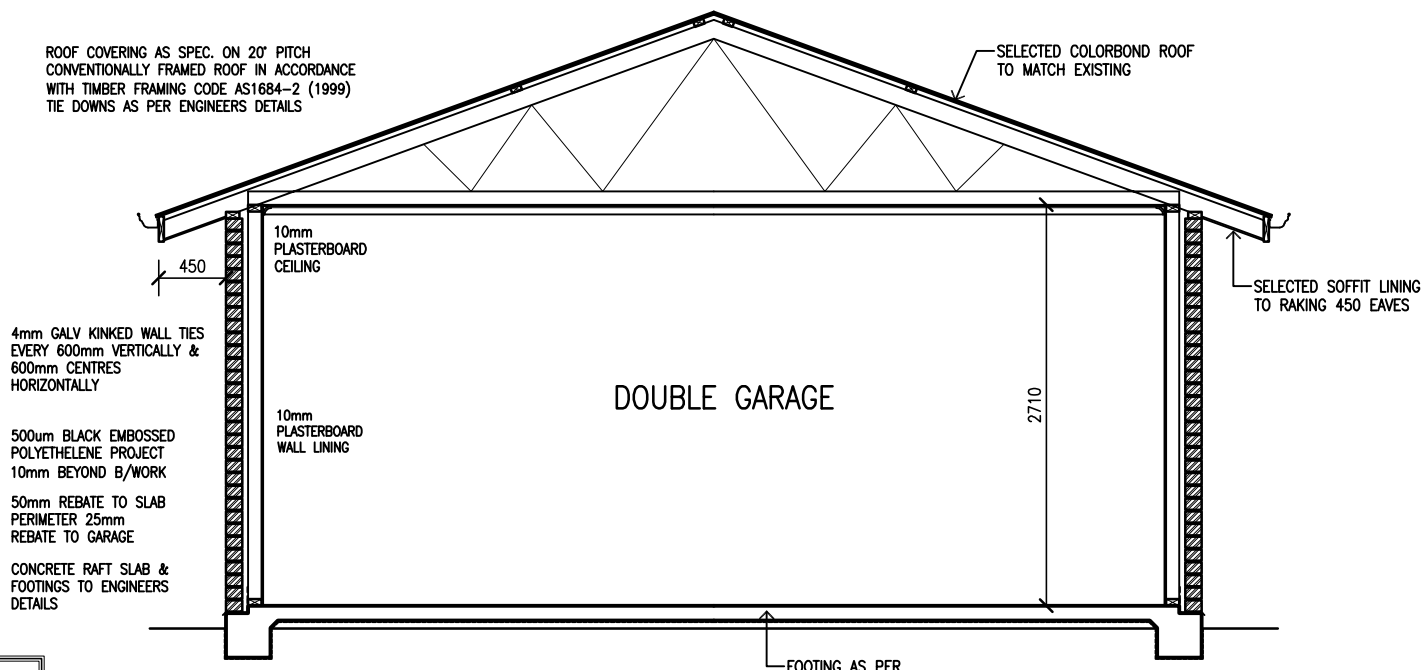
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



SECTION DETAIL B
SCALE 1:50

PROJECT:
PROPOSED EXTENSION
PLANNING APPLICATION

AT:
48 FISHER STREET
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A. KATRANIS

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SCALE: 1:100
SHEET NO. 6 OF 9

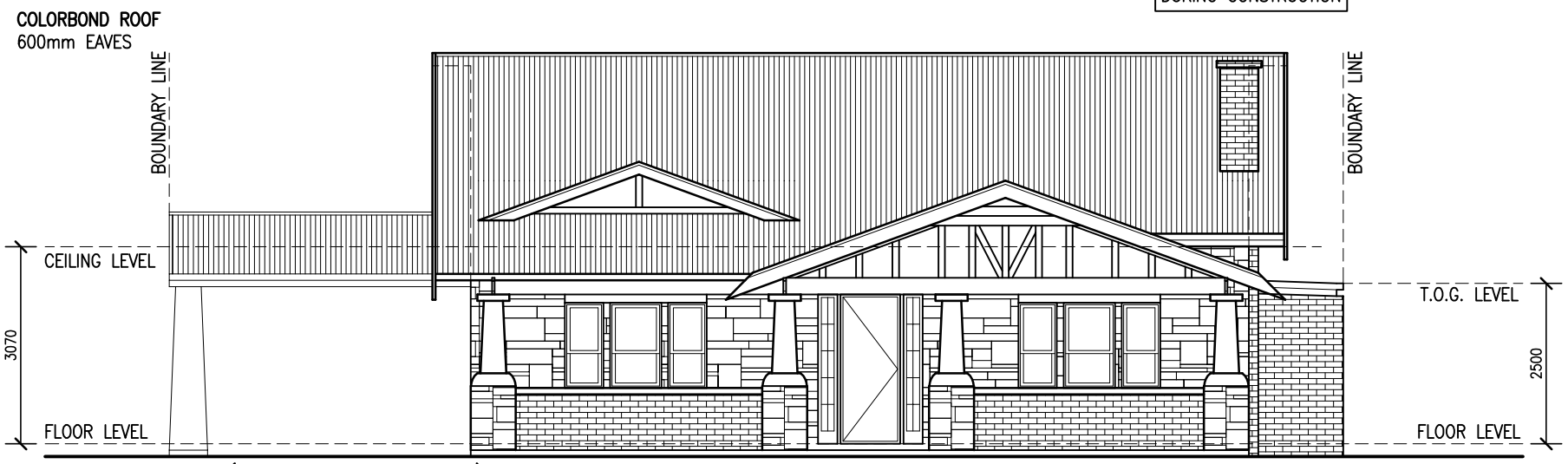
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PROPOSED GARAGE PLAN, ELEVATIONS & DETAIL

PLANNING & BUILDING DRAWINGS
CHECK ALL DIMENSIONS ON SITE

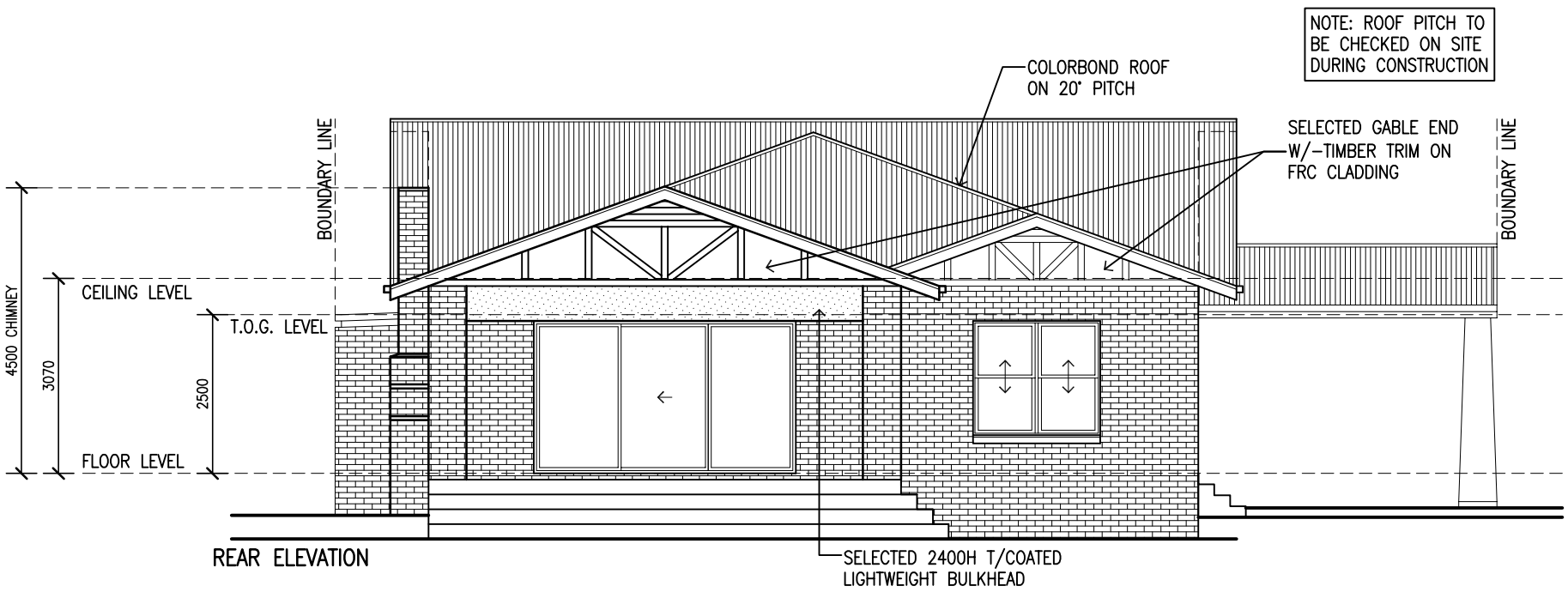
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NOTE: ROOF PITCH TO BE CHECKED ON SITE DURING CONSTRUCTION



FRONT ELEVATION (EXISTING FRONT FACADE)

NOTE: ROOF PITCH TO BE CHECKED ON SITE DURING CONSTRUCTION



REAR ELEVATION

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DATE:
26/05/20

SCALE: 1:100
SHEET NO. 7 OF 9

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

PROPOSED EXTENSION ELEVATIONS 1

PLANNING & BUILDING DRAWINGS
CHECK ALL DIMENSIONS ON SITE

A

PROJECT:
PROPOSED EXTENSION
PLANNING APPLICATION

AT:
48 FISHER STREET
FULLARTON

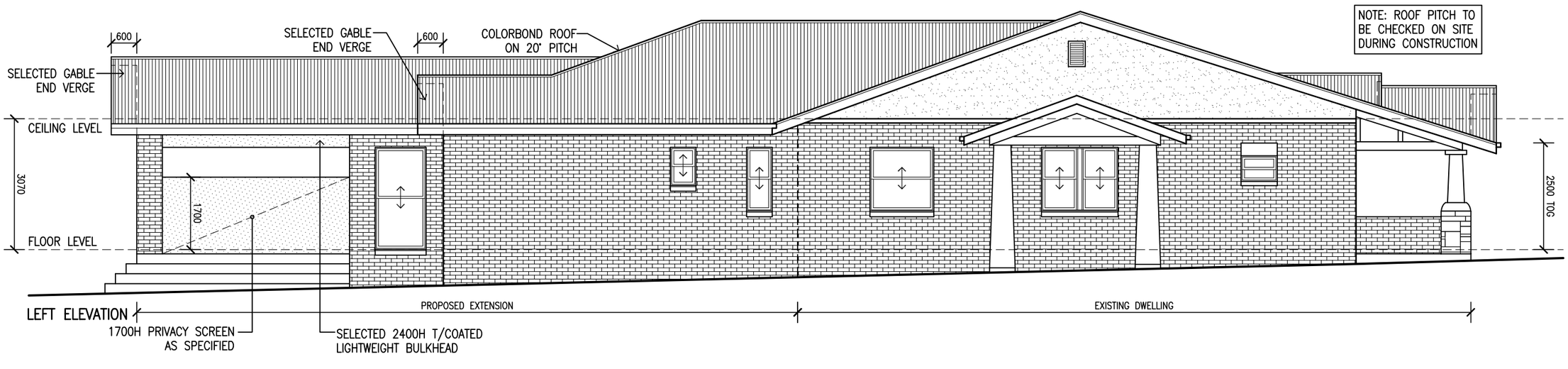
CLIENT:
A. KATRANIS

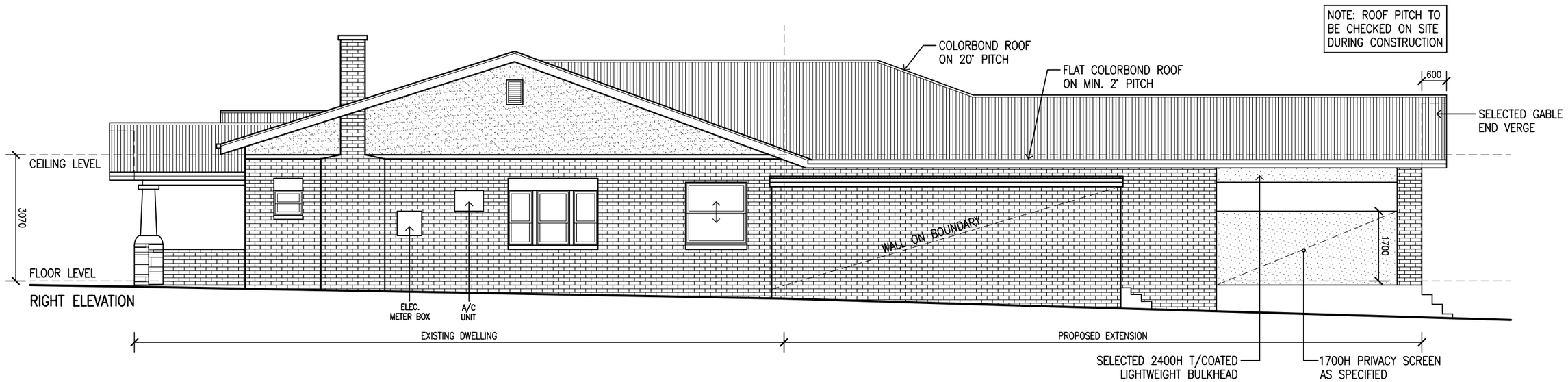
DATE:
26/05/20

SCALE: 1:100 SHEET NO. 8 OF 9

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

PROPOSED EXTENSION ELEVATIONS 2





PLANNING & BUILDING DRAWINGS
CHECK ALL DIMENSIONS ON SITE

Document Set ID: 6129909
Version: 5, Version Date: 03/06/2020

A

PROJECT:
PROPOSED EXTENSION
PLANNING APPLICATION

AT:
48 FISHER STREET
FULLARTON

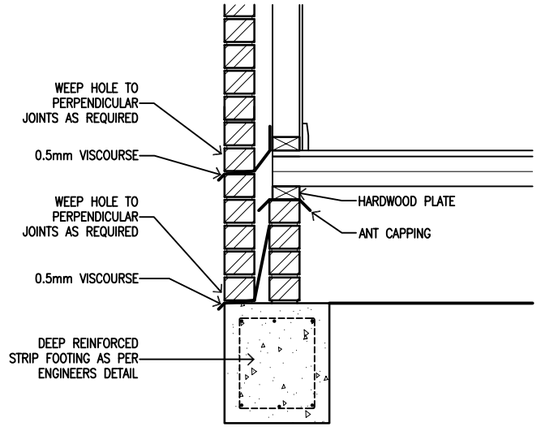
CLIENT:
A. KATRANIS

DATE:
26/05/20

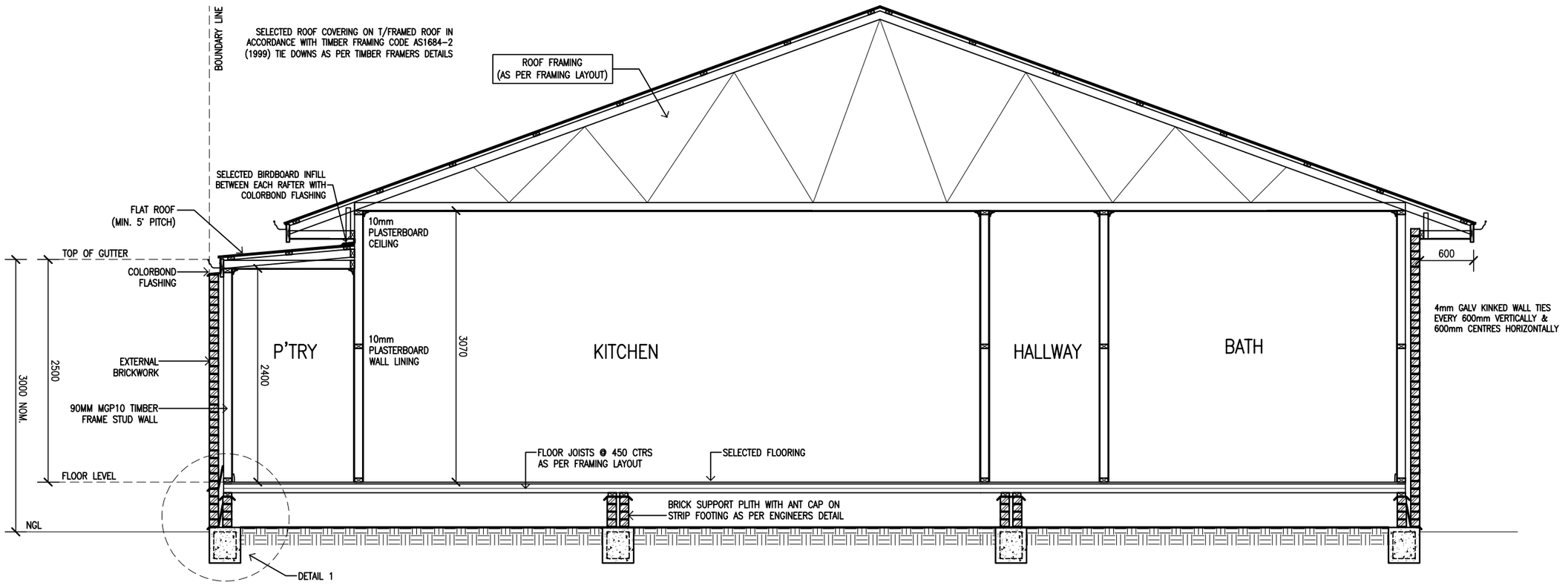
SCALE: 1:50 SHEET NO. 9 OF 9

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

SECTION DETAILS



DETAIL 1
SCALE 1:20



SECTION DETAIL
SCALE 1:50

PLANNING & BUILDING DRAWINGS
CHECK ALL DIMENSIONS ON SITE

Document Set ID: 6129909
Version: 5, Version Date: 03/06/2020

IDENTIFICATION SURVEY

ALLOTMENT 212 IN F15844
48 FISHER STREET

AREA: FULLARTON
HUNDRED: ADELAIDE
COUNCIL: CITY OF UNLEY

TITLE SYSTEM: REAL PROPERTY ACT
TITLE REFERENCE: CT 5562/181

IMPORTANT NOTES

THIS PLAN IS OF AN IDENTIFICATION SURVEY ONLY & AS SUCH IS NOT REGISTERED BY THE LANDS TITLES OFFICE. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF MATTSSON & MARTYN WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.

THE PLOTTING OF FENCING, BUILDINGS OR OTHER STRUCTURES IN RELATION TO THE BOUNDARIES MAY HAVE BEEN EXAGGERATED ON THIS PLAN FOR THE PURPOSE OF CLARITY.

LEGEND

- PEG - PEG
- GIN - GI NAIL
- MP - METAL PIN
- SPK - SPIKE
- DH - DRILL HOLE
- MN - MASONRY NAIL
- BDY - BOUNDARY
- CNR - CORNER
- FD - FOUND
- IRREG - IRREGULAR
- PROD - PRODUCTION
- REND - RENDERED
- REPLD - REPLACED
- —/—/— F - FENCE
- F - FENCE
- GNF - GOOD NEIGHBOUR
- CBF - COLORBOND FENCE
- GIF - GI FENCE
- FDN - FOUNDATION
- FTG - FOOTING
- PLH - PLINTH
- RETG W - RETAINING WALL
- PIL - PILLAR
- BK F - BRICK FENCE
- BLD - BUILDING
- W - WALL

JOB REFERENCE: 1624/04/20

DATE DRAWN: 18/05/2020

DRAWN: CS

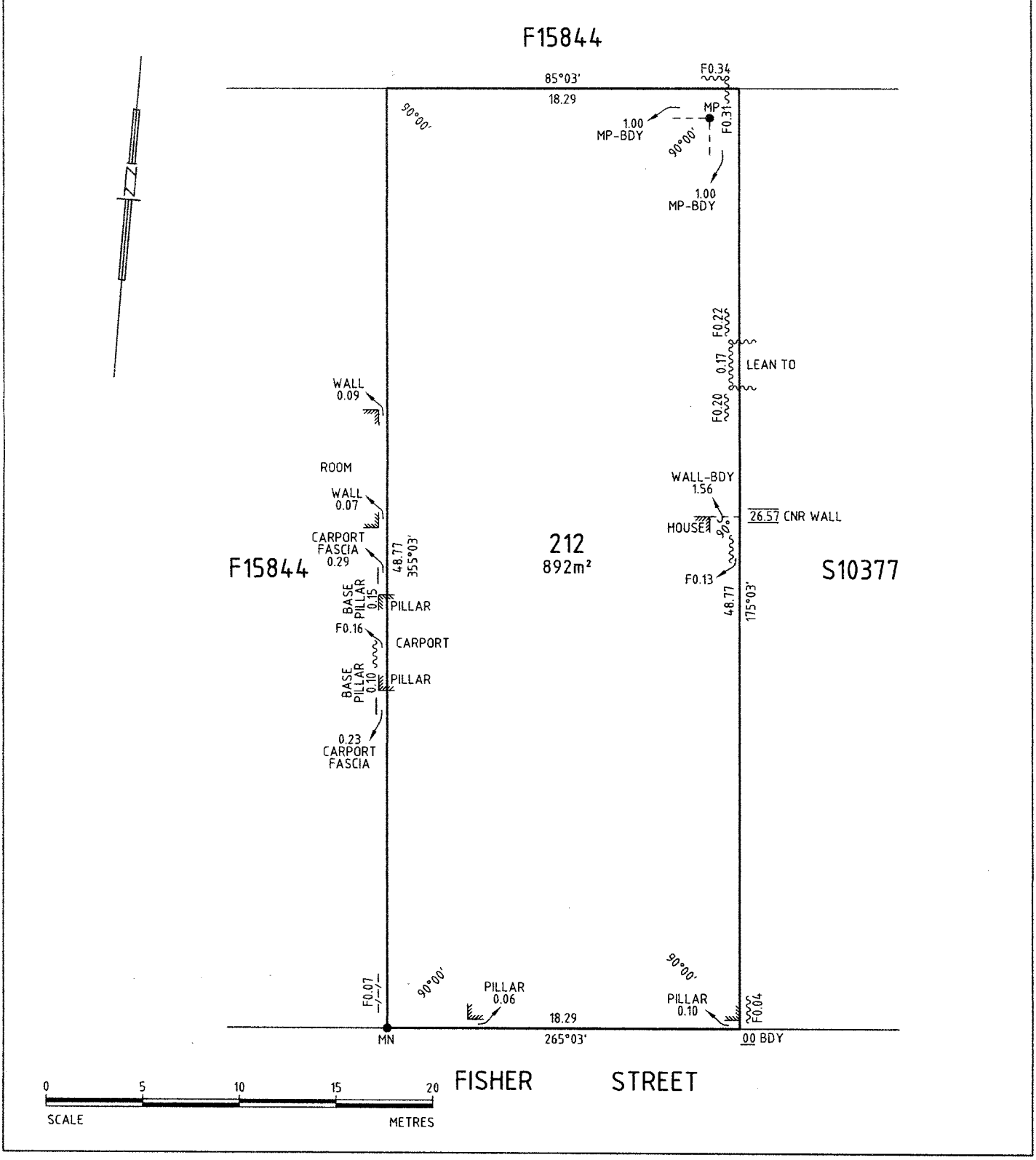
CERTIFIED CORRECT

J I MATTSSON
LICENSED SURVEYOR

FIELD DATE: 15/05/20

MATTSSON & MARTYN
SURVEYING & PLANNING CONSULTANTS
63 BEULAH RD, NORWOOD SA 5067
PHONE: (08) 7006 0122
EMAIL: admin@mmsurvey.com.au
WEBSITE: mattssonmartyn.com.au

A



ATTACHMENT B

B

From: [redacted]
Sent: Thu, 16 Apr 2020 12:16:50 +0930
To: PO Box1
Cc: [redacted]
Subject: Proposed Development - 48 Fisher Street
Attachments: 28Seaview.pdf, 26Seaview.pdf

Good afternoon,

Please find attached forms outlining objections to certain specifications on the plans for 48 Fisher Street, Fullarton.

Please feel free to contact myself [redacted] or [redacted] if you need any further information.

Kind Regards

[redacted]

B

REPRESENTATION Category 2 (Page 1)

To: Harry Stryker, City of Unley Development Section

Please read these notes carefully:

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

The **closing date** for Representations is **5pm on 20 April 2020.**

Application: 090/152/2020/C2 48 Fisher Street, Fullarton SA 5063

Details of Person(s) making Representation:

Name: [redacted]

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development AS ABOVE

(Signature)

15th APRIL 2020
(Date)

Document Set ID: 6129909
Version: 5, Version Date: 06/06/2020

B

☜ Attach any extra pages to this form

REPRESENTATION Category 2 (Page 2)

To: Harry Stryker, City of Unley Development Section

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

The **closing date** for Representations is **5pm on 20 April 2020.**

Application:	090/152/2020/C2 48 Fisher Street, Fullarton SA 5063
Property affected by Development	28 SEAVIEW STREET, FULLARTON SA 5063

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

Our concerns are with the proposed laundry/pantry which will be built on a common boundary (our back fence). Do not want a 2.7m brick wall to replace a portion of the fence. Concerns for this overshadowing our property, the appearance (as there is no detail regarding this in the plans); this will change the entire outlook of the yard/house. There is currently insufficient detail about appearance to support this section of the plans.

My concerns (if any) could be overcome by: moving the wall of laundry/pantry back, so it is not on the boundary line - to a position in line with the existing building.

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

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

Document Set ID: 6129809
Version: 5, Version Date: 06/06/2020

B

REPRESENTATION Category 2 (Page 1)

To: Harry Stryker, City of Unley Development Section

Please read these notes carefully:

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2. This page (ie Page 1) will *NOT* be published on the internet.
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4. Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation (Pages 1 and 2 and attachments) will be forwarded to the Applicant for consultation and response.

The **closing date** for Representations is **5pm on 20 April 2020.**

Application: 090/152/2020/C2 48 Fisher Street, Fullarton SA 5063

Details of Person(s) making Representation:

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

[redacted]

Property affected by Development 26 SEAVIEW STREET, FULLARTON SA 5063

(Signature)

15th APRIL 2020
(Date)

Document Set ID: 5645158
Version: 1, Version Date: 01/04/2020

Document Set ID: 6129809
Version: 5, Version Date: 06/06/2020

B

☜ Attach any extra pages to this form

REPRESENTATION Category 2 (Page 2)

To: Harry Stryker, City of Unley Development Section

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

The **closing date** for Representations is **5pm on 20 April 2020.**

Application:	090/152/2020/C2 48 Fisher Street, Fullarton SA 5063
Property affected by Development	26 SEAVIEW STREET, FULLARTON SA 5063

☐ **I support the proposed development**

OR *(Tick one only)*

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

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

Our concerns are with proposed laundry / pantry which will be built on a common boundary (our back fence). Do not want a 2.7m wall to replace a portion of the fence. Concerns for this overshadowing our property, the overall appearance; it will significantly change the outlook of our yard/house.

Also concerned about the height of the Alfresco area as this will potentially overlook our yard, privacy issue if this is the case. Insufficient detail to support.

My concerns (if any) could be overcome by: - Moving the wall of the laundry/ pantry back, to be in line with the existing building, so to not change the appearance of our yard / outlook.

-lowering Alfresco area to suitable height to avoid overlooking on our property.

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

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

ATTACHMENT C

C

From: Andrea Katranis
Sent: Tue, 2 Jun 2020 16:08:06 +0930
To: Harry Stryker
Cc: PO Box1
Subject: RE: 48 Fisher Street Fullarton - 152/2020/C2 - Representations received s38 (8) notice

Hi Harry

RE: 48 Fisher St Fullarton D/A 152/2020/C2 Response to Represent or

I refer to the aforementioned representor and his objection to the addition at 48 Fisher St, Fullarton.

The objection to the development raised two (2) points as per the below:

1 Boundary wall (in entirety)
2 Privacy issue with the portico

The above issues were addressed in new plans lodged with council and this encompassed the following changes

1 The boundary wall length was reduced from 8.5 metres to 4 metres and the height from the FFL (finished floor level) to top of gutter was amended to 2.5metres rather than the original 2.7metres
2 A privacy screen was installed to the portico to ensure there are no privacy concerns

As I understand it, a copy of these amended plans were sent to the representor and the objection to item one (1) was maintained but item two (2) was resolved via the addition of the privacy screen.

The changes made to reduce the boundary wall length were made in good faith and unfortunately again opposed by the representor, therefore we have returned to the original plan with the boundary wall length of 8.5 metres as this is within the council planning guidelines. We have also maintained the FFL to top of gutter height at 2.5metres and natural ground level to top of gutter being a nominal 3.0 metres which is also within the council planning guidelines. The privacy screen has been maintained.

We look forward attending the council meeting on the evening of 16th June 2020 to be heard in this matter.

Regards
Andrea

ITEM 5
DEVELOPMENT APPLICATION – 090/9/2020/C1 – 39A DAVENPORT TERRACE, WAYVILLE 5034 (GOODWOOD)

DEVELOPMENT APPLICATION NUMBER:	090/9/2020/C1
ADDRESS:	39A Davenport Terrace, Wayville 5034
DATE OF MEETING:	16 June 2020
AUTHOR:	Harry Stryker
DEVELOPMENT PROPOSAL:	Remove significant Corymbia Citriodora (Lemon Scented Gum)
DEVELOPMENT PLAN:	19 December 2017
ZONE:	(BUILT FORM) ZONE P 9.9
APPLICANT:	R R Tan
OWNER:	Davenport Tce Pty Ltd
APPLICATION TYPE:	Merit
PUBLIC NOTIFICATION:	Category 1
REPRESENTATIONS RECEIVED:	NO
CAP'S CONSIDERATION IS REQUIRED DUE TO:	Recommendation for Refusal

1. DESCRIPTION OF PROPOSAL

The applicant is seeking development approval to remove a Significant tree identified as a *Corymbia citriodora* (Lemon Scented Gum Tree).

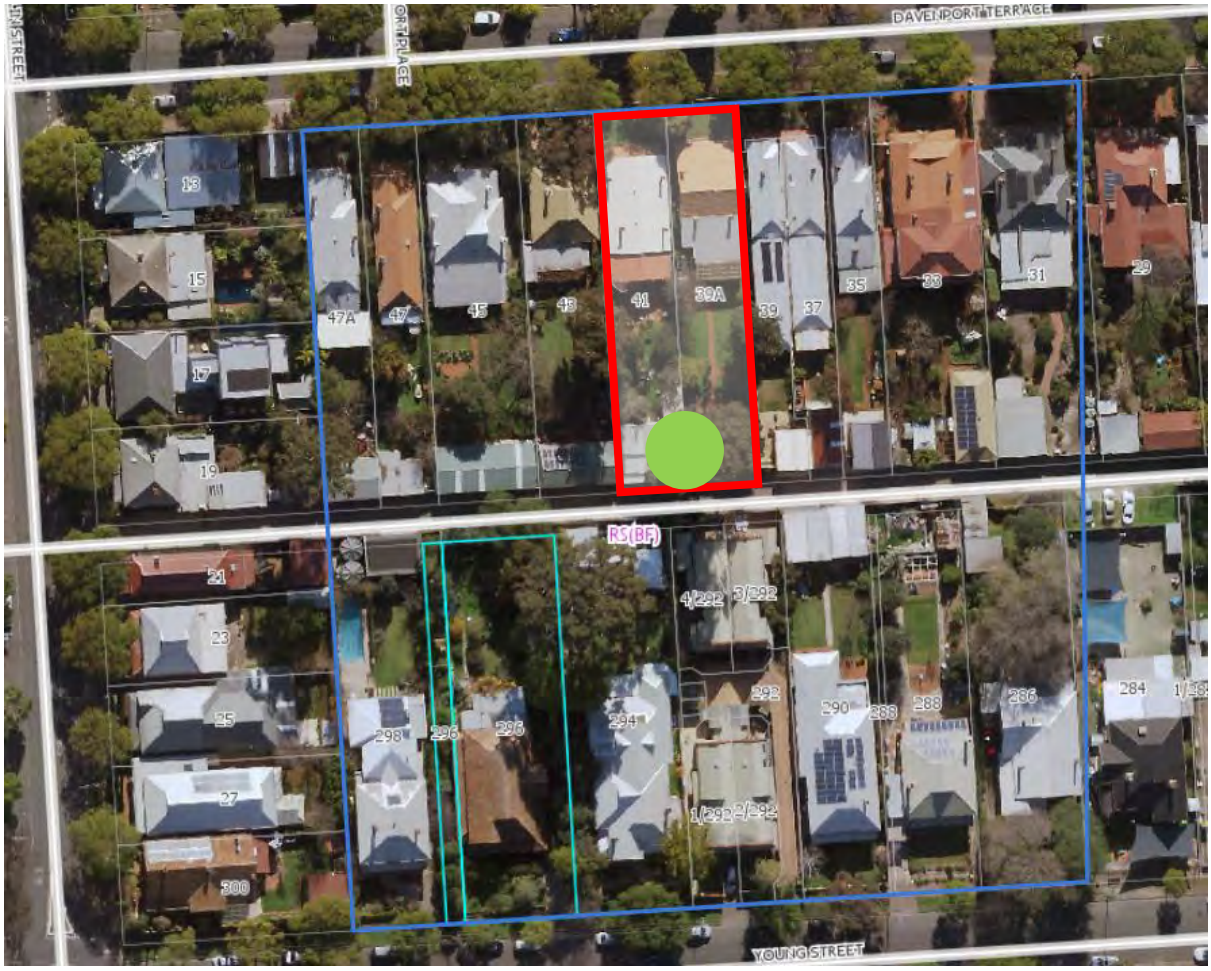
2. PLANNING BACKGROUND

No relevant Planning Background.

3. SITE DESCRIPTION

The subject tree is growing on the common boundary between the southern rear yards of the properties identified as 39A and 41 Davenport Terrace. The tree is located 6 metres from the southern rear secondary street boundary of Davenport Lane, approximately 26 metres from the associated dwellings located on each property, and 4.2 metres and 2.7 metres respectively to the associated garages of each dwelling. The tree is also located approximately 16 metres from the building containing the dwellings identified as 3 & 4 / 292 Young Street, located to the south across Davenport Lane.

4. LOCALITY PLAN



Subject Site Significant Tree Locality

5. PUBLIC NOTIFICATION

No notification was undertaken in accordance with Schedule 9(13) of the *Development Regulations 2008* as the application is assigned Category 1.

6. VISUAL TREE ASSESSMENT

The application was referred to Council's Landscape Architect. Comments provided are summarised as follows:

> *The subject tree does make an important contribution to the character and amenity of the local area and is a notable visual element to the landscape due to its height and high visibility from the surrounding residences, road and footpath network including Davenport Terrace, Davenport Lane and Young Street.*

7. APPLICANTS SUPPLIED ARBORICULTURAL REPORT

The application was accompanied by a tree report prepared by Dean Nicole who has qualifications (including BAppSc Natural Resource Management, BSc Botany (Hons), PhD) in accordance with the Development Regulations 2008 regulation 117 (1). The summary of findings and recommendations are as follows: (see attachments for full arborist technical report)

Legal status of the tree
The tree is significant as defined by the Development Act 1993. Local government development approval is required to remove or otherwise damage the tree.

Arboricultural assessment
The tree is in excellent health, however the Useful Life Expectancy of the tree has been surpassed due to the marginally unacceptable and increasing, and unmanageable, risk to safety that the tree represents.

Retention value
The tree is considered to be not worthy of retention (score -7).

Unley Council Development Plan
The tree arguably fulfils some of the Objectives for regulated and significant trees in the Development Plan.

The tree fulfils some of the criteria for the removal of regulated trees under the Principles of Development Control in the Development Plan.

Development application
I am supportive of any development application to remove the tree.

My support for tree removal is made on the basis of the very low retention value of the tree, and in particular:

1. *The exceeded Useful Life Expectancy of the tree;*
2. *The deteriorating branch structure of the tree;*
3. *The extensive evidence of ongoing branch failures from the tree;*
4. *The amplified and increasing likelihood of further branch failure events from the tree;*
5. *The amplified consequence of branch failure events from the tree;*
6. *The moderate and marginally unacceptable (and increasing) risk to personal safety represented by the tree;*
7. *The lack of any risk-reduction techniques, other than tree removal, that would stabilise or reduce the risk to safety represented by the tree; and*
8. *The locally exotic status and planted/self-seeded origin of the tree.*

8. COUNCIL NATURAL ASSETS OBTAINED ARBORICULTURAL REPORT

Council's Natural Assets department commissioned an independent arborist report by Peter Oates of Adelaide Arb Consultants, who has qualifications (including Diploma of Arboriculture) in accordance with the Development Regulations 2008 regulation 117 (1). The discussion was as follows: (see attachments for full arborist technical report)

A visual assessment of one Corymbia citriodora – Lemon Scented Gum located at 39A Davenport Terrace, Wayville was undertaken, as concerns were raised regarding the risk the tree poses to the users and structures within the immediate area and as a Development Application for tree removal had been submitted. This assessment will determine if the tree presents a material risk and if it meets the criteria for removal as outlined in the Development Act 1993.

The tree has a trunk circumference measurement that exceeds three metres when measured at one metre above ground level. It is therefore classified as a Significant Tree under the current provisions of the Development Act 1993.

Overall the tree presents a notable feature within the local landscape, as one of the tallest specimens within the streetscape it is considered a notable visual element of the area. It also provides a considerable contribution to the amenity of the area due to its good health and vitality. It is not indigenous to the area; however, it is regularly encountered throughout metropolitan Adelaide.

The tree presented good health. This was indicated by normal foliage colour, size, and density. This particular species is terminally foliated, the primary form of the tertiary and secondary branch structure has grown in this manner. There appears to be no evidence of pest or disease attack and the tree did not exhibit any environmental stress indicators.

Tree structure is fair. There was evidence of a five small diameter (<70mm) branch failures which had occurred in the middle and lower eastern crown. These failures do not substantiate a physiological issue with the tree, more a sequence of events. It is highly likely that the initial failure within the middle crown created the additional wounds as the initial tree part fell. This can be clearly observed by the broken stubs which remain, as they are in almost all cases in line with each other. As the prevailing winds are south-westerly, it's far more likely that these failures are a result of high-wind events targeting overextended and exposed branches. Due to the well documented growth habit of Corymbia citriodora, this failure pattern should not be a cause for concern.

The remaining crown was free of major structural flaws, there was evidence of good buttress formation and the taper of the trunk and branches was distinctly true to form for this species. The primary and secondary unions display good-fair formation and no signs of instability

were noted. With this view, it is unlikely that further branch failures will be experienced.

A risk assessment in accordance with the International Society of Arboriculture was undertaken with the subject tree achieving a Low Risk Rating. This indicates mitigation is not required however, there are remedial treatments which could be implemented to maintain the low levels of risk and take advantage of the benefits the tree provides to the immediate area.

Overall the subject tree presented good-fair condition and achieved a low risk rating. There are available options consistent with Australian Standard AS4373-2007 Pruning of amenity trees which are both reasonable and effective and will extend the life expectancy of this tree. The Development Application therefore is not supported by Adelaide Arb Consultants.

9. APPLICANTS RESPONSE TO NATURAL ASSETS ARBORICULTURAL REPORT

The above information from Council's Natural Assets department was provided to the applicant, who provided further advice by Dean Nicholle in response. Comments provided are as follows:

I've just read the arborist report of Peter Oaks and I disagree with his findings and recommendations. In particular, the risk assessment of the tree is incorrect.

Oaks states (p. 6) that only '...five small diameter (50-100mm) branch failures had occurred…', however, Figures 3 and 4 in my report indicate many more branch failure scars in the canopy of the tree. My Figure 6 also indicates that at least one of the failed branches is much larger (ca. 150 mm in diameter) than suggested in the Oats report.

This leads to the flawed risk assessment in the Oats report. The 'Likelihood Matrix' on p. 11 of the Oats report indicates a 'Likelihood of failure' of 'Possible'. However, given the history of numerous small and medium-sized branch failures in this relatively young tree, this should have been scored as 'Probable'. Similarly, the 'Likelihood of Impacting Target' is scored as 'Low', but considering the presence of residential outbuildings under the canopy of the tree (on both sides of the tree), this should have been scored as 'Medium' or 'High'. Using his 'Risk rating matrix', this would result in a 'moderate' or 'high' risk rating.

Considering Oats (erroneously) assesses the tree as representing a 'Low' risk, his recommendation for canopy reduction pruning is somewhat perplexing (why is pruning being recommended?). No detail nor images of what branches would be pruned, and the extent of the pruning, is provided.

I have not recommended pruning as a risk-mitigation method in this case due to the following:

1. *The tree has a history of extensive branch failures occurring in sound wood;*
2. *The tall, narrow canopy shape of the tree is not conducive to canopy reduction pruning, especially in this species;*
3. *The length-reduction or removal of lower branches has the potential to increase the risk to safety and property in this case, by increasing the impact potential of any branches failing from higher in the canopy of the tree;*
4. *The tree is still rapidly growing, such that any pruning in the lower to mid canopy will increase the rate of branch extension in the upper canopy, resulting in a long-term increased to risk to safety and property, by forcing a more obconic-shaped tree (again increasing the impact potential of any branches failing from higher in the canopy of the tree).*

In summary, canopy reduction pruning of the tree is more likely to increase rather than decrease the risk to safety and to property associated with branch failure in this tree, especially over the long-term.

10. COUNCIL ADMINISTRATION OBTAINED ARBORICULTURAL REPORT

As the expert technical arborist advice provided by the applicant and Council's Natural Assets department were conflicting, Council Administration engaged Marcus Lodge of Arborman Tree Solutions to provide a third opinion. This arborist also has qualifications (Diploma of Arboriculture) in accordance with the Development Regulations 2008 regulation 117 (1). The tree assessment findings and conclusion are summarised as follows: (see attachments for full arborist technical report)

Observations
This tree has a history of medium diameter branch failure throughout the crown. This tree is on the boundary, the trunk straddles the boundary, and it has the potential to impact both properties.

***Legislative status**: Significant*
This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Development Act 1993.

***Risk rating**: Low*
This tree does not represent an elevated risk. The most likely targets are sheds, parked vehicles and a carport in the neighbouring property. A low to moderate level of damage to the sheds or carport is the most likely consequence.

***Recommendation**: Crown maintenance*
Maintenance and reduction pruning are recommended for this tree. Whilst this tree has a Low Risk Rating it does have an elevated

Likelihood of Failure and as such Crown Maintenance to minimise this is considered to be a reasonable and appropriate management option.

***Priority**: Low*
These works should be completed at the discretion/priority of the tree owners, however to minimise the likelihood of failure it is recommended it be carried out within 12 months.

Conclusion
The subject tree is identified as a Significant Tree and partially achieves character and amenity attributes that indicate its retention and protection is warranted. When considered against the attributes that would support the removal, this tree does not achieve these criteria. The removal of this tree is therefore not consistent with the Objectives and Principles of Development Control within the City of Unley Development Plan and therefore cannot be supported in this regard.
The following is recommended in relation to the management of this tree: -

1. *Retain the tree as an asset to both the associated properties and the local area.*
2. *Undertake Crown Maintenance consistent with Australian Standard AS4373-2007 Pruning of amenity trees to reduce the likelihood of further branch failure.*
3. *Assess the tree every 3-5 years to determine if further crown management is required.*

11. DEVELOPMENT PLAN ASSESSMENT

The applicant supplied an arborist report prepared by Dean Nicolle which determined the tree to have a trunk circumference at one metre of 3.05 metres, classified the tree as Significant, and supported any application to remove the tree.

Councils Natural Assets Department obtained an arborist report from Peter Oats which determined the tree to have a trunk circumference measurement that exceeds three metres when measured at one metre above ground level, classified the tree as Significant, and recommended the tree be retained, including recommendations for appropriate maintenance.

Due to the conflicting findings and recommendations of the arborist reports, Council Administration obtained a third arborist report from Marcus Lodge. This report confirmed the tree does have a trunk circumference greater than 3 metres, is classified as Significant, and also recommended the tree be retained, including recommendations for appropriate maintenance.

12. SIGNIFICANT TREE ASSESSMENT

Council Wide Objective 3 - Significant Trees
The preservation of significant trees in The City of Unley which provide important aesthetic and environmental benefit. *Trees are a highly valued part of the Metropolitan Adelaide and Unley environment and are important for a number of reasons including high aesthetic value, preservation of bio-diversity, provision of habitat for fauna, and preservation of original and remnant vegetation.* *While indiscriminate and inappropriate significant tree removal should be generally prevented, the preservation of significant trees should occur in balance with achieving appropriate development.*
SIGNIFICANT TREES
Other provisions within the City of Unley Development Plan relating to the assessment of Significant Trees include Principles of Development Control 4, 5, 6, 7, 8, 9, 10, 11, and 12. The planning assessment against the relevant principles is detailed in the table below:

Principles of Development Control 6		
Where a significant tree or significant tree grouping: *a) makes an important contribution to the character or amenity of the local area, or* *b) forms a notable visual element to the landscape of the local area, or* *c) contributes to habitat value of an area individually, or provides links to other vegetation which forms a wildlife corridor* *development should be designed and undertaken to retain and protect such significant trees and to preserve these attributes.*		
Applicants Arborist	Administration Comments	
(Dean Nicolle)	(Peter Oakes)	(Marcus Lodge)
The tree arguably significantly contributes to the character or visual amenity of the locality. The tree is relatively tall and is conspicuous from Davenport Lane. *The tree is not of important environmental benefit, due to the exotic status of the species and the lack of any habitable faunal hollows in the tree.*	*The subject tree provides amenity to the subject allotment, the dwelling located within this area and neighbouring dwellings and allotments.* *The tree contributes to the skyline when viewed from both Davenport terrace and to a lesser extent, Young Street. The tree is clearly notable from the length of Davenport Lane also which is a thoroughfare for vehicular access to many properties fronting*	*The tree achieves attributes that identify it as a tree that should be protected.*

	both Davenport Terrace and Young Street. With this view, it is expected that the subject trees removal, should such be approved would be noted and therefore the tree presents as a notable visual element. *As an introduced species that does not present with branch or stem hollows or other nesting sites, the subject tree is not making a significant contribution to habitat values within the local environment.*	

The tree is considered to satisfy PDC 6 as a tree worthy of retention as it is considered to make an important contribution to the character and amenity of the locality as well as forming a notable visual element to the landscape of the local area. Therefore an assessment against PDC 8 has been undertaken, as detailed below.

Principles of Development Control 8		
Significant trees should be preserved and tree-damaging activity should not be undertaken unless: *a) In the case of tree removal:*		
Applicants Arborist (Dean Nicholle)	Administration Comments	
	(Peter Oates)	(Marcus Lodge)
(i) The tree is diseased and its life expectancy is short; or		
The tree is not unusually diseased. However, the Useful Life Expectancy of the tree has been surpassed due to its deteriorating structure and increasing risk to safety.	*The tree has good health and fair structure and therefore has an extended useful life expectancy.*	*The tree does not achieve any criteria that indicates it should be removed.*
(ii) The tree represents an unacceptable risk to public or private safety; or		
The tree does currently represents a moderate and marginally unacceptable, and	*The assessment process has involved the International Society of Arboriculture ratified tree risk assessment. The findings of this*	*The tree does not achieve any criteria that indicates it should be removed.*

continually increasing, risk to safety.	*assessment indicate that the tree represents a low and acceptable risk to public and private safety. Furthermore, plentiful pruning management options are available to maintain the risk in this case.*	
(iii) The tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value and all other reasonable remedial treatments and measures have been demonstrated to be ineffective; or		
The tree is not causing or threatening to cause substantial damage to a to a substantial building or structure of value.	*The damage from the recent branch failure does not constitute substantial damage and there is no new written or physical evidence to suggest that the tree is causing damage to the shed. Additionally and as stated above, plentiful pruning management options are available to maintain the potential for branch failure and alleviate risk of damage to the shed.*	*The tree does not achieve any criteria that indicates it should be removed.*
(iv) It is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activity occurring.		
All alternative risk-mitigation methods, including pruning, have been considered for this tree but are not considered to be effective or reasonable in this case.	*Where tree management is considered 'Development' under the provisions of the Development Act 1993, pruning options remain available and do not appear to have been considered to maintain the tree within its environment and avoid inappropriate tree-damaging acidity.*	*Crown maintenance and reduction pruning are recommended to minimise likelihood of failure is considered to be a reasonable and appropriate management option.*

13. CONCLUSION

In summary, the application for removal of the trees is considered to be at variance with the Development Plan and is not considered to satisfy the provisions of the Development Plan for the following reasons:

- The significant tree provides important aesthetic and environmental benefit, and therefore should be retained in accordance with Regulated and Significant Trees Objective 3;
- The significant tree makes an important contribution to the character and amenity of the local area, and forms a notable visual element to the landscape of the local area, and therefore should be retained in accordance with Regulated and Significant Trees PDC 6;
- No conclusive evidence has been provided to demonstrate that the significant tree is diseased and its life expectancy is short, nor represents an unacceptable risk to public or private safety, nor is causing or threatening to cause substantial damage to a substantial building or structure of value, contrary to Regulated and Significant Trees PDC 8.

The application is therefore recommended for Development Plan REFUSAL.

14. RECOMMENDATION

MOVED: SECONDED:

That Development Application 090/9/2020/C1 at 39A Davenport Terrace, Wayville 5034 to 'Remove significant *Corymbia Citriodora* (Lemon Scented Gum)', is seriously at variance with the provisions of the City of Unley Development Plan and should be REFUSED Planning Consent for the following reasons:

- The significant tree provides important aesthetic and environmental benefit, and therefore should be retained in accordance with Regulated and Significant Trees Objective 3;
- The significant tree makes an important contribution to the character and amenity of the local area, and forms a notable visual element to the landscape of the local area, and therefore should be retained in accordance with Regulated and Significant Trees PDC 6;
- No conclusive evidence has been provided to demonstrate that the significant tree is diseased and its life expectancy is short, nor represents an unacceptable risk to public or private safety, nor is causing or threatening to cause substantial damage to a substantial building or structure of value, contrary to Regulated and Significant Trees PDC 8.

List of Attachments		Supplied By:
A	Application Documents	Applicant
B	Applicants Arborist Report (Dean Nicholle)	Applicant
C	Council Arborist Report (Peter Oates)	Administration
D	Administration Arborist Report (Marcus Lodge)	Administration

ATTACHMENT A

A

Details of Regulated Tree
Proposed Removal
(To be accompanied by a Development Application Form and Fees)

THE CITY of Unley

1. Property details

Property No.: 39a Street: Davenport Terrace Suburb: Wayville

2. Tree details

Tree 1:

Total circumference: 310 cm

Scientific name: Corymbia Citrodora Common name: Lemon Scented Gum
e.g. Schinus areira (Peppercorn Tree)
Reason for removal (please be as specific as possible):

Tree 2:

Total circumference: _____

Scientific name:_____ Common name:_____
e.g. Schinus areira (Peppercorn Tree)
Reason for removal (please be as specific as possible):

Tree 3:

Total circumference: _____

Scientific name: _____ Common name: _____
e.g. Schinus areira (Peppercorn Tree)
Reason for removal (please be as specific as possible):

Document Set ID: 6335908
Version: 4, Version Date: 06/06/2020

Details of Regulated Tree
Proposed Removal
(To be accompanied by a Development Application Form and Fees)

Continued…

THE CITY of Unley

Replacement Trees

Pursuant to Section 42(4)of the *Development Act 1993*, if the Council grants approval for the removal of a Regulated Tree or Significant Tree, the Council is required to impose a condition requiring you to plant and maintain two (2) trees to replace every Regulated Tree and three (3) trees to replace every Significant Tree. Replacement trees cannot be planted within 10 metres of an existing dwelling or an existing in-ground swimming pool.

If there is no suitable location for you to plant replacement trees in accordance with the above criteria, or if you do not wish to plant replacement trees for whatever reason, the Council may allow you to pay money into its Urban Trees Fund at the rate of **$94.00*** for each replacement tree that is not planted. Money paid into the Urban Trees Fund is used by the Council to either:

(a) maintain or plant trees which are or will (when fully grown) constitute significant trees; or
(b) to purchase land in order to maintain or plant trees which are or will (when fully grown) constitute significant trees.

Please indicate your preference:

☐ **Plant Replacement Trees**
2 trees for each Regulated Tree removal
3 trees for each Significant Tree removal

OR

☑ **Pay into Urban Trees Fund**
$188.00* for Regulated Trees
$282.00* for Significant Tree removal

If the Council grants consent to your Application to remove your tree(s), a condition will generally be imposed on your consent, in accordance with the preference stated above. Please note however, that in some instances, such as where the replacement of trees is important to the character and amenity of an area, the Council may not allow payment into the Urban Trees Fund in lieu of planting replacement trees.

If you have elected to plant replacement trees, the replacement trees shall have the capacity to grow to a minimum height of four (4) metres at maturity.

If you have elected to make a payment into the Urban Trees Fund, you will receive an invoice when the decision is made that will provide 30 days to make payment.

** a 66.6% discount applies to an owner and occupier of the land where the relevant tree is situated and who is the holder of a current 'full Commonwealth pension' Pensioner Concession Card issued by the Commonwealth Government.*

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Details of Regulated Tree
Proposed Removal

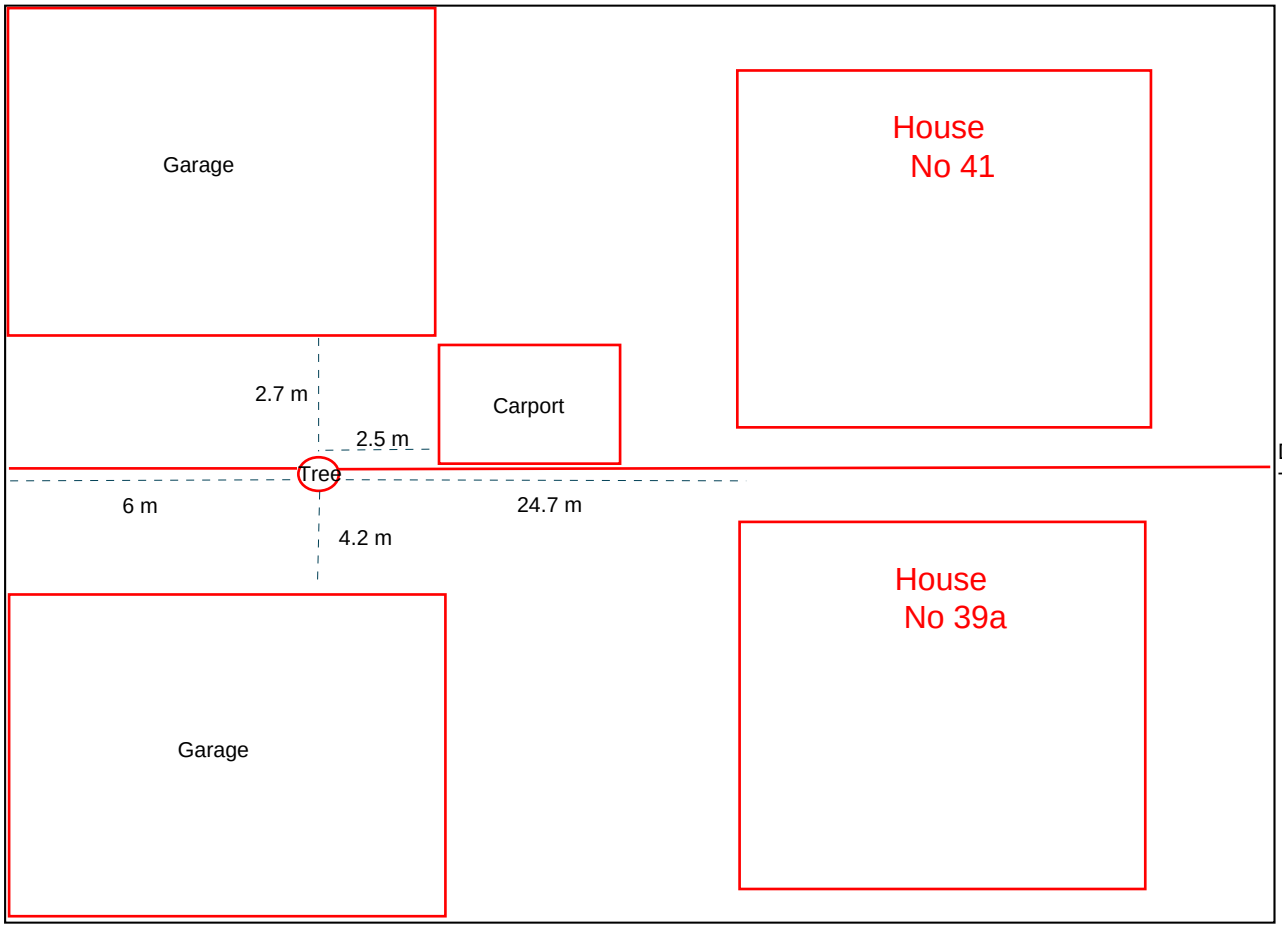
(To be accompanied by a Development Application Form and Fees)

Continued…

Site Plan

In the box below, please draw a Site Plan that shows the following information:

- The location of existing buildings on site;
- The location of the tree(s) which you are proposing to remove, including the distance from existing buildings on the site; and
- The location of the replacement trees which you are proposing to plant (where relevant), including the distance from existing buildings on the site.



*PLEASE NOTE: for irregular-shaped allotments a separate site plan must be attached

Signature of Applicant

Date

3 Jan 2020

Document Set ID: 4335908
Version: 4, Version Date: 06/06/2020

A

Application to Remove a regulated tree – Corymbia Citriodora (Lemon-Scented Gum)
At 39a Davenport Terrace, Wayville SA 5034
3 Jan 2020

The *Corymbia Citriodora* at 39a Davenport Terrace, Wayville SA 5034 has a history of dropping large limbs resulting in damage to our garage as well as the fence.

This tree has demonstrated over a period of time that it is a material risk to the safety of people occupying the backyard.

The *Corymbia Citriodora* is not native to South Australia; it's natural habitat extends from central Queensland to northern New South Wales. The species was introduced to Adelaide and extensively planted there during the 1960s and 70s.

It has been established in the case of Prestige Wholesale Pty Ltd v City of Burnside [2005] SAERDC 12 (2 March 2005) that this type of tree is known for dropping branches.

A copy of the judgement of Prestige Wholesale Pty Ltd v City of Burnside [2005] is provided with this letter along with photograph evidence of a recently fallen tree limb and damage caused by the tree.

The above case included the following findings:

a. Paragraph 15 – the *Corymbia citriodora* is not native to South Australia. The species was extensively planted in Adelaide, especially in the 1960s and 70s.
b. Paragraph 56 – the presence of a Corymbia Citriodora is a risk to the safety of people walking beneath its canopy.
c. Paragraph 57 – The Judge was satisfied that this species of tree presents a risk of dropping branches in all weather conditions.
d. Paragraph 66 – Where there are no reasonable measures available to reduce this risk then it should be allowed that a tree of this nature be removed.

A

I also draw your attention to the following case which may be relevant:

Brodie v Singleton Shire Council; Ghantous v Hawkesbury Shire Council (2001) 180 ALR 145

Gaudron, McHugh and Gummow JJ

…on occasions, the powers vested by statute in a public authority may give it such a significant and special measure of control over the safety of the person or property of citizens as to impose upon the authority a duty of care. This may oblige the particular authority to exercise those powers to avert a danger to safety…..

In summary

The tree is an introduced species and is not indigenous to South Australia. It is not rare or endangered.

The tree has a history of dropping large limbs and causing damage to our garage and fencing.

The tree is a danger to life.

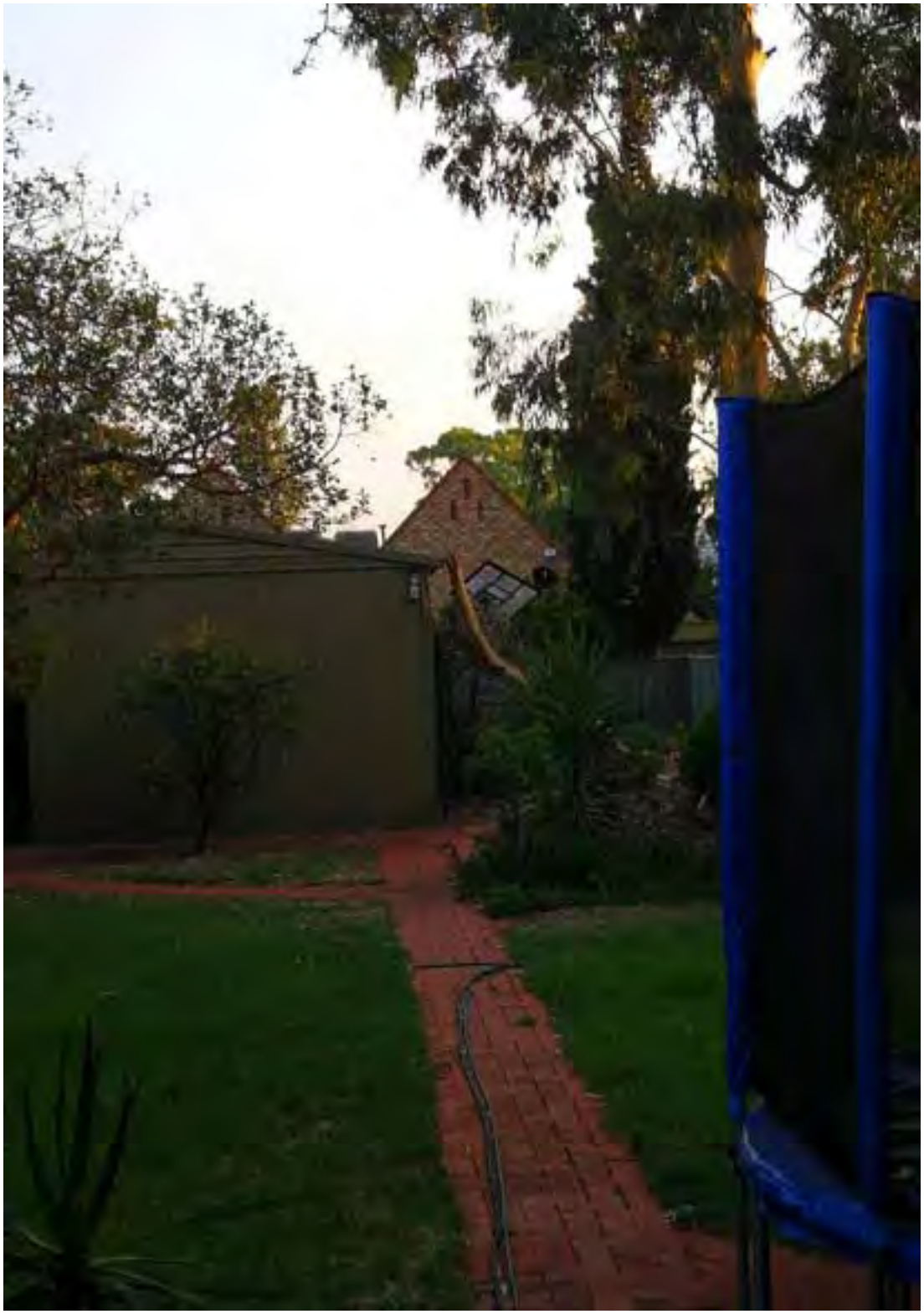
We request permission to remove this tree.

Kind Regards,

Roland Tan
PO Box 6618 Halifax Street
ADELAIDE SA 5000
roland.tan@aieservices.com.au
0413 148 251

A

View of Fallen Limb



A

Close-up of Fallen Limb



A

Damage to Garage from Falling Limb



A

View of damage caused to garage roof following puncture from previous falling limb



A

Damage to garage from previous falling limb



A

Two previous broken limbs



A

Broken Limb



A

Damage to fence from falling limb



A

View of Tree along with Neighbour's Garage and Carport and Fence



A

ENVIRONMENT, RESOURCES AND DEVELOPMENT COURT OF SOUTH AUSTRALIA

DISCLAIMER - Every effort has been made to comply with suppression orders or statutory provisions prohibiting publication that may apply to this judgment. The onus remains on any person using material in the judgment to ensure that the intended use of that material does not breach any such order or provision. Further enquiries may be directed to the Registry of the Court in which it was generated.

PRESTIGE WHOLESALE P/L v CITY OF BURNSIDE

Judgment of Her Honour Judge Trenorden

2 March 2005

LOCAL GOVERNMENT - TOWN PLANNING

Application to remove significant tree - lemon scented gum - Business (Glen Osmond Road) Zone - refused by Council - history of development approvals for subject land considered - characteristics and nature of significant tree - whether important contribution to character or amenity of local area - meaning of "local area" - whether it forms a notable visual element in landscape - whether causing substantial damage to building - meaning of "structure of value" - whether risk to public or private safety - appeal upheld - consent subject to landscaping condition.

Development Act 1993, referred to.
Summers v City of Unley [2002] EDLR 445; *St Ann's College Inc v Corporation of the City of Adelaide & Renton* [1999] SASC 479; *Telstra Corporation Ltd v Corporation of the City of Mitcham* (2001) 79 SASR 509; *Frankham v Adelaide City Council* [2004] SASC 263, applied.
City of Noarlunga v Fraser (1986) 61 LGRA 324, considered.

A

PRESTIGE WHOLESALE P/L v CITY OF BURNSIDE
[2005] SAERDC 12

THE COURT DELIVERED THE FOLLOWING JUDGMENT:

1 The appellant, Prestige Wholesale Pty Ltd, owns land at 269-271 Glen Osmond Road, Frewville from which it or a subsidiary company or companies sells and services new and used "prestige" motor vehicles. This appeal is against the decision of the respondent made under the *Development Act 1993* to refuse provisional development plan consent to the removal of a significant tree on part of the land.

2 Relevant information concerning the proposed development is set out hereunder:

Subject Land:	Allotment 100 in Deposited Plan 60225 (CT 5881/135)
Application No.:	180/00861/03/C1
Date Application Received:	22 August 2003
Proposed Development:	Removal of significant tree: *Corymbia citriodora* (formerly known as *Eucalyptus citriodora*)
Date of Decision:	11 June 2004
Relevant Development Plan:	Burnside (City) consolidated 26 June 2003
Relevant Zone:	Business (Glen Osmond Road) Zone

Background

3 The case for the respondent put some emphasis on the history of developments approved on the subject land, with a view to placing the proposal presently before the Court in context. Parts of that history are relevant to an understanding of the background to the application.

4 In September 1998, the appellant was granted provisional development plan consent, subject to eight conditions, for development on the western part of the subject land (the western site) described as "service trade premises (motor vehicles), motor repairs and associated office and parking". The condition numbered 2 addressed the retention of the subject tree in the following terms:

> "The existing Eucalyptus citradora (*sic*) located in the south-eastern corner of the site is to be retained, protected and maintained in good health to the best endeavours of the owner of the site."

[The subject tree has been identified as *Corymbia citriodora*, formerly known as *Eucalyptus citriodora* and commonly known as Lemon Scented Gum: see evidence of M G Annells, J A E Whitehill and D Nicolle.]

5 The approved plan shows the tree, located approximately 1m from the eastern boundary of the western site, as being retained. The evidence of Mr Roach, the appellant's architect, revealed that the plan which was approved had been amended prior to approval to indicate the retention of the tree, upon the advice of the respondent's officers. This was not the preferred course for the appellant, but it accepted the condition.

6 Some two months later, in November 1998, the respondent granted development approval to a variation to the approved building. The plan thereby approved noted the retention of the "existing large Eucalypt".

7 On 3 October 2000 provisional development plan consent subject to conditions was granted to the appellant for the change of use of an existing shop to service trade premises. The subject site (the eastern site) was that adjoining the western site and the approved plan showed the retention of the existing shop, the western wall of which was depicted as being approximately 2.5m from the trunk of the tree.

8 On 12 December 2000, provisional development plan consent, subject to conditions was granted for development being "service trade premises (motor vehicles showroom) and associated car parking". The plans reveal that a showroom was approved for the eastern site, in place of the proposal using the existing shops for which consent had been earlier granted. The tree continued to be shown on the plan which also depicted the western wall of the showroom as being constructed on the same alignment as the western wall of the existing shop shown in the earlier approval.

9 On 1 May 2001 the respondent granted provisional development plan consent subject to conditions, to "service trade premises (motor vehicle display area) and associated car parking". In place of the existing shops and showroom on the eastern site, to which consent had been previously granted, the plan now approved showed a brick paved vehicle display area on the eastern site, with the western boundary of that paved area extending as far as the eastern wall of the Alfa Romeo showroom and its prolongation towards the boundary of the subject land with Glen Osmond Road. Thus, the approved plan showed the paved vehicle display area extending to within approximately 1m of the base of the tree and therefore under the canopy of the tree.

10 By its decision on 2 April 2002 the respondent granted provisional development plan consent to development being "enclosure of vehicle showroom". The plan thereby approved continued to show the brick paved vehicle display area on the eastern site, to within approximately 1m of the trunk of the tree.

11 There is no evidence that in respect of any of the applications which gave rise to the abovementioned consents or approvals, with the exception of the first (September 1998), that any consideration was given to the impact of the proposed development upon the retained tree, the impact of the tree on the development or the consequences of development including the parking of motor vehicles under the canopy of the tree.

The Significant Tree

12 The development proposed is the removal of the tree from the subject land. Since April 2000 the removal of a tree within the class declared to be "significant" by the *Development Act* and Regulations has been classed as development and therefore requires approval under that Act.

13 There is no doubt that the subject tree - *Corymbia citriodora* – is significant as defined. The dimensions of the tree were variously estimated or measured as follows:

Witness	**Draper**	**Whitehill**	**Nicolle**	**Heseltine**
Trunk circumference at 1m above ground	> 2m	2.06m	2.09m	-
Height	24-25m	18m	17m	17m
Canopy spread	> 12m	11m	10m	> 10m
Age	Approx. 35-40 yrs	-	30-60 yrs	-

14 The canopy of the tree extends on the subject land across a driveway and an area used for the parking of used-vehicle stock, as well as across part of the footpath on the northern side of Glen Osmond Road.

15 The subject tree is not remnant vegetation. *Corymbia citriodora* is not native to South Australia; its natural habitat being central Queensland extending to the Atherton Tableland and south – perhaps into northern New South Wales. The species, which belongs to the same family as the Eucalyptus species, was extensively planted in Adelaide, especially in the 1960s and 70s, in public areas and in private gardens within residential properties.

16 There was general agreement amongst the experts that the species is deep rooted and has the potential to drop "branchlets" and minor branches from time to time with the occasional drop of moderate branches and branch failure in extreme storm or wind conditions. Expert witness Mr Dean Nicolle described branchlets as having the thickness of a finger, minor branches as up to 80-100mm in diameter, and moderate branches as having diameters of 100-150mm. Stress, particularly from lack of moisture, will also result in branch shedding.

17 The experts acknowledge that not all trees of the species *Corymbia citriodora* have the same characteristics with respect to the propensity for branchlet, branch and limb drop. The following exchange between the bench and the witness Dean Nicolle summarised the propensity of the subject tree (transcript pp192-194):

> "Q. I understood you to say a lemon-scented gum is not one of the worst branch droppers in the general gum tree family. You can expect them to drop branches in stormy weather, as a general rule, and you might expect, from time to time, in non-stormy weather for them to drop the branchlets, the ones that are as thin as your finger.
>
> A. The more minor-type branches, the minor material.
>
> Q. But beyond that, as a general rule, you don't expect lemon-scented gums to be dropping branches. That's as I understood your evidence.
>
> A. That's pretty right, yes.
>
> Q. So does it follow then that if a lemon-scented gum drops branches from time to time in calm, hot weather, that it's stressed.
>
> A. No.
>
> Q. So it could come back to the last point, it could just be that it's the nature of that particular tree.
>
> A. That's exactly right.
>
> Q. In the case of this tree, the evidence is that it has dropped maybe moderate branches, on your definition, or maybe something approaching moderate branches but certainly bigger than the stuff you expect it to drop from time to time. Does it follow that this particular tree is one of those rare ones that will drop branches from time to time, regardless of the weather, regardless of stress.
>
> A. No, I wouldn't put it as an exceptional tree. I would put it in the middle of the range for lemon-scented gums. In some individuals, there is almost no history of any branch failure except for the very small diameter stuff. Other lemon-scented gums you see have relatively large scars all over the branches or all over the trunk, where they have dropped many branches in the past. So this one isn't particularly exceptional and if it has dropped, you know, two or three or however many larger branches in the past, it is likely that that will continue to be ongoing throughout the life of the tree, although it's more likely to occur in high wind conditions. The particularly large branch scar on the tree, I think it was 150mm in diameter – I am not sure there was any evidence of when that branch fell off but I would be very surprised if that branch came down in calm weather.
>
> Q. You acknowledged that can happen in lemon-scented gums.

A. It can but a branch of that size is rare to come down in calm weather.

Q. In the end, we have got a tree that, because of general lemon-scented gum characteristics, but also because of the constitution peculiar to it, is likely to drop moderate to semi-moderate branches or moderate to slightly less than moderate branches from time to time, regardless of the weather.

A. Yes.

Q. But it's not the extreme end of the scale and nor it is at the other end of the scale.

A. That's right."

18 Apart from its propensity to drop material, the experts agreed that the tree generally is in good health, although not growing in ideal conditions.

19 It was not in dispute that the subject tree:

- has a 150mm scar exhibiting moderate sized branch failure some years ago;
- exhibits evidence of ongoing minor branch failure;
- shows past pruning of the canopy.

20 The pruning of the tree, alleged to have been carried out in 1999 on the evidence of Mr Annells which was not contradicted, appears to have been inappropriate and inadequate to minimise the potential for limb shear in severe wind conditions. In his opinion with which Messrs Whitehill and Nicolle agreed, this pruning has tended to promote terminal extension growth leading to a "lion-tailing" effect, with a large clump of foliage at the end of a lateral branch which keeps lengthening. The undisputed evidence is that this pruning practice results in long, end-weighted branches and therefore the potential for branch failure in severe wind conditions. It also restricts the ability to perform remedial pruning. The result of attempts to manage this consequence lead to either ineffective pruning, or extremely severe pruning resulting in an ugly tree.

21 It was acknowledged by all who were qualified to give expert opinions in relation to the tree, that some pruning is necessary and in addition, because the tree represents some risk to personal safety (and the experts disagreed on the level of risk) there is the need for an engineering solution to protect persons and property from material likely to fall from the tree in the future.

22 I have concluded from the evidence, that if alternative solutions are not available to minimise safety risks for members of the public and employees of the appellant and its businesses, then severe pruning of the tree would be the next best course, to reduce the weight at the end of the lateral branches and thus minimise the prospect of moderate to large branch drop in severe wind

conditions and possibly at other times. I have come to this conclusion having regard to the nature of this particular tree.

23 I have also concluded that the tree itself is unlikely to fail. Despite its growing conditions, it is in very good health.

The Issues

24 The appropriate approach to the assessment of this development, that is the removal of a significant tree, is that set out in *Summers v City of Unley* [2002] EDLR 445.

25 The zone provisions are of no great assistance. They identify the zone as one which should accommodate "offices, commercial and residential development of a low traffic-generating nature with limited vehicle movements which do not disrupt the free flow of traffic on Glen Osmond Road or generate unduly large traffic volumes in residential streets" (Objective 1).

26 They also identify Glen Osmond Road as being an important thoroughfare for interstate traffic and residents of the Adelaide Hills, and as carrying high traffic volumes. The character and amenity of the streetscape therefore assumes some importance, as does the safe and convenient movement of vehicles.

27 The proposed development is neither of a complying nor non-complying kind in the zone.

28 The Council Wide provisions speak specifically of the conservation of significant trees which provide important aesthetic and environmental benefits (Objective 20).

29 The initial issues to be determined in this appeal are whether the tree:

- makes an important contribution to the character or amenity of the local area; or
- forms a notable visual element to the landscape of the local area.

30 It was not in dispute that these are the only relevant issues arising out of Council Wide Principle of Development Control 42. If these issues are determined in the negative, it is not necessary to go further.

31 The issues which arise out of a consideration of Principle of Development Control 48, to be determined in this matter if the tree is found to have either of the above characteristics, are whether the tree:

- represents an unacceptable risk to public or private safety; or

- is shown to be causing or threatening to cause, substantial damage to a substantial building or structure of value; and
- all other reasonable remedial treatments and measures have been determined to be ineffective.

The Evidence of the Landscape Architects

32 Both parties called landscape architects for the benefit of the Court. In addition, other witnesses gave the Court the benefit of their opinions on these issues. In some cases it was their subjective opinion which was of no greater weight and benefit to the Court than that of any other passer-by.

33 The evidence of the landscape architects can be summarised as follows:

Mr Hayter:

- The tree is out of scale with the building on the subject land.
- While the tree is prominent in the locality, it does not make a major contribution to the character or amenity of the local area.
- While the tree is a strong visual element in the landscape it is not a notable visual element.

Mr Heseltine:

- The tree is part of the streetscape of Glen Osmond Road.
- It contributes to a sense of connectivity with the hills or hills face.
- It provides an important aesthetic benefit.
- It makes an important contribution to the character of the local area.
- It forms a notable visual element of the landscape.
- The tree most notably contributes to the amenity of the area of the corner of Conyngham Street and Glen Osmond Road.

34 I intend now to consider their respective evidence in some greater detail.

35 First, it is to be noted that neither of the witnesses distinguished between "local area" as used in Principle 42 and "locality". Expert planner Mr Rumsby, when asked by the bench, responded that he had interpreted "local area" in the Plan as having the same meaning as "locality". The Development Plan uses both

terms in its provisions, but the term "local area" is used only in Council Wide Principles of Development Control 31, 38 and 42 and Table Bur/2. Principle 31 addresses selection of plant species for landscaping, Principle 38 addresses conservation and enhancement of existing indigenous vegetation and Principle 42 addresses the preservation of significant trees with specified attributes. Table Bur/2 is the schedule of local heritage places and the term "local area" appears only in a direct quote from the relevant section of the *Development Act*.

36 The source of the term "local area" in Principle 42 appears to be the *Development Act*. Paragraphs (a) to (f) of Principle 42 are virtually a copy of placita (i) to (vi) of Section 23(4a)(a) of the *Development Act*. The phrase "indigenous to the local area" that appears in s23(4a)(a)(ii) is repeated in Principles 31 and 38 with respect to vegetation species (31 and 38) and fauna (38). The amendments to the *Development Act* with respect to significant trees came into operation on 20 April 2000, which was the same time as the Draft Ministerial Plan Amendment Report. The current provisions of the Development Plan with respect to significant trees include the provisions of the Plan Amendment Report gazetted on 21 December 2000. It appears that the same terminology was used in both s23(4a) and in Principle 42.

37 The Supreme Court has cautioned against interpreting the provisions of the Development Plan as if it is a statute: (*St Ann's College Inc v Corporation of the City of Adelaide & Renton* [1999] SASC 479; *Telstra Corporation Ltd v Corporation of the City of Mitcham* [2001] SASC 166; (2001) 79 SASR 509; *Frankham v Adelaide City Council* [2004] SASC 263).

38 I have concluded that "local area" is likely to mean the same as "locality", which is interpreted in a planning sense generally to mean the extent of the area likely to be impacted upon by the proposed development. It may vary, even with respect to development proposed from time to time on the same land, according to the nature of the development and particularly its impacts external to the land. "Local area" is used only in the context of indigenous vegetation and fauna, remnant vegetation and landscape. The words might be coterminous with "locality". This has been assumed in every judgment involving an application to remove a significant tree, and I have concluded that this is most likely.

39 Landscape architect Mr Hayter described a locality in his evidence. He asserted that the subject tree "does not make an important contribution to the character or amenity of the local area", but without defining "local area", and then went on to say "the subject tree is only visible within its immediate locality", seemingly using the terms "local area" and "locality" in contradistinction. Later, Mr Hayter stated "the subject tree is a prominent visual element within the landscape of the local area". His evidence evinces some confusion, on his part, about whether there is a distinction in meaning between the two terms.

40 Landscape architect Mr Heseltine did not use the term "locality", but had prepared a Location Plan, identifying the "approximate extent of zone of visual influence" of the tree. He had conducted a "'serial vision' analysis to identify whether the tree plays an important role within the contextual landscape". He placed significance on his view that the tree, being a Eucalyptus species, establishes a connectivity with the hills or hills face, being "an important visual link" with the hills and part of and reinforcing the green corridor effect along Glen Osmond Road. I do not discount his opinion because the subject tree is not a species of Eucalypt; it is closely related to the Eucalyptus species and was formerly considered to be of the Eucalyptus genus.

41 It is clear that Mr Heseltine has experience in undertaking visual assessment exercises to capture the "sense of place" in order to determine whether development or additions to a landscape are an appropriate response to the inherent characteristics of the existing landscape, or the sense of place.

42 In essence, Mr Heseltine has used the serial vision analysis to describe the existing sense of place and connectivity along Glen Osmond Road, of which the tree is a part, and concluded from that description that the tree forms a notable visual element of the landscape. In cross examination Mr Heseltine conceded that he had not undertaken a comparative analysis of the landscape with the subject tree absent from the picture, but of course that was the context within which he had undertaken the analysis – to determine whether the proposed development, namely the removal of the tree, would be in keeping with the existing sense of place on this part of Glen Osmond Road and so contribute importantly to the character of the local area.

43 It is difficult to elicit the meaning of the words "form a notable visual element to [sic] the landscape of the local area". On one view, every significant tree, as defined, would fit this category, because it will generally constitute an obvious visual element in the landscape by its size alone. However, as the Court said in *Summers v City of Unley* [2002] EDLR 445 at 456 (paragraph 43):

> "They may be a notable element, too, from one or more parts of the local area, in that by their height, they are noticeable and therefore, noteworthy or notable. However, if the trees do not make an important contribution to the character, which logically includes a consideration of the interplay between the elements of an area, including landscape, physical and social, should they be retained, simply because they are a notable element, visually, in the local area? I think not. An item can be a notable element in the landscape in both negative and positive senses. It would be inconsistent with Objective 54 to retain a significant tree on the sole ground that it forms a notable element in the landscape because it presents a negative aesthetic element or otherwise stands out as a jarring element in the generally uniform landscape character of the local area."

44 Unfortunately, Mr Hayter's written statement was akin to many of those of the planning witnesses who come before the Court. He chose to recite what he

considered to be relevant provisions of the Development Plan and then commented upon whether the proposed removal of the tree met these provisions, concluding that (as if his role was that of decision maker):

> "The removal of the subject tree is supported by many of the provisions of the Burnside (City) Development Plan".

45 Mr Hayter commented in some detail on Principle of Development Control 38, which is not relevant to the matter before the Court. By its terms, Principle of Development Control 38 does not speak to the proposed development (the removal of the subject significant tree), as no vegetation is likely to be affected by the removal of the tree.

46 His statement was helpful in identifying the areas of visibility of the subject tree, but generally it lacked analysis.

47 I prefer the evidence of Mr Heseltine who had attempted to analyse the place of the subject tree within the landscape. He was incorrect in some of the detail, including his claim that the tree "frames the CBD skyline and in particular the Santos building" and therefore in his conclusion that the tree heralds "impending arrival and entry into the city". I find that this was too bold a claim. I accept his description of Glen Osmond Road as presenting generally, a tree-lined vista, although it is clear upon closer inspection, that there are gaps in the continuity of the trees in the streetscape. Nonetheless, I accept Mr Heseltine's conclusion that the tree forms a notable visual element of the landscape, even though there is clearly a limited area in which the tree can be seen.

48 I have concluded that the subject tree at least:

- makes an important contribution to the character of the local area; and
- forms a notable visual element of the landscape of the local area.

The Engineering Evidence

49 The distance between the tree and the building on the subject land is approximately 3.5m. There was evidence that some lateral roots of the tree, on the northern side, were cut during the construction of the building.

50 The soil on the subject land is highly reactive, as agreed by the engineers, who also agreed that there are presently no signs of damage to the building on the land that are attributable to the presence of the tree.

51 As I have indicated above, approval for the buildings on the land was sought and obtained in stages. Construction was also carried out in stages. In effect, the basement and ground floor of the building originally constructed on the western site, were extended to the east, the extension commencing at a

distance of 3m to 4m from the subject tree. As the preferred method of extension had the consequence of reducing the structural integrity of the existing concrete wall (of the western building), another method was followed. The concrete walls and floors of the western and eastern stages were dowelled together with butted straight joints. The consequence of the method used is that potentially there is weakness in the joint of the basement wall junction in the proximity of the subject tree, according to architect Mr Rod Roach.

52 Mr Paul Gunson, the appellant's expert engineer, was of the opinion that in the future, as a result of the drying of the soil due to the presence of the roots of the tree, there is a potential for settlement of the foundation soils which could lead to damage to the building in this way: the construction joint might form a hinge which as a result of the reinforcing bars at the bottom failing, would open up from the bottom and eventually cause the superstructure at the top to be pushed together with resultant damage to it. There was no evidence as to whether the joint was designed to withstand the effects of drying of the soil at a depth of greater than 4m; that depth being what was required by the relevant standard at the time. There was evidence that it was well known at the time that the soil-drying effects of trees in highly reactive soils can extend to a depth far greater than 4m. In the absence of evidence on the point, it is only reasonable to assume that the design was in accordance with the required standard at the time, taking into account the presence of the tree.

53 Thus, I accept that there is a possibility (but not a probability) of the reinforcing bars in the construction joint failing, with consequences for the building, if the tree remains. I cannot conclude that the subject tree has been shown to be causing or threatening to cause, substantial damage to the building. This has not been made out.

54 There are methods available to insert moisture into the soil below the footings with a view to maintaining an equilibrium such that the joint would not be affected. However, there does not appear to be much science as to when and how much water should be inserted to achieve this consequence and in any event it would be inappropriate to proceed until the evidence was there that it was necessary; that is, when there were signs that the joint had failed. It would then require both the monitoring of moisture levels in the soil at the requisite depth and the application of water through tubes to maintain an equilibrium of moisture in the soil. It would be an onerous process, without a guarantee of success. I have concluded that this would not be a reasonable measure to minimise the threat of damage to the superstructure if the joint failed due to the drying out of the soil.

55 On the other hand, if the tree is removed, there might also be consequences for the building in the vicinity of the tree. With less moisture being removed from the soil by the presence of the subject tree, there could be resultant swelling of the soil, causing the building to heave, it having been designed, it is assumed, in the context of the tree being present. However, I cannot be concerned about

these consequences. Given the appellant is seeking consent to remove the tree, the consequences for its buildings in the event of consent being granted, are a matter for the appellant company, and the Development Plan does not require me to consider same.

The Risk to Public or Private Safety

56 It is clear that the presence of the tree gives rise to a risk to the safety of those employees of the appellant who may be required to move about under the canopy of the tree, and the members of the public who either may be visiting the appellant's premises or walking past the premises, on the public footpath adjoining the subject site.

57 That there is a risk is evident from the evidence of the arborists, having regard to the nature of this particular tree. Whether the risk is unacceptable depends in this case not on tree failure, but of the likelihood of reasonably large branches sufficient to cause injury, falling from the tree. I am satisfied that a risk of this nature exists both in severe wind conditions and at other times, because of the species of tree and this tree's known propensity to drop up to and including moderate-sized branches from time to time.

58 Consideration was given to the erection of a sail or sails extending from the building beneath the canopy of the tree, the purpose being to catch or deflect any branchlets, branches or limbs that might fall from the tree in the future, thus avoiding the risk of injury to persons or damage to motor vehicles. This was a suggestion made by the respondent's officers. The architect's evidence was that the addition of sail structures and their supports "would dramatically and negatively affect the architectural integrity of the building". His evidence continued thus:

> "The very nature of a tension shade structure is organic and would be out of character with the simple rectangular lines of the existing building."

59 To be sufficiently adequate, the sail structure would have to extend under most of the canopy of the tree and be supported by steel posts or columns in addition to any support or anchor point provided by the building with the sail sufficiently tensioned to take the weight of branches of the tree. Accordingly, there would need to be more than one sail structure. I do not accept that the provision of sails is a reasonable measure to prevent risk to private or public safety, particularly because of the consequential visual impact of them, under the canopy, at the front of the building.

60 It was submitted by Mr Hilditch for the respondent, that there are other reasonable measures that could be taken to effectively minimise the risk to public or private safety. He submitted that the appellant could rearrange the layout of its site, including not using any part of the canopy area for the display of motor vehicles, so as to close off the under-canopy area to the public. I agree that some

measures could be taken in this regard. However, the flaw in this approach is threefold:

- part of the under-canopy area is a thoroughfare between the building and the tree trunk, from one part of the site to the other;
- part is approved for the display of motor vehicles for sale; and
- this measure would not provide protection for those members of the public who may be walking along the public footpath when the tree sheds a branch.

61 In the circumstances, the measure would not be reasonable and could not be effective across all affected areas.

62 In addition, at all times, the respondent, as the relevant authority considering the applications made under the *Development Act* which resulted in consents, was aware or should have been aware, by the notation on the plans, of the location of the subject tree. It perhaps does not sit well for the relevant authority to now say in effect "you cannot now use all of that area in accordance with your consent".

63 The only other option to protect against unacceptable risk would see the tree so heavily pruned that it would become ugly (at least in the short term – although there was no evidence on the length of the "recovery" period) and consequently have a detrimental impact on the existing amenity of the subject land and at least part of the locality. There was general agreement on the part of the relevant witnesses that if this was the only measure available, it would be better to remove the tree. I find that the requisite heavy pruning of the tree would not be a reasonable measure.

64 I find that there is no reasonable measure that could be taken that would be effective to make acceptable the risk to the public, and the employees of the appellant.

The Meaning of "Structure" in Principle of Development Control 48

65 It was suggested that the term "structure" includes motor vehicle. Mr Henry submitted that the Court should look at the intent of Principle of Development Control 48, which he said, included excepting significant trees from preservation when substantial damage was being threatened to any valuable object by the tree, and reasonable measures and remedial treatments to prevent such damage have been determined to be ineffective. Perhaps the Principle was intended to exempt from preservation and so not bar the destruction of, those trees that presented an unacceptable risk to the safety of persons, buildings or any other valuable object. That may have been the intent. I consider that the answer is not to be determined by reference to *City of Noarlunga v Fraser* (1986) 61 LGRA 324, which turned

on whether the construction of a yacht on Mr Fraser's land was the construction of a structure and thus development governed by the *Planning Act 1982*. In any event, given my findings, I do not need to determine the meaning of "structure" as used in Principle of Development Control 48.

Conclusion

66 The subject tree is a prominent visual element in the streetscape and forms a notable visual element in the landscape of the local area. It makes an important contribution to the character of the local area. The tree is in very good health. It is therefore, with reluctance, that I am prepared to uphold the appeal and reverse the decision of the respondent, and so allow the removal of the tree. However, that must follow from my findings upon the evidence that the tree represents an unacceptable risk to public and private safety, and there are no reasonable measures that would be effective to reduce the risk to one that is acceptable.

67 In the event that I reached this conclusion, the parties joined in asking that I impose a condition on the consent that the tree be replaced by the landscaping proposed in the Roach plan produced at p4 of Exhibit R1.

68 I am prepared to make orders accordingly. I will hear the parties as to the precise terms thereof.

A

From: Roland Tan
Sent: Thu, 19 Mar 2020 09:18:45 +1030
To: Harry Stryker
Subject: FW: 39A Davenport Terrace, Wayville - 9/2020/C1 - Request for Further Information

Hi Harry,

I've received the feedback below from Dean Nicolle in relation to your request for further information.

Kind Regards,

Roland Tan

From: Dean Nicolle <dn@dn.com.au>
Sent: Thursday, 19 March 2020 9:01 AM
To: Roland Tan <roland.tan@aieservices.com.au>
Subject: Re: 39A Davenport Terrace, Wayville - 9/2020/C1 - Request for Further Information

Hi Roland,

Thanks for your email.

I've just read the arborist report of Peter Oaks and I disagree with his findings and recommendations. In particular, the risk assessment of the tree is incorrect.

Oaks states (p. 6) that only '*...five small diameter (50-100mm) branch failures had occurred…*', however, Figures 3 and 4 in my report indicate many more branch failure scars in the canopy of the tree. My Figure 6 also indicates that at least one of the failed branches is much larger (ca. 150 mm in diameter) than suggested in the Oats report.

This leads to the flawed risk assessment in the Oats report. The '*Likelihood Matrix*' on p. 11 of the Oats report indicates a '*Likelihood of failure*' of '*Possible*'. However, given the history of numerous small and medium-sized branch failures in this relatively young tree, this should have been scored as '*Probable*'. Similarly, the '*Likelihood of Impacting Target*' is scored as '*Low*', but considering the presence of residential outbuildings under the canopy of the tree (on both sides of the tree), this should have been scored as '*Medium*' or '*High*'. Using his '*Risk rating matrix*', this would result in a '*moderate*' or '*high*' risk rating.

Considering Oats (erroneously) assesses the tree as representing a '*Low*' risk, his recommendation for canopy reduction pruning is somewhat perplexing (why is pruning being recommended?). No detail nor images of what branches would be pruned, and the extent of the pruning, is provided.

I have not recommended pruning as a risk-mitigation method in this case due to the following:

A

1. The tree has a history of extensive branch failures occurring in sound wood;
2. The tall, narrow canopy shape of the tree is not conducive to canopy reduction pruning, especially in this species;
3. The length-reduction or removal of lower branches has the potential to increase the risk to safety and property in this case, by increasing the impact potential of any branches failing from higher in the canopy of the tree;
4. The tree is still rapidly growing, such that any pruning in the lower to mid canopy will increase the rate of branch extension in the upper canopy, resulting in a long-term increased to risk to safety and property, by forcing a more obconic-shaped tree (again increasing the impact potential of any branches failing from higher in the canopy of the tree).

In summary, canopy reduction pruning of the tree is more likely to *increase* rather than decrease the risk to safety and to property associated with branch failure in this tree, especially over the long-term.

Let me know if you require any further information regarding the tree at this stage.

Regards,
Dean.

Dean Nicolle

Currency Creek Arboretum
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> On 18 Mar 2020, at 4:14 pm, Roland Tan <roland.tan@aieservices.com.au> wrote:
>
> Hi Dean,
>
> I hope you are well.
>
> I've had some feedback from the planner at the City of Unley.
>
> They commissioned an arborist who has recommended the tree be subject to pruning instead of being completely removed.
>
> The planner mentioned that the report we provided them didn't really cover why pruning would not solve the problem so in the absence of further clarification, he would not be able to recommend removal of the tree.

A

Are you able to provide me with some advice that clarifies why you do not consider pruning to be an adequate control measure?

Kind Regards,

Roland Tan

From: Harry Stryker <hstryker@unley.sa.gov.au>
Sent: Wednesday, 18 March 2020 3:14 PM
To: Roland Tan <roland.tan@aieservices.com.au>
Subject: 39A Davenport Terrace, Wayville - 9/2020/C1 - Request for Further Information

Please find attached letter and copy of tree report for your reference.

<image001.png>
Harry Stryker
Development Administration & Planning
Development & Regulatory Services
City of Unley
P: (08) 8372 5111
unley.sa.gov.au

The City of Unley advises that, under the State Records Act 1997 and the Freedom of Information Act 1991, email messages may be monitored and/or accessed by Council staff. The contents of this email are confidential and intended only for the named recipient of this email. If the reader of this e-mail is not the intended recipient you are hereby notified that any use, reproduction, disclosure or distribution of the information contained in the email is prohibited. If you have received this email in error please immediately advise the sender by return email and delete the message from your system..
<ECM_5216860_v2_Further information required - planning Draft Printed.pdf><ECM_5043792_v1_Arboricultural Report - Proposed Removal of Regulated Tree.pdf>

ATTACHMENT B

B

Calyptra Pty Ltd
trading as
Dean Nicolle
OAM, BAppSc Natural Resource Management, BSc Botany (Hons), PhD

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Arboriculture - Botany - Ecology - Eucalypt Research

Amended Tree Report:
39A Davenport Terrace, Wayville, SA

Arboricultural assessment of a significant *Corymbia citriodora* (lemon-scented gum) tree



Amended arboricultural assessment and report initially requested by Roland Tan of 39A Davenport Terrace in Wayville SA, on the 16th of January 2020.

Arboricultural report prepared by Dean Nicolle following site inspections and tree assessments on the 5th of February and the 2nd of June 2020.

Report dated the 2nd of June 2020.

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1.0 BACKGROUND

I have been commissioned to provide an arboricultural assessment and report on a significant tree located in the south-west corner of 39A Davenport Terrace in Wayville, South Australia (Figure 1). I understand that there is a development application to remove the tree.

On that basis, I provided a report for the tree dated the 5th of February 2020. That report provides my findings and recommendations with respect to my arboricultural assessment of the subject tree, including:

1. Assessment of the health, structure, and risk to safety represented by the tree;
2. Assessment of the retention value of the tree; and
3. Assessment of the tree against the objectives and principles of development control in the *City of Unley* Development Plan.

In my February 2020 report, I erroneously referred to the tree as being 'regulated' (as defined by the *Development Act 1993*) rather than 'significant'. This was caused by me only measuring the trunk of the tree on subject land, and having to estimate the remaining trunk circumference where it extends onto the other side of the boundary fence into the neighbouring allotment to the west. A trunk flare on the western side of the tree means that the *actual* trunk circumference is significantly larger than my February 2020 partial-measure and estimate. This report rectifies that error, following my re-inspection of the tree to accurately measure the its trunk circumference.

Other than the tree now being regarded as 'significant' rather than 'regulated' as defined by the *Development Act 1993*, and associated changes to the relevant sections of the Unley (City) development Plan, all of the findings and recommendations made in my February 2020 report remain the same, including the health and risk assessment of the tree.

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Figure 1. The subject tree, looking approximately north-west from Davenport Lane on the 5th of February 2020.

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2.0 TREE ASSESSMENT

Location:	On side boundary of 39A and 41 Davenport Terrace in Waywille, South Australia (see Figure 1).
Species:	*Corymbia citriodora* (lemon-scented gum).
Key reference:	Nicolle (2016). *Taller Eucalypts for Planting in Australia – Their Selection, Cultivation and Management.* Pp. 64 – 65.
Legal status:	A **significant** tree as defined by the *Development Act 1993*.

- *Species*:	*Corymbia citriodora*
- *Trunk circ. at one metre*:	3.05 metres
- *Distance to dwelling/pool*:	>10 metres
- *Bushfire Risk*:	Excluded area
- *Living/dead status*:	Currently alive
- *Exemptions*:	No generic exemptions

Current size:	Approximately 26 metres tall, average of 16 metres wide.
Trunk structure:	Single trunk for most of tree height, with irregularly-spaced, small to slightly heavy branches of short to long length and of erect to pendulous habit from four metres above ground level.
Canopy structure:	Irregular but generally upright-oval in shape, slightly dense in density, and generally evenly weighted.
Anticipated size:	Near fully-grown under the existing environmental and site conditions and considering the species, age, health and structure of the tree. Eventual size approximately 28 metres tall x 20 metres spread.
Species origin:	Exotic to the locality (native to central and northern Queensland in Australia).
Tree origin:	Intentionally planted or of self-seeded weedy origin.
Biodiversity value:	Moderate. A reproductively mature and large tree of a locally exotic Australian native species. No faunal-habitable hollows are evident in the tree.
Landscape value:	High. The tree is quite tall and is conspicuous from Davenport Lane (see Figure 1).
Estimated age:	30 – 60 years.
Actual Life Expectancy:	Another 30+ years.
Useful Life Expectancy:	Surpassed.
Health:	Excellent and apparently stable.
Vigour:	High.

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Borer activity:	None evident.
Termite activity:	None evident.
Fungal wood decay:	None evident.

General structure: Average and gradually deteriorating over time. The trunk structure of the tree is very sound, but the branch structure is below average and deteriorating.

Basal structure: Well buttressed, healthy, and apparently sound.

Trunk structure: Healthy and apparently sound (see Figure 2).

WTSF likelihood: The *likelihood* of Whole-of-Tree Structural Failure is currently considered to be very low.

Branch structure: Primary branch junctions are healthy and generally well-structured. However, many branches are over-extended and/or heavily end-weighted, increasing their likelihood of failure.

BF likelihood: The *likelihood* of branch failure in this individual is currently considered to be moderate, and increasing over time (as branches become longer and more heavily end-weighted) with ongoing rapid growth).

BF consequence: The *consequence* of branch failure in this individual is significantly increased due to the tall height of the tree, the loss of many lower branches (due to previous branch failure events), and the moderate under-canopy use of the site. This amplifies the impact potential of any branch failure events from the canopy of the tree.

Failure history: The tree has extensive evidence of ongoing branch failure events, of branches up to 150 mm in diameter (moderate-sized branches, see Figures 3 to 4). All branch failure scars occur at internodal points (between branches) and in sound wood (Figure 5), indicating that the branch failures are 'sudden limb failures' associated with the high vigour of the tree creating over-extended and heavily end-weighted branches.

Risk to safety: Currently considered to be moderate and marginally unacceptable, and increasing over time (as branches continually increase in length and end-weight with ongoing rapid growth of the tree).

The risk to safety is also highly correlated with the under-canopy use of the site.

Damage/nuisances: The ongoing growth of the tree has displaced pavers forming paved areas surrounding the tree. Branch failure events have damaged residential outbuildings (sheds, garages and fencing) within the target zone of the tree (Figure 6).

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The ongoing fall of bark, leaves, flowers and fruits from the tree also represents a nuisance issue on paved areas and in outbuilding gutters (see Figure 6).



Figure 2. The base and lower trunk of the tree, looking approximately south-west from the rear yard of 39A Davenport Terrace. The trunk structure of the tree is very sound and the tree has a very low likelihood of whole-of-tree structural failure.

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Figure 3. Looking up the trunk of the tree from the rear yard of 39A Davenport Terrace. The superimposed yellow rings indicate scars created by past branch failure events. All branch failure scars occur at internodal points (between branches) and in sound wood, indicating that the branch failures are 'sudden limb failures' associated with the high vigour of the tree creating over-extended and heavily end-weighted branches.

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Figure 4. The subject tree, looking up and approximately north-west from the rear yard of 39A Davenport Terrace. The superimposed yellow rings indicate scars created by past branch failure events. All branch failure scars occur at internodal points (between branches) and in sound wood, indicating that the branch failures are 'sudden limb failures' associated with the high vigour of the tree creating over-extended and heavily end-weighted branches.

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Figure 5. A scar created by a recent branch failure event. All branch failure scars occur at internodal points (between branches) and in sound wood, indicating that the branch failures are 'sudden limb failures' associated with the high vigour of the tree creating over-extended and heavily end-weighted branches.

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Figure 6. The subject tree and site, looking approximately south from the rear yard of 39A Davenport Terrace. Note the dead branch leaning on the shed – This branch was alive and healthy when it fell from the canopy of the tree. The ongoing fall of bark, leaves, flowers and fruits from the tree also represents a nuisance issue on paved areas and in outbuilding gutters.

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3.0 RETENTION VALUE

The retention value of the tree is based on the following data:

- Historical significance (*National Trust of South Australia*);
- Tree origin;
- Current health;
- Further life expectancy;
- Biodiversity value;
- Landscape value;
- Tree structure;
- Risk to safety; and
- Damage and nuisances.

The tree has been scored for each of these nine characteristics (see Table 1). The sum of scores for the tree provides a total score: the higher the total score, the more valuable the tree (see Table 2). The total score for a tree can vary from -160 (lowest point value for all nine characteristics) to 130 points (highest point value for all nine characteristics).

In this case, the tree has a score of -7 (see Table 1), and is therefore assessed to be of no value (see Table 2).

***Table 1. Scoring for retention value* – Tree One.** *The characteristics and character states used to score the tree to determine its retention value. The character states for the subject tree are highlighted green.*

Historical significance (*NTSA*[1])	*National importance* **Score: 40**	*State importance* **Score: 30**	*Regional importance* **Score: 20**	*Local importance* **Score: 10**	*Not listed on NTSA*[4] **Score: 0**			
Origin	*Remnant* **Score: 10**	*Remnant/semi* **Score: 8**	*Semi-remnant* **Score: 5**	*Semi- / planted* **Score: 3**	*Planted* **Score: 0**	*Planted / weed* **Score: -5**	*Weed* **Score: -10**	
Health	*Excellent* **Score: 10**	*Above average* **Score: 8**	*Average* **Score: 5**	*Below average* **Score: 3**	*Poor* **Score: 0**		*Very poor* **Score: -10**	*Dead* **Score: -20**
Further Useful Life Expectancy	*30+ years* **Score: 10**	*20+ years* **Score: 8**	*10–20+ years* **Score: 5**	*10–20 years* **Score: 2**	*<10–20 years* **Score: 0**	*<5–10 years* **Score: -5**	*<5 years* **Score: -10**	*<2 years* **Score: -20**
Biodiversity	*Very high* **Score: 10**	*High* **Score: 8**	*Moderate* **Score: 5**	*Low* **Score: 2**	*Negligible* **Score: 0**		*Invasive* **Score: -10**	
Landscape	*Very high* **Score: 10**	*High* **Score: 8**	*Mod to high* **Score: 5**	*Moderate* **Score: 3**	*Low to mod* **Score: 0**		*Low* **Score: -10**	*Very low* **Score: -20**
Structure	*Excellent* **Score: 10**		*Above average* **Score: 5**		*Average* **Score: 0**	*Below average* **Score: -5**	*Poor* **Score: -10**	*Very poor* **Score: -20**
Risk to safety	*Very low* **Score: 10**	*Low* **Score: 7**	*Low to mod* **Score: 4**	*Moderate & stable* **Score: 0**	*Moderate, increasing* **Score: -10**	*Mod to high* **Score: -20**	*High* **Score: -30**	*Very high* **Score: -40**
Damage & nuisances	*None* **Score: 10**		*No damage but some nuisances (eg leaf debris)* **Score: 5**	*No damage, but minor maintenance issues (eg lifted pavers)* **Score: 0**	*Damage to minor structures (eg paths/ driveways* **Score: -5**	*Damage to moderate structures (eg masonry walls* **Score: -10**	*Damage to substantial structures (eg dwellings* **Score: -20**	

[1] *National Trust of South Australia* register of significant trees.

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Table 2. Retention value categories. *The five retention value categories, for each category the score required, the general description, and the development constraints appropriate. The retention value category of the subject tree (score of -7) is highlighted green.*

Retention value	Score	General description	Development constraints
Priority 1A ***Very high value***	>65 points	Remnant or semi-remnant trees in sound health, with a long further Useful Life Expectancy, of superior structure, and with a significant biodiversity value and landscape value	Trees of very highly value are relatively rare and should be retained by appropriate development design and construction.
Priority 1 ***High value***	46 to 65 points	Trees in sound health and/or with a long further Useful Life Expectancy, of generally sound structure (or where defects can be practically mitigated or managed), and usually with a significant biodiversity value &/or landscape value	Trees of high value should be retained by appropriate development design and construction.
Priority 2 ***Moderate value***	30 to 45 points	Trees in sound healthy and/or with an expected moderate to long further Useful Life Expectancy, of reasonable structure (or where defects can be mostly mitigated or managed), and of moderate to high biodiversity value &/or landscape value	Trees of moderate value should be retained whenever possible, by appropriate development design and construction.
Priority 3 ***Low value***	10 to 29 points	Trees often of reduced health and/or having a short to moderate further Useful Life Expectancy, and/or may have some structural flaws, and are generally of lower biodiversity value &/or lower landscape value	Trees of low value should not constrain site development but may be retained if the proposed design and construction allows.
Priority 4 ***No value***	<10 points	Trees in poor health and/or having a short or exceeded Useful Life Expectancy, and/or have significant structural flaws that cannot be practically mitigated or managed, &/or are of no of little biodiversity value &/or landscape value	Trees of no value should not constrain site development and should be removed in the case of site development, even if they do not constrain the development.

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4.0 ADDRESSING THE DEVELOPMENT PLAN

Unley (City), consolidated 19 December 2017

4.1 OBJECTIVES – REGULATED AND SIGNIFICANT TREES

Objective 1: ***The conservation of regulated trees that provide important aesthetic and/or environmental benefit.***

The tree arguably provides arguably important aesthetic benefit to the locality. The tree is relatively tall and is conspicuous from Davenport Lane (Figure 1).

The tree is not of *important* environmental benefit, due to the exotic status of the species and the lack of any habitable faunal hollows in the tree.

Objective 2: ***Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:***

(a) significantly contributes to the character or visual amenity of the locality;

The tree arguably significantly contributes to the character or visual amenity of the locality. The tree is relatively tall and is conspicuous from Davenport Lane (Figure 1).

(b) indigenous to the locality;

The tree is of a species that is not indigenous to the locality.

(c) a rare of endangered species;

The tree is of a species that is not classified as rare or endangered.

(d) an important habitat for native fauna

The tree is not an *important* habitat for native fauna. The species is exotic to the locality and the tree has no habitable faunal hollows.

Objective 3: ***The preservation of significant trees in The City of Unley which provide important aesthetic and environmental benefit.***

The tree arguably provides arguably important aesthetic benefit to the locality, as the tree is relatively tall and is conspicuous from Davenport Lane. However, the tree is not of important environmental benefit, due to the exotic status of the species and the lack of any habitable faunal hollows in the tree.

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4.2 PRINCIPLES OF DEVELOPMENT CONTROL - SIGNIFICANT TREES

(Relevant principles only)

8 Significant trees should be preserved and tree damaging activity should not be undertaken unless:

(a) in the case of tree removal;

(i) The tree is diseased and its life expectancy short; or

The tree is not unusually diseased. However, the Useful Life Expectancy of the tree has been surpassed due to its deteriorating structure and increasing risk to safety.

(ii) the tree represents an unacceptable risk to public or private safety; or

The tree does currently represents a moderate and marginally unacceptable, and continually increasing, risk to safety.

(iii) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value and all other reasonable remedial treatments and measures have been determined to be ineffective; or

The tree is not causing or threatening to cause substantial damage to a to a substantial building or structure of value.

(iv) it is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activity occurring; or

All alternative risk-mitigation methods, including pruning, have been considered for this tree but are not considered to be effective or reasonable in this case.

(b) in any other case;

Not applicable. The development application is for tree removal only.

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5.0 SUMMARY of FINDINGS and RECOMMENDATIONS

Legal status of the tree
The tree is significant as defined by the *Development Act 1993*. Local government development approval is required to remove or otherwise damage the tree.

Arboricultural assessment
The tree is in excellent health, however the Useful Life Expectancy of the tree has been surpassed due to the marginally unacceptable and increasing, and unmanageable, risk to safety that the tree represents.

Retention value
The tree is considered to be not worthy of retention (score -7).

Unley Council Development Plan
The tree arguably fulfils some of the *Objectives* for regulated and significant trees in the Development Plan.

The tree fulfils some of the criteria for the removal of significant trees under the *Principles of Development Control* in the Development Plan.

Development application
I am supportive of any development application to remove this tree.

My support for tree removal is made on the basis of the very low retention value of the tree, and in particular:

1. The exceeded Useful Life Expectancy of the tree;
2. The deteriorating branch structure of the tree;
3. The extensive evidence of ongoing branch failures from the tree;
4. The amplified and increasing *likelihood* of further branch failure events from the tree;
5. The amplified consequence of branch failure events from the tree;
6. The moderate and marginally unacceptable (and increasing) risk to personal safety represented by the tree;
7. The lack of any risk-reduction techniques, other than tree removal, that would stabilise or reduce the risk to safety represented by the tree; and
8. The locally exotic status and planted/self-seeded origin of the tree.

I thank you for the opportunity to provide this arboricultural assessment and report.
If you require further information or clarification please contact me for assistance.



Dean Nicolle
OAM, BAppSc Natural Resource Management, BSc Botany (Hons), Ph.D

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DATE: 3/06/2020

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ATTACHMENT C

C

Document: # - R0388-039A41DavTcCcit
Prepared for The City of Unley
Attn: Joel Ashforth
PO Box 1
Unley SA 5065
Date: 1st June 2020

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Tree Report – 39A-41 Davenport Lane, Wayville



Executive Summary

Adelaide Arb Consultants were engaged by the City of Unley to review a Development Application to remove one Significant Tree located at 39A Davenport Terrace, Wayville. This assessment will determine if the tree presents a material risk and if it meets the criteria for removal as outlined in the *Development Act 1993.*

The tree was identified as *Corymbia citriodora* – Lemon Scented Gum presenting good-fair overall condition. A risk assessment in accordance with the International Society of Arboriculture was undertaken with the subject tree achieving a Low Risk Rating, this indicates mitigation is not required however, there are remedial treatments which could be implemented to maintain the low levels of risk.

1st June 2020

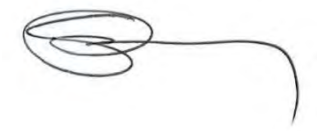
Overall, the subject tree presented good-fair condition and achieved a low risk rating, there are no attributes within this tree which would indicate that major branch or stem failure is likely to occur within the next four-five years. Therefore, the Development Application is not supported by Adelaide Arb Consultants.

Thank you for the opportunity to provide you with this advice. Should you require any further assistance or clarification, please do not hesitate to call or email me.

Yours sincerely



PETER OATES
Consulting Arboriculturist
Diploma of Arboriculture
REGISTERED ISA (TRAQ)
Certified QTRA tree risk assessor (License # 5774)
VALID Tree Risk Assessment (Valid) - 2018



SHANE SELWAY
Senior Consulting Arboriculturist
Graduate Certificate of Arboriculture
Diploma of Arboriculture
International Society of Arboriculture – Certified Arborist AU-0270A

1st June 2020

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1st June 2020

Brief

Adelaide Arb Consultants were commissioned by Mr Joel Ashforth of The City of Unley to conduct a comprehensive tree assessment of one tree within the garden of 39A Davenport Terrace, Wayville.

The subject property is noted to be a residential allotment at 39A Davenport Terrace, Wayville with the tree situated immediately to the south of the western boundary.

The tree is identified as ***Corymbia citriodora*** **- Lemon-scented Gum** and is noted to display variable levels of health, integrity and Useful Life Expectancy.

The assessment criteria included the following attributes:

- The tree's current health, structure and sustainability within its current environmental conditions.
- The tree's control status under the current provisions of the *Development Act 1993* including an assessment against the relevant City of Unley Principles of Development Control.
- Crown management possibilities that conform to the current guidelines of Australian Standard AS4373-2007 *Pruning of amenity trees* to reduce the risk of potential branch failure and prolong the Useful Life Expectancy of the tree where relevant.
- Any other factors that were relevant to tree management in the situation.

1st June 2020

Tree and Environmental Observations

Tree 1	*Corymbia citriodora* - Lemon-scented Gum
Assessment Date	26th February 2020
Height	25 metres
Spread (Diameter)	18 metres
Age	Mature
Useful Life Expectancy	10-20 years
Basic Health	Good
Basic Structure	Fair
Form	Typical



Right: The subject tree when viewed from the eastern aspect.

Circumference	305 centimetres (measurement collected by City of Unley staff due to access restrictions at the time of the Adelaide Arb Consultants Visual Tree Assessment.)
Legislative Control	The subject tree displays at trunk circumference at one metre above ground level that exceeds three metres. This tree is therefore controlled as a Significant Tree under the current provisions of the *Development Act 1993.*

1st June 2020

General Observations

The tree is located within the back garden of 39A Davenport Terrace, Wayville on the western boundary; it can be viewed on the attached site plan as Tree 1.

The tree consists of a single trunk to five metres where primary branches emerge. The stem continues to ascend, and branches continue to emerge radially and laterally. The form that is created is a tall and upright crown which is more commonly presented by a close relative of the species, *Corymbia maculata.*

As the tree is directly on the boundary, its root zone is almost symmetrical with the neighbouring allotment. There is a driveway, paved area, lawn and shed on each side of the trees root zone. There are no recent soil disturbances in either side which could impact on tree health or stability.

Tree health is good. Foliage colour, size and density are normal, there is no evidence to suggest the tree is under environmental stresses and there was no evidence of disease or pests.

Tree structure is fair. Overextended branches were noted within the secondary structure and five small diameter (50-100mm) branch failures had occurred within the lower-middle eastern crown.

The remaining crown was free of major structural flaws; good buttress formation was apparent and there was no other substantial history of branch failure. The unions in both the primary and secondary structure show good formation and no signs of instability.

Access to the allotment was not achievable at the time of the Visual Tree Assessment. The form and size of the tree however enable a suitable assessment of its health and structure to be undertaken from Davenport Lane and Davenport Terrace. As access to the stem was not gained, an estimation of the circumference was provided within the initial report findings that suggested the tree was classified as a Regulated Tree under the *Development Act 1993.*

Further information, provided by the City of Unley indicates that the trunk circumference at one metre above ground level is greater than three metres and the tree is actually controlled as a Significant Tree under this Act. The image below was collected by City of Unley staff demonstrating the trunk circumference measurement at one metre above ground level.



- Image right: An image of the tape at one metre above ground level supplied by City of Unley staff. This image demonstrates that the trunk circumference at one metre above natural ground level is approximately 3.05 metres.

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Development Plan Assessment (Significant Trees)

Objectives

3. **The City of Unley considers the preservation of significant trees in the City of Unley which provide important aesthetic and environmental benefit.**

   This tree provides a high contribution to the aesthetic benefit and little to no environmental benefit to the local area.

   Trees are a highly valued part of the Metropolitan Adelaide and Unley environment and are important for a number of reasons including high aesthetic value, conservation of bio-diversity, provision for fauna, and preservation of original and remnant vegetation.

   While indiscriminate and inappropriate significant tree removal should be generally prevented, the preservation of significant trees should occur in balance with achieving appropriate development.

   No development activities have been proposed as part of the application for tree removal.

Principles of Development Control

4. **The trees listed in the "Significant Trees Register" identified in Table Un/7 together with any others controlled by Development Regulations are designated as significant trees. This designation extends to all parts of the root system, trunk, canopy and other parts of each tree, including those parts which have grown since the initial designation of the trees as significant.**

   The subject tree is a Significant Tree by virtue of its trunk circumference being greater than three metres at one metre above ground level.

5. **Development should be designed and undertaken to retain and protect significant trees and advice should be obtained from suitably qualified persons to such retention and protection.**

   No development activities involving construction have been proposed as part of the subject application for Significant Tree removal.

6. **Where a significant tree or significant tree grouping attains any of the following, development should be designed and undertaken to retain and protect such significant trees and to preserve these attributes:**

   a) **The tree makes a significant contribution to the character or amenity of the local area.**

      The subject tree provides amenity to the subject allotment, the dwelling located within this area and neighbouring dwellings and allotments. This species is not indigenous to this area; however, they are frequently encountered within this council area and therefore is consistent with the character of the area.

   b) **The tree forms a moderately notable visual element to the landscape of the local area.**

      The tree contributes to the skyline when viewed from both Davenport terrace and to a lesser extent, Young Street. The tree is clearly notable from the length of Davenport Lane also which is a thoroughfare for vehicular access to many properties fronting

both Davenport Terrace and Young Street. With this view, it is expected that the subject trees removal, should such be approved would be noted and therefore the tree presents as a notable visual element.

c) The subject tree does not make a significant contribution to habitat value of an area individually and is not an important link to other vegetation which forms a wildlife corridor.

As an introduced species that does not present with branch or stem hollows or other nesting sites, the subject tree is not making a significant contribution to habitat values within the local environment.

7. Development should be undertaken with the minimum adverse effect on the health of a significant tree.

Development activities have not been proposed, the proposal is for tree removal only.

8. Significant trees should be preserved and tree-damaging activity should not be undertaken unless:

(a) In the case of removal;

i) The tree is not diseased and nor is its life expectancy short.

The tree has good health and fair structure and therefore has an extended useful life expectancy.

ii) The tree does not represent an unacceptable risk to public and private safety.

The assessment process has involved the International Society of Arboriculture ratified tree risk assessment. The findings of this assessment indicate that the tree represents a low and acceptable risk to public and private safety. Furthermore, plentiful pruning management options are available to maintain the risk in this case.

iii) The tree has not been shown to have or be threatening to cause substantial damage to a substantial building or structure of value and not all other remedial treatments and measures have been determined to be ineffective.

The damage from the recent branch failure does not constitute substantial damage and there is no new written or physical evidence to suggest that the tree is causing damage to the shed. Additionally and as stated above, plentiful pruning management options are available to maintain the potential for branch failure and alleviate risk of damage to the shed.

iv) It is not demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activity occurring.

Where tree management is considered 'Development' under the provisions of the *Development Act 1993,* pruning options remain available and do not appear to have been considered to maintain the tree within its environment and avoid inappropriate tree-damaging acidity.

Discussion

A visual assessment of one *Corymbia citriodora* – Lemon Scented Gum located at 39A Davenport Terrace, Wayville was undertaken, as concerns were raised regarding the risk the tree poses to the users and structures within the immediate area and as a Development Application for tree removal had been submitted. This assessment will determine if the tree presents a material risk and if it meets the criteria for removal as outlined in the *Development Act 1993.*

The tree has a trunk circumference measurement that exceeds three metres when measured at one metre above ground level. It is therefore classified as a Significant Tree under the current provisions of the *Development Act 1993.*

Overall, the tree presents a notable feature within the local landscape, as one of the tallest specimens within the streetscape it is considered a notable visual element of the area. It also provides a considerable contribution to the amenity of the area due to its good health and vitality. It is not indigenous to the area; however, it is regularly encountered throughout metropolitan Adelaide.

The tree presented good health. This was indicated by normal foliage colour, size, and density. This particular species is terminally foliated, the primary form of the tertiary and secondary branch structure has grown in this manner. There appears to be no evidence of pest or disease attack and the tree did not exhibit any environmental stress indicators.

Tree structure is fair. There was evidence of a five-small diameter (<70mm) branch failures which had occurred in the middle and lower eastern crown. These failures do not substantiate a physiological issue with the tree, more a sequence of events. It is highly likely that the initial failure within the middle crown created the additional wounds as the initial tree part fell. This can be clearly observed by the broken stubs which remain, as they are in almost all cases in line with each other. As the prevailing winds are south-westerly, its far more likely that these failures are a result of high-wind events targeting overextended and exposed branches. Due to the well documented growth habit of *Corymbia citriodora*, this failure pattern should not be a cause for concern.

The remaining crown was free of major structural flaws, there was evidence of good buttress formation and the taper of the trunk and branches was distinctly true to form for this species. The primary and secondary unions display good-fair formation and no signs of instability were noted. With this view, it is unlikely that further branch failures will be experienced.

A risk assessment in accordance with the International Society of Arboriculture was undertaken with the subject tree achieving a Low Risk Rating. This indicates mitigation is not required however, there are remedial treatments which could be implemented to maintain

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the low levels of risk and take advantage of the benefits the tree provides to the immediate area.

Overall, the subject tree presented good-fair condition and achieved a low risk rating. There are available options consistent with Australian Standard AS4373-2007 *Pruning of amenity trees* which are both reasonable and effective and will extend the life expectancy of this tree. The Development Application therefore is not supported by Adelaide Arb Consultants.

1st June 2020

Tree Risk Assessment

The following International Society of Arboriculture TRAQ Risk Assessment was conducted at the time of the tree assessment to assist in the determination of appropriate tree management. This assessment found that the tree represents a low and acceptable risk to public and private safety as follows:

This assessment considers the "likelihood of tree failure" (including tree part failure) and the "likelihood of impact" by that tree part to a person or property within a matrix. These may vary between 'unlikely', 'somewhat likely', 'likely' and 'very likely' as shown within the table below:

Likelihood Matrix

Likelihood of failure	Likelihood of Impacting Target			
	Very Low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

The result of the "likelihood matrix' calculation is then considered within a "Risk Rating Matrix" in combination with the "Consequence of Failure" or the tree part impacting an object in the worst-case scenario. The second matrix gives a qualifiable risk rating that may vary between 'low', 'moderate', 'high' and 'extreme'.

Risk rating matrix

Likelihood of failure & Impact	Consequence of Failure			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

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Recommendations

The following management recommendations are provided to ensure low levels of risk remain:

- Maintenance Pruning to be conducted within the entirety of the crown.
- Reduction Pruning to be conducted to the overextended branches within the secondary structure (eastern, western and southern aspects).
- All works to be carried out by qualified Arborists in accordance with Australian Standard AS4373-2007 *Pruning of amenity trees*. Further information detailing the specific pruning may be required, this should be also undertaken by a suitably qualified Arborist (Level 5).
- The tree should be reassessed within the next four years or sooner should the condition of the tree.

1st June 2020

Site Plan



ATTACHMENT D

D

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Tree Risk Assessment and Management Report

Site: 39A Davenport Terrace, Wayville

Date: Friday, 17 March 2020

ATS5853-039ADavTcTMR

D

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Appendix A – Tree Assessment Methodology
Appendix B – Tree Assessment Findings
Appendix C – Mapping
Appendix D – Tree Assessment Summary

Report Reference Number: ATS5853-039ADavTcTMR

Report prepared for
Harry Stryker, Development Administration and Planning
City of Unley

Author
Marcus Lodge, Consulting Arborist
Arborman Tree Solutions Pty Ltd

D

Executive Summary

Arborman Tree Solutions was asked to inspect the Significant Tree at 39A Davenport Terrace, Wayville which is subject to an application for tree removal. The assessment is requested to determine the levels of risk the tree represent to users of the area and infrastructure in the area and to recommend risk management strategies where appropriate.

This tree has achieved a Low Risk Rating due to the Likelihood of a Failure Impacting a target and/or the Consequence of this happening.

The removal of this tree is not consistent with the Objectives and Principles of Development Control within the City of Unley Development Plan and therefore cannot be supported in this regard.

Brief

Arborman Tree Solutions was engaged to undertake a visual tree assessment and risk assessment of the trees located within 39A Davenport Terrace, Wayville and provide guidance to manage the tree population and risk.

Findings of this assessment and recommendations are provided within Appendix B - Tree Assessment Findings as well as a map showing the location of the tree in Appendix C - Mapping.

Documents and Information Provided

The following information was provided for the preparation of this assessment:-

- Email advice on the tree to be assessed.
- Development Application.

Introduction

Trees within 39A Davenport Terrace, Wayville are valuable environmental and amenity assets to the area fostering a pleasing learning environment. Trees like all assets have a useful life expectancy and require ongoing management to ensure they continue to provide value to the community.

This assessment balances risk with legislative requirements to ensure that risk is managed.

Site Location

Figure 1 Site Location - 39A Davenport Terrace, Wayville



D

Methodology

Tree Management Framework

Arborman Tree Solutions Tree Management Framework© methodology was used to assess tree at 39A Davenport Terrace, Wayville in April 2020. The framework is modelled on AS/NZS ISO 4360-1999 and is shown below in Figure 2. Risk Assessments are conducted by Qualified Arborists certified in the International Society of Arboriculture (ISA) "Tree Risk Assessment" methodology.

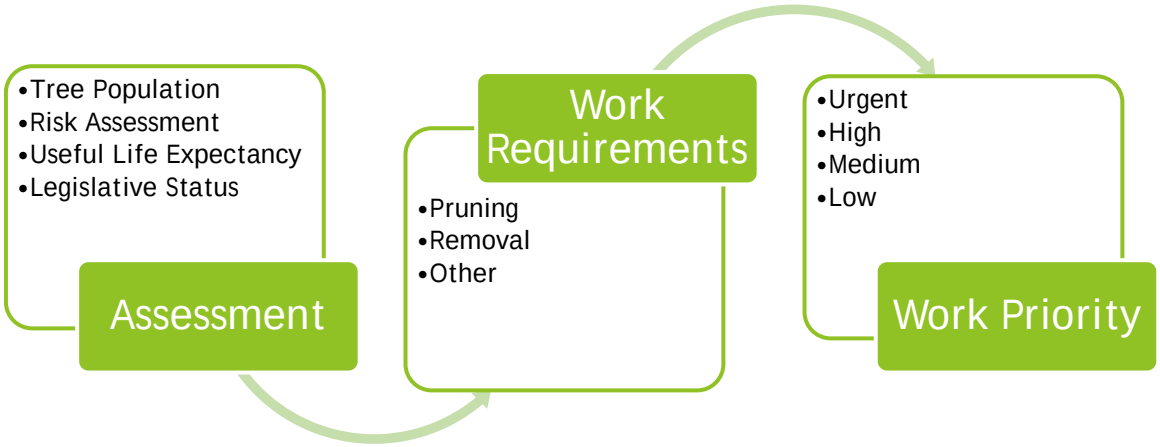


Figure 2 Arborman Tree Solutions Tree Management Framework

The tree population was assessed and recorded using GPS Trimble Technology and Arborman Tree Solutions Assessment Form (See Appendix B - Tree Assessment Findings). Risk was identified using the International Society of Arboriculture (ISA) Tree Risk Assessment methodology. The Useful Life Expectancy of each tree was determined using the Table shown in Appendix A Methodology. Legislative requirements are determined under the Development Act 1993. Work priority was determined based on the Risk Rating and urgency to reduce risk.

D

Findings

Tree Information

The tree is identified as *Corymbia citriodora* (Lemon Scented Gum) and is in fair overall condition, the condition rating is reduced due to the tree's history of branch failure whilst it retains otherwise good health and structure.

Corymbia citriodora is a tall graceful tree usually 20-30 metres in ornamental plantings, although significantly taller (40 metres or more) in its natural habitat. It prefers medium to sandy loams or well-drained gravels with additional irrigation during the drier seasons. *C. citriodora* is most suited to parks, large gardens and avenues where it is able to grow to its full potential unhindered by the constraints of generally smaller urban blocks. Indigenous to central Queensland *C. citriodora* has become popular throughout many areas of Australia and is common in Adelaide.

Tree Risk

Using the International Society of Arboriculture (ISA) Tree Risk Assessment methodology (see Appendix A – Methodology) the subject tree was identified as having a Low Risk Rating. This methodology considers the Likelihood of Failure and Impact and the Consequences of such an event happening. In this case the concerns have been raised regarding two different targets, people and the infrastructure (sheds and carport) therefore two Risk Assessments have been conducted concerning each of these targets: -

Risk to People

Likelihood of Failure –	Probable	A failure of a size that is could result in damage to a person or infrastructure in the area is expected in the next 36-60 months under normal weather conditions.
Likelihood of Impact –	Low	The likelihood of impacting a person is Low or possibly Very Low due to the infrequent use of the area and the time the area is used when it is occupied.

When combined in the Likelihood of Failure and Impact matrix a rating of **Unlikely** is achieved. The area around the tree is also weather affected and in storm conditions, when a failure is most likely, it is less likely that a person will be in the vicinity of these trees.

Consequence of Failure –	Significant	The consequences of an impact will potentially result in an injury to a person requiring medical attention.

A Likelihood of Failure and Impact of **Unlikely** and a Consequence of **Significant** when combined in the Risk matrix achieve a **Low Risk Rating**.

Risk to Infrastructure

Likelihood of Failure –	Probable	A failure of a size that is could result in damage to a person or infrastructure in the area is expected in the next 36-60 months under normal weather conditions.
Likelihood of Impact –	Medium	A failure that could cause damage to a structure has up to a 50% likelihood of impacting a target. There are two sheds, a fence and a carport which cover nearly 50% of the area below the tree's crown the target area of the tree.

When combined in the Likelihood of Failure and Impact matrix a rating of **Somewhat-Likely** is achieved.

Consequence of Failure –	Minor	The consequences of an impact will potentially result in moderate monetary damage to a structure i.e. of moderate monetary damage to a shed, fence or carport.

A Likelihood of Failure and Impact of **Likely** and a Consequence of **Minor** when combined in the Risk matrix achieve a **Low Risk Rating**.

In order to achieve a Risk Rating of High the Likelihood of a Failure and Impact would have to raise to Likely or Very Likely, this would require the Likelihood of Failure to be raised to Imminent and/or the Likelihood of Impact raised to Medium or High either of which would be inappropriate and unreasonable.

Recommendations to manage risk are provided within Appendix B Tree Assessment Findings.

Legislative Status

The subject tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the *Development Act 1993* and the City of Unley Development Plan. Significant Trees should be preserved if they meet the criteria under the local development plan or are rare or endangered. When considered in line with the Objectives and Principles of Development Control in the City of Unley Development Plan, consolidated 19 December 2017, the following assessment is provided.

OBJECTIVES

Objective 3: The preservation of significant trees in The City of Unley which provide important aesthetic and environmental benefit.
The subject tree is considered to be high value aesthetic element in the landscape however it has limited environmental benefit. As such it is not considered to provide '*important aesthetic **and** environmental benefit*'.

***Note**: Objectives 1 and 2 relate to regulated trees not significant trees and have therefore not be considered here.*

PRINCIPLES OF DEVELOPMENT CONTROL

Significant Trees

4 *The trees listed in the "Significant Trees Register" identified in Table Un/9 together with any others controlled by Development Regulations are designated as significant trees. This designation extends to all parts of the root system, trunk, canopy and other parts of each tree, including those parts which have grown since the initial designation of the tree as a significant tree.*
This tree is not listed in the City of Unley "Significant Trees Register".

5 *Development should be designed and undertaken to retain and protect significant trees and advice should be obtained from suitably qualified persons with regard to such retention and protection*
Not Applicable in this case the application is for tree removal.

6 *Where a significant tree or significant tree grouping:*

(a) *makes an important contribution to the character or amenity of the local area, or*
Whilst this tree is visible from a number of the surrounding properties it has limited impact beyond this area and it therefore is not considered to be 'important' in this regard.

(b) *forms a notable visual element to the landscape of the local area, or*
This tree is visible from a number of the surrounding properties and as such could be considered to be a notable visual element.

(c) *contributes to habitat value of an area individually, or provides links to other vegetation which forms a wildlife corridor*
This tree has limited individual habitat value and is not clearly linked to other vegetation which forms a wildlife corridor.

development should be designed and undertaken to retain and protect such significant trees and to preserve these attributes.

7 *Development should be undertaken with the minimum adverse affect on the health of a significant tree.*
Not Applicable in this case the application is for tree removal.

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D

8 Significant trees should be preserved and tree damaging activity should not be undertaken unless:

(a) in the case of tree removal;

(i) the tree is diseased and its life expectancy is short; or
This tree is not diseased nor does it have a short life expectancy.

(ii) the tree represents an unacceptable risk to public or private safety; or
This tree has a Low Risk Rating and as such is not considered to represent an unacceptable level of risk to users of the area or the infrastructure within the area.

(iii) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value and all other reasonable remedial treatments and measures have been determined to be ineffective; or
This tree is not causing or threatening to cause substantial damage to a substantial building or structure of value and reasonable remedial treatments and measures that could reduce any perceived threat are available.

(iv) it is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activity occurring
I have not been made aware that any other considerations other than tree removal have or have not been considered.

The above assessment identifies that this tree achieves a Significant Trunk circumference and it achieves attributes that identify it as a tree that should be protected. It does not achieve any criteria that indicate it should be removed.

D

Conclusion

The subject tree is identified as a Significant Tree and partially achieves character and amenity attributes that indicate its retention and protection is warranted. When considered against the attributes that would support the removal, this tree does not achieve these criteria. The removal of this tree is therefore not consistent with the Objectives and Principles of Development Control within the City of Unley Development Plan and therefore cannot be supported in this regard.

Recommendation

The following is recommended in relation to the management of this tree: -

1. Retain the tree as an asset to both the associated properties and the local area.
2. Undertake Crown Maintenance consistent with Australian Standard AS4373-2007 *Pruning of amenity trees* to reduce the likelihood of further branch failure.
3. Assess the tree every 3-5 years to determine if further crown management is required.

Thank you for the opportunity to provide this information, if you have further queries please contact us at your convenience.

Yours sincerely



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Glossary

Useful Life Expectancy: expected number of the years that the subject specimen will remain alive and sound and/or continues to achieve the relevant *Principles of Development Control*.

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 *Development Act 1993*.

Tree Damaging Activity Tree damaging activity includes those activities described within the *Development Act 1993* such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the TPZ. This can also include forms of pruning above and below the ground.

Reduction Prune: Trees recommended for reduction pruning should have branches shortened that are overextended. The purpose of reduction pruning is to reduce the likelihood of branch failure in overextended branches and therefore reducing risk or maintaining low risk.

Maintenance Prune: Trees recommended for maintenance pruning require whole tree maintenance and should include the removal of deadwood, diseased branches, broken or damaged branches, rubbing/crossing branches, basal growth and epicormic shoots. Additional pruning of live tissue may be required if the Arborist undertaking the works identifies issues that were not identified in the initial assessment.

Important: The following definition of important was described by Commissioner Nolan of the Environment, Resource and Development Court in the case of Savoy Developments Pty Ltd v Town of Gawler [2013] SAERDC 32.

"In my view, for habitat to be raised to the level of 'important' (as sought by Objective 2(d)), it must be beyond that likely to be expected in any mature tree of indigenous origins – that is, it is beyond the normal level that might be expected or that it is so unique or special that it may be considered important. From the evidence before me I do not consider the trees to provide "important habitat for native fauna"."

This definition of important, whilst in this case relating to Habitat Value, has been related when looking at all Objectives that use the term "*Important*".

Notable: The *Development Act 1993* and local Development Plan also use the term "notable" when assessing the visual contribution of a tree. The Environment, Resource and Development Court does not appear to have defined the term "notable" as applied in the *Development Act 1993* however, when researching definitions it is clear that this term bears equal or similar weight as the term "important" and as such for a tree to be "notable" it has to have a similar level of attributes to an important tree. When compared to a typical example of the species for a tree to be described as "notable" it would also be considered to be a noteworthy, remarkable, outstanding, momentous, memorable, impressive, extraordinary or an exceptional example of the species or of greater importance in regard to its value as a visual element than other similar sized example of the species.

***Development Act 1993*:** the *Development Act 1993* and associated *Development (Regulated Trees) Variation Regulations 2011* includes provisions for the control of Regulated and Significant Trees within the 18 metropolitan Adelaide councils, townships in the Adelaide Hills Council and parts of the Mount Barker Council; these provisions do not apply in areas outside of these councils.

Significant Tree: *The Development Act 1993* identifies a Significant Tree as any tree in Metropolitan Adelaide or townships in the Adelaide Hills Council or parts of the Mount Barker Council with a trunk circumference of three metres or more. In the case of trees with multiple trunks, those with trunks with a total circumference of three metres or more and an average circumference 625 mm or more. The circumference is measured at a point one metre above natural ground level.

References

Australian Standards Risk Management AS/NZS 4360:1999 Standards Australia, Standards New Zealand

Dunster J.A., Smiley E.T., Metheny N. and Lilly S. 2013. *Tree Risk Assessment Manual*. Champaign, Illinois: International Society of Arboriculture.

Draper, D & Richards P, A Dictionary for Managing Trees in Urban Environments. CSIRO Publishing, Institute of Australian Consulting Arborists.

Australian Standard AS4373–2007 *Pruning of amenity trees*: Standards Australia.

Keane P.J. Kile G.D. Podger F.D. Brown B.N. 2000: *Diseases and Pathogens of Eucalypts*: CSIRO Publishing, 150 Oxford Street, Collingwood, Victoria 3066 Australia

Julius A. Kocher W. Liefheit K. Lilly S. et al 2013: *Tree Risk Assessment Qualification*: International Society of Arboriculture, Champaign, Illinois, USA.

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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 that live 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 Risk Assessment

The risk assessment was conducted using the principles and guidelines of the International Society of Arboriculture - Tree Risk Assessment Qualification (TRAQ).

TRAQ assesses the Tree Risk Rating in three parts that are divided into two stages Likelihood and Consequence; the Likelihood assessment considers two parts Likelihood of Failure and Likelihood of Impact which are combined in a matrix to determine the Likelihood of Impacting a Target. The following categories are used to determine the Likelihood of Impacting a Target for a given tree:-

1. **Likelihood of Failure** – this is the assessment potential for branch failure. The likelihood of failure uses the following categories:-
   - a. Imminent — the tree is failing or is about to fail i.e.: >90% chance.
   - b. Probable — a failure is likely to occur within the inspection period i.e.: >50% chance.
   - c. Possible — a failure may occur within the inspection period i.e.: <50% chance.
   - d. Improbable — a failure is unlikely to occur within the inspection period i.e.: <10% chance.

2. **Likelihood of Impact** – this is an assessment of the potential for a failed branch to contact a person, vehicle, property or other target within the target area. The likelihood of failure uses the following categories:
   - a. High — a failure will almost definitely impact a target.
   - b. Medium — a failure will probably impact a target.
   - c. Low — a failure will possibly impact a target.
   - d. Very Low — a failure is unlikely to impact a target.

The results of the Likelihood assessment are placed into the following matrix to determine the **Likelihood of Impacting a Target**.

Likelihood Matrix				
Likelihood of Failure	**Likelihood of Impacting Target**			
	Very Low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

The Consequence of Failure section of the assessment considers the result of a failure on the target. The following categories are used to determine the Consequences of a failure impacting a Target for a given tree.

3. **Consequence of Failure** – This is an assessment of the consequence of the branch failure on the target. Consequence of Failure includes factors such as size of part, the level of damage or injury, target protection and target value (monetary or otherwise). The following categories are used to determine the Consequences of Failure for a given tree:-
   - a. Severe — The consequences of an impact will be severe potentially involving serious injury or death or serious damage to or loss of property or infrastructure.
   - b. Significant — The consequences of an impact will be significant potentially involving major injury or damage to property or infrastructure.
   - c. Minor — The consequences of an impact will be minor potentially involving minor injury or minimal damage to property or infrastructure.
   - d. Negligible — The consequences of an impact will be negligible potentially involving no or inconsequential injury or damage to property or infrastructure.

The **Likelihood of Impact** and **Consequence of Failure** are then placed into the following matrix to determine the **Tree Risk Rating**.

Tree Risk Rating Matrix				
Likelihood of Failure and Impact	**Consequences of Failure**			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

This Tree Risk Rating is used to qualify the risk so that suitable mitigation strategies can be implemented.

Appendix B - Tree Assessment Findings

Corymbia citriodora

Tree No: D1

Lemon Scented Gum

Inspected:	7 April 2020
Height:	>20 metres
Spread:	>20 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	3.06 metres
Useful Life Expectancy:	>10 years



Observations

This tree has a history of medium diameter branch failure throughout the crown.

This tree is on the boundary, the trunk straddles the boundary, and it has the potential to impact both properties.

Legislative Status	Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the *Development Act 1993*.

Risk Rating	Low

This tree does not represent an elevated risk. The most likely targets are sheds, parked vehicles and a carport in the neighbouring property. A low to moderate level of damage to the sheds or carport is the most likely consequence.

Recommendation	Crown Maintenance

Maintenance and reduction pruning are recommended for this tree. Whilst this tree has a Low Risk Rating it does have an elevated Likelihood of Failure and as such Crown Maintenance to minimise this is considered to be a reasonable and appropriate management option.

Priority	Low

These works should be completed at the discretion/priority of the tree owners, however to minimise the likelihood of failure it is recommended it be carried out within 12 months.

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Appendix C - Mapping



Tree Location

Map 1 of 1 **17 April 2020**	**ATS5853-** **039ADavTcTMR**	arborman® tree solutions PROFESSIONALS IN ARBORICULTURE

Appendix D – Tree Assessment Summary

D

Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Risk Rating	Recommendation	Recommendation	Priority
1	*Corymbia citriodora*	Significant	Low	Maintenance and reduction pruning are recommended for this tree. Whilst this tree has a Low Risk Rating it does have an elevated Likelihood of Failure and as such Crown Maintenance to minimise this is considered to be a reasonable and appropriate management option.	Crown Maintenance	Low

ITEM 6
DEVELOPMENT APPLICATION – 090/92/2020/C2 – 17 MILLS STREET, CLARENCE PARK SA 5034 (CLARENCE PARK)

DEVELOPMENT APPLICATION NUMBER:	090/92/2020/C2
ADDRESS:	17 Mills Street, Clarence Park SA 5034
DATE OF MEETING:	16 June 2020
AUTHOR:	Harry Stryker
DEVELOPMENT PROPOSAL:	Demolish exiting rear additions, carport and shed, carryout alterations and new single-story rear additions including carport and verandahs constructed to side boundaries, and construct a dependant accommodation outbuilding on side boundary.
HERITAGE VALUE:	Nil
DEVELOPMENT PLAN:	19 December 2017
ZONE:	Residential Streetscape (Built Form) Zone Policy Area 9 - Spacious Precinct 9.1
APPLICANT:	A Albarouki
OWNER:	Brothers in Building Pty Ltd
APPLICATION TYPE:	Merit
PUBLIC NOTIFICATION:	Category 2
REPRESENTATIONS RECEIVED:	YES – one (1) opposed
CAP'S CONSIDERATION IS REQUIRED DUE TO:	Unresolved representations
RECOMMENDATION:	Approval
KEY PLANNING ISSUES:	Boundary development Overshadowing

1. PLANNING BACKGROUND

No relevant planning background.

2. DESCRIPTION OF PROPOSAL

The proposed development includes the following:

- Demolish exiting rear additions, carport and shed,
- Carryout alterations and new single-story rear additions including a replacement carport on the eastern side of the dwelling setback 1.5m further than the existing carport and the roof form setback 600mm from

side boundary (posts and beams constructed to boundary); alteration of the front window of existing western side lean-to to a doorway; and extension of the associated eaves to form a covered area to side boundary; varandahs constructed to side boundaries, and

- Construct a dependant accommodation outbuilding including a flexi-rumpus/storage room on side boundary.

3. SITE DESCRIPTION

The site is rectangular with a northern primary frontage to Mills Street of 19 metres and a depth of 61 metres. The site has an area of 1170 square metres.

Existing structures on the subject site include a single storey detached dwelling and a shed outbuilding.

There are **no** Regulated trees growing on or near the development site.

4. LOCALITY PLAN



Subject Site Locality 1 Representations

5. LOCALITY DESCRIPTION

Land Use

The predominant land use within the locality is residential.

Land Division/Settlement Pattern

The pattern of land division along Mills Street in the locality is predominantly rectangular allotments of varied widths, oriented north/south facing the street. Dwellings are setback from side boundaries consistently no less than 1 metre on one side and 3 metres or more on the other, with predominant collective space between adjoining buildings of 5 to 7 metres when viewed from the street.

Dwelling Type / Style and Number of Storeys

Dwellings within the locality are a mixture of architectural styles. Dwellings are predominantly detached single storey, with two residential flat buildings facing the street, including on the land adjoining the subject site to the west.

6. STATUTORY REFERRALS

No statutory referrals required.

7. NON-STATUTORY (INTERNAL) REFERRALS

No non-statutory (internal) referrals were undertaken.

8. PUBLIC NOTIFICATION

Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period one (1) representation was received as summarised below. (see attachments for full comments)

15 Mills Street Clarence Park - opposed - Does *not* wish to be heard	
ISSUES RAISED	**APPLICANTS RESPONSE**
Height on boundary of 3.1m Combined length on boundary Overshadowing	As shown on the plans, the proposed carport posts on the boundary are 2.82m high, similar height to the neighbour's carport. The roof, gutters and fascia beam of the entire carport would be setback 600mm from the boundary. Regarding the space that could be affected by our proposed alfresco, please see photo 2, 3 and 4 of the boundary fence and aerial view to see

	the current shadowing of the area we propose to place the alfresco.   
Building hygiene regarding abutting walls*	Even though it is not a planning issue, adequate flashing and sealing will eliminate any gaps.

(** denotes non-valid planning considerations*)

9. ADMINISTRATION NEGOTIATIONS

Following negotiation with Council Administration, the proposal has been amended from as lodged to set the carport roof structure 600mm off of the associated side boundary.

10. DEVELOPMENT DATA

Site Characteristics	Description of Development	Development Plan Provision
Total Site Area	1170m^2	
Frontage	19m	
Depth	61m	
Building Characteristics		
Site Coverage		
Roofed Buildings	51%	□50% of site area
Total Impervious Areas	**78%**	□70% of site□
Carport		
Setbacks		
Front boundary (north)	14m 1.5m behind facade	5.5m 1m behind facade
Side boundary (east)	600mm (roof) Nil (frame)	Nil / 600mm
Side boundary (west)	n/a	
Rear boundary (south)	n/a	
Dependant accommodation and verandahs on Boundary		
Location	East and west	
Length	**14m** (dependant accomm. outbuilding) 11m (verandah on east) Combined **52%** on east 8.4m (front west verandah)	□9m for walls, 12m for open structures, or □50%□of the boundary length behind the dwelling façade, whichever is the lesser
Height	2.8m (outbuilding) 3m (r. alfresco ver. posts) 2.5m (west ver. posts)	□3m
Floor Area	**110m^2** or 9.5% (outbuilding)	80m^2 or 10% of site, whichever is the lesser
Private Open Space		
Min Dimension	4m to 11m	□4m minimum
Total Area	34% or 385m^2	□20% OR 35m^2 OR 20m^2
Colours and Materials		
Roof	Grey Colorbond to match existing	

Walls	Red brick to match existing and select texture coated carport entry and alfresco posts Grey brick to dependant accommodation building	

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

11. ASSESSMENT

Zone Desired Character and Principles of Development Control

RESIDENTIAL STREETSCAPE (BUILT FORM) ZONE
Objective 1: Enhancement of the desired character of areas of distinctive and primarily coherent streetscapes by retaining and complementing the siting, form and key elements as expressed in the respective policy areas and precincts. *Objective 2: A residential zone for primarily street-fronting dwellings, together with the use of existing non-residential buildings and sites for small-scale local businesses and community facilities.* *Objective 3: Retention and refurbishment of buildings including the sensitive adaptation of large and non-residential buildings as appropriate for supported care or small households.* *Objective 4: Replacement of buildings and sites at variance with the desired character to contribute positively to the streetscape.*
Desired Character
The Residential Streetscape (Built Form) Zone encompasses much of the living area in inner and western Unley, (excluding the business and commercial corridors and those areas of heritage value). The zone is distinguished by those collective features (termed "streetscape attributes") making up the variable, but coherent streetscape patterns characterising its various policy areas and precincts. These attributes include the: *(a) rhythm of building sitings and setbacks (front and side) and gaps between buildings; and* *(b) allotment and road patterns; and* *(c) landscape features within the public road verge and also within dwelling sites forward of the building façade; and* *(d) scale, proportions and form of buildings and key elements.* ***Streetscape Attributes***

It is important to create high quality, well designed buildings of individuality and design integrity that nonetheless respect their streetscape context and contribute positively to the desired character in terms of their:

(a) siting - open style front fences delineate private property but maintain the presence of the dwelling front and its garden setting. Large and grand residences are on large and wide sites with generous front and side setbacks, whilst compact, narrow-fronted cottages are more tightly set on smaller, narrower, sites. Infill dwellings ought to be of proportions appropriate to their sites and maintain the spatial patterns of traditional settlement; and

(b) form - there is a consistent and recognisable pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and forms associated with the various architectural styles. Infill and replacement buildings ought to respect those traditional proportions and building forms; and

(c) key elements - verandahs and pitched roofs, the detailing of facades and the use of traditional materials are important key elements of the desired character. The use of complementary materials, careful composition of facades, avoidance of disruptive elements, and keeping outbuildings, carports and garages as minor elements assist in complementing the desired character.

Sites greater than 5000 square metres will be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings, supported accommodation or institutional housing facilities at densities higher than, but compatible with, adjoining residential development.

Sites for existing or proposed aged care housing, supported accommodation or institutional housing may include minor ancillary non-residential services providing that the development interface is compatible with adjoining residential development.

Assessment

As is discussed below, the relocation of the carport would enhance the prominence of the main building. The remaining alterations and additions have reasonable regard to the desired character including siting, scale and form.

Relevant Zone Principles of Development Control	Assessment
PDC4 *Alterations and additions to a building should be located primarily to the rear of the building and not be visible from the street or any public place unless involving the dismantling and replacement of discordant building elements so as to better complement the building's original siting, form and key features.*	The carport would replace an existing carport on the eastern side of the dwelling which was constructed inline with the front façade. The new replacement carport would however provide a setback from the front façade of 1.54 metres, which would better complement the buildings original form and key features.

Relevant Zone Principles of Development Control	Assessment
	The extension of the existing front western side lean-to eaves to side boundary would be a light weight open structure and would be setback behind the main building façade and front porch. The alterations including conversion of the existing front window to a doorway would not adversely affect the streetscape contribution of the dwelling main form. The remaining alterations and additions would be at the rear of the dwelling and not readily visible from the street.
PDC13 *Building walls on side boundaries should be avoided other than:* *(a) a party wall of semi-detached dwellings or row dwellings; or* *(b) a single storey building, or outbuilding, which is not under the main dwelling roof and is setback from, and designed such that it is a minor, low and subservient element and not part of, the primary street façade, where:* *(i) there is only one side boundary wall, and* *(ii) the minimum side setback prescribed under the desired character is met on the other side boundary; and* *(iii) the desired gap between buildings, as set out in the desired character, is maintained in the streetscape presentation.*	The proposed dependant accommodation outbuilding would be single storey, have a roof form separate of the dwelling and would be setback 30 metres from the front façade of the dwelling and 43 metres from the front street boundary. Side setbacks for the dwelling walls would be maintained on the other side of the site. The outbuilding would not be readily visible from the street and would not adversely affect the sense of space between the main form of the associated and adjoining dwelling buildings.
PDC14 *A carport or garage should form a relatively minor streetscape element and should:* *(a) be located to the rear of the dwelling as a freestanding outbuilding; or* *(b) where attached to the dwelling be sited alongside the dwelling and behind*	The carport would replace an existing carport, however provides a setback from the front façade of 1.5 metres, which the existing carport does not. The carport would be light weight, with a low straight pitched roof joining the dwelling form below the main building roof form eaves. The width is relatively minor and the

Relevant Zone Principles of Development Control	Assessment
its primary street façade, and adopt a recessive building presence. In this respect, the carport or garage should: *(i) incorporate lightweight design and materials, or otherwise use materials which complement the associated dwelling; and* *(ii) be in the form of a discrete and articulated building element not integrated under the main roof, nor incorporated as part of the front verandah or any other key element of the dwelling design; and* *(iii) have a width which is a proportionally minor relative to the dwelling façade and its primary street frontage; and* *(iv) not be sited on a side boundary, except for minor scale carports, and only where the desired building setback from the other side boundary is achieved.*	dwelling setbacks from the other side boundary would be maintained.

Relevant Council Wide Objectives and Principles of Development Control

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

City-wide Objectives and Principles of Development Control		
Residential Development	*Objectives*	1, 2, 3, 4, 5
	PDCs	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62

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

Relevant Zone Principles of Development Control	Assessment
Residential Development	
PDC8 *A garage, carport or outbuilding should be setback from the primary street frontage:* *(a) at least 1.0 metres further than the setback of the associated dwelling;* *(b) no closer than the front alignment of walls of the associated dwelling if the dwelling incorporates street facing attached verandahs, porticos and similar structures;* *(c) at least 5.5 metres where a car parking space is required within the driveway.*	The carport would replace an existing carport which had been constructed inline with the front façade, with a new carport setback 1.5 metres further behind the front façade.
Side and Rear Boundaries *Garages, carports, verandahs, pergolas, outbuildings and like structures* ***PDC15*** *Garages, carports, verandahs, pergolas, outbuildings and like structures should be sited and designed to be ancillary to the dwelling and not visually dominate the locality and should:* *(a) site any solid wall at least 600 millimetres off the boundary or on the boundary* *(b) site boundary walls immediately abutting other adjacent walls and have the same or lesser length and height* *(c) have a minimum setback of 1.8 metres for solid walls or a minimum setback of 0.9 metres for an open sided structure to a habitable room window of an adjacent dwelling* *(d) have a minimum distance of 3 metres to any other attributable walls on the boundary*	The dependant accommodation outbuilding would abut an outbuilding on the eastern adjoining land at 15 Mills Street, also constructed on boundary, for 4.5 metres of the proposed 14 metre length. The remaining 9.5 metres would abut the north western (rear) corner of an offset section of land associated with 2 Dixon Street. The area is currently landscaped with a mixture of small trees and shrubs. The rear alfresco verandah would be open sided and abut the same outbuilding on boundary at 15 Mills Street for 2.5 metres of the proposed 11 metre length. The remaining 8.5 metres would adjoin a section which is currently landscaped with small trees as demonstrated in the applicant's supplied photographs numbers 2 and 3 above. The carport would be open sided, with the posts located on boundary of 2.5 metres height. The roof and gutter however would be setback 600mm from boundary. The front western verandah would be open sided with post heights of 2.5

Relevant Zone Principles of Development Control	Assessment
(e) be sited clear of easements and the canopy of significant trees, where practicable.	metres. It is noted this is 300mm less than the height allowable for lattice screening on top of fence heights. The verandah would abut the boundary for 8.4 metres with the western adjoining residential flat buildings common driveway. Given the context of the proposal, site and locality, including existing land use, structures and trees on adjoining land, the proposed structures would not visually dominate the locality.
PDC17 *Roofed buildings (excluding verandahs and eaves up to 2 metres in width or garden structures up to 10 square metres in area) should:* *(a) cover no more than 50 percent of the area of the site (excluding the area of the handle of a hammerhead allotment, any right of way or any shared driveway access)* *(b) together with the impervious areas (private driveways, car parking spaces, paths and outdoor entertainment areas) cover no more than 70 percent of the site.*	Roofed buildings (excluding depths up to 2 metres and minor garden structures) would cover 51 percent of the site area. Total proposed impervious surfaces would cover 78 percent of the site. Given the context of the site and locality, the variances from these guidelines are minor and not critical.
PDC30 *Outbuildings and like structures should be sited and designed to be ancillary to the dwelling and not visually dominate the locality by having:* *(a) a maximum wall height of 3 metres and roof height of 5 metres (sited at least 2 metres from the side boundary) above ground level;* *(b) a maximum wall length of 8 metres for solid walls and 12 metres for open-sided structures (including all other boundary walls) or no longer than 50 percent of the boundary length behind the front face of the dwelling, whichever is the lesser amount;*	The maximum wall height on boundary of the dependant accommodation outbuilding would be 2.8 metres. The skillion roof form would increase in height to 4 metres on the inside of the subject site, a minimum distance of 4 metres from any adjoining common boundary. As discussed above, the outbuilding would abut an outbuilding on the eastern adjoining land at 15 Mills Street, also constructed on boundary, for 4.5 metres of the proposed 14 metre length. The remaining 9.5 metres would abut the north western (rear) corner of an offset section of land associated with 2 Dixon Street. The area is currently landscaped with a mixture of small trees and shrubs.

Relevant Zone Principles of Development Control	Assessment
(c) a total floor area not exceeding 80 square metres or 10 percent of the site, whichever is the lesser amount.	The floor area would be 110 square metres or 9.5% of the site area. The rear alfresco verandah on the eastern side boundary would have post heights of 3 metres and an overall height of 3.2 metres for a length of 11 metres. The combined lengths on boundary of the dependant accommodation outbuilding and rear verandah would constitute 52% of the boundary length behind the front face of the dwelling. Given the above and with regard to the context of the site and locality, including existing structures and vegetation on boundary, the proposed outbuilding and alfresco verandah would not visually dominate the locality. The variances from the guidelines for boundary development and outbuilding floor area, are on balance, not so significant as to be fatal to the proposal.
Overshadowing and Natural Light ***PDC41*** *Development should allow direct winter sunlight access to adjacent residential properties and minimise the overshadowing of:* *(a) living room windows, wherever practicable;* *(b) the majority of private open space areas, communal open space and upper level balconies that provide the primary open space provision;* *(c) roof areas, preferably north facing and suitable for the siting of at least 4 solar panels on any dwelling;* *or where such affected areas are already shaded, the additional impact should not significantly worsen the available sunlight access.*	The development would adjoin properties to the east and west. The dependant accommodation outbuilding would have a maximum roof height of 4 metres and be setback from the southern adjoining property by 4 metres. The rear alfresco verandah would have an overall height of 3.2 metres and abut the eastern boundary. The affected area on the eastern adjoining land is a landscaped strip planted with small trees. The development is not in close proximity to any windows of adjoining dwellings. Sunlight access would not be significantly worsened to areas affected on adjoining land already shaded by fencing, vegetation and domestic structures. The proposed development would allow direct winter sunlight access to adjacent residential properties for a reasonable number of hours.

Relevant Zone Principles of Development Control	Assessment
PDC55 *Dependent accommodation should only be developed on the site of an existing dwelling where:* *(a) the site of the existing dwelling is greater than 600 square metres;* *(b) the accommodation is located on the same allotment as the associated dwelling;* *(c) the accommodation has a small floor area relative to the main dwelling and does not exceed 60 square metres;* *(d) outdoor space of at least 120 square metres is available to be shared by both residences;* *(e) on-site car parking is maintained for the existing dwelling and an additional space provided for exclusive use by occupants of the dependent accommodation;* *(f) the additional accommodation continues the architectural style and general appearance of the main dwelling.*	The site area is 1170 square metres. The dependant accommodation element would have a floor area of 55 square metres. Both residences would share the 385 square metres of outdoor open space. The building would be located at the rear of the dwelling and would not be readily visible from the street. The roofing would be woodland grey to match the dwelling. Onsite carpaking would satisfy minimum guidelines and would provide for car parking opportunities exclusively for occupants of the dependent accommodation.

12. CONCLUSION

In summary, the application is not considered to be seriously at variance with the Development Plan and is considered to satisfy the provisions of the Development Plan for the following reasons:

- The scale and form of the development would not be incongruous with the setting and would not adversely impact the streetscape character of the associated building nor the desired character for the locality.

- The proposed development would be sited and designed to adequately minimize negative visual impacts and would not significantly worsen the available sunlight access to neighbouring sites and dwellings.

- The proposed development is considered to adequately satisfy relevant Council wide, zone and policy area principles of development control.

- The development is of domestic scale and ancillary to and would facilitate the better use of the existing residential use of the land and buildings.

The application is therefore recommended for Development Plan CONSENT.

13. RECOMMENDATION

MOVED: SECONDED:

That Development Application 090/92/2020/C2 at 17 Mills Street, Clarence Park SA 5034 to 'Demolish exiting rear additions, carport and shed, carryout alterations and new single-story rear additions including carport and verandahs constructed to side boundaries, and construct a dependant accommodation outbuilding on side boundary', is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.
3. The services associated with the dependent accommodation shall be shared with the main dwelling on the subject land.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

- 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**.
- 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.
- 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.

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

ATTACHMENT A

AMERCO DRAFTING
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Mob: 0431252979

General Notes:
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*Do not scale drawings. Always use written dimensions.
*Comply with the building code of Australia, Building Act and Regulation and relevant Australian standards.

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PROPOSED ADDITION

Client: Mr. Peter Toubia

Site Address: 17 Mills St Clarence Park SA 5034

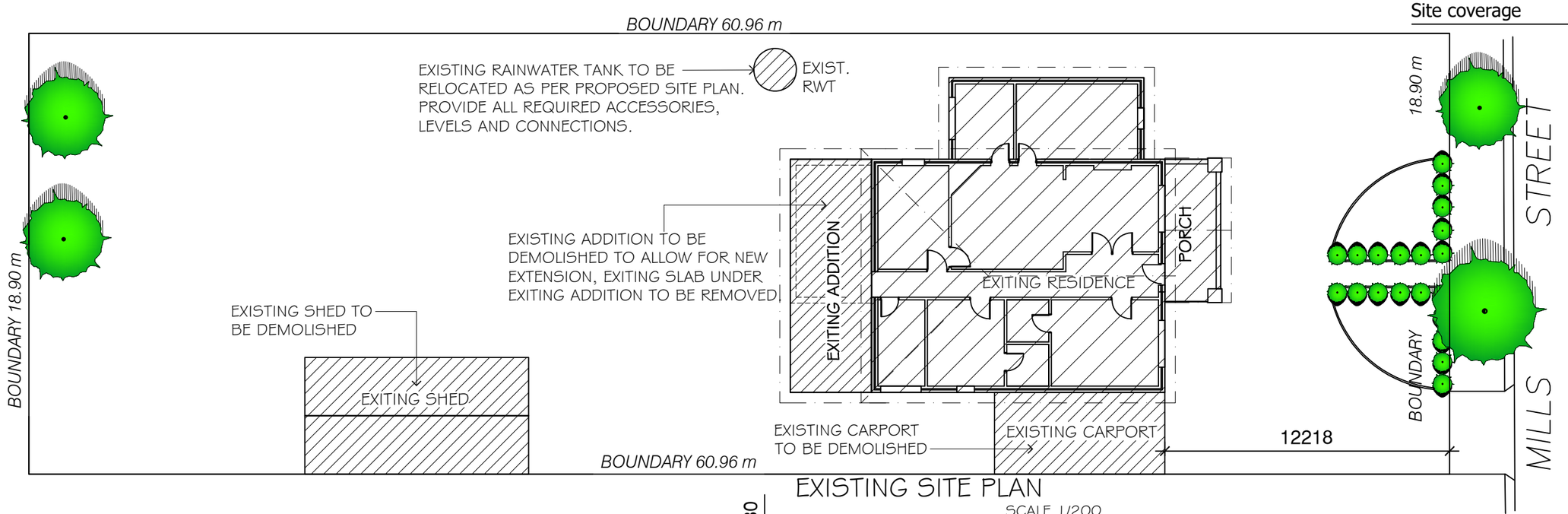
Drawing Title: SITE PLANS

Structural Engineers.	Engineers Job No.
DESIGNED BY: CLIENT	DRAWN BY: AAA
Date. 03/02/2020 REV.C 02/04/2020	Scale. 1:200
	SHEET A3
Project No. A02/0220	Sheet No. 1 OF 8

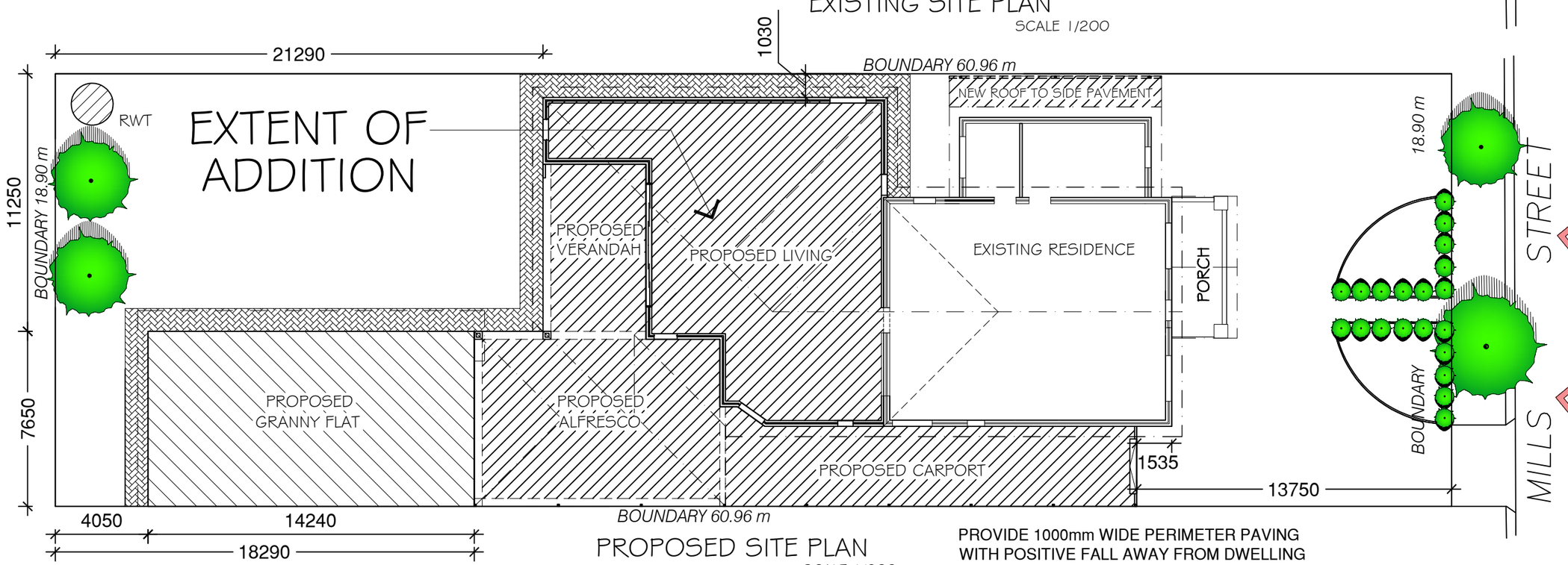
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AREA CALCULATIONS

Existing Living	190.0 sq.m.
Added living	150.0 sq.m.
Existing carport	25.56 sq.m.
Added carport	39.30 sq.m.
New verandah and alfresco	113.7 sq.m.
Proposed granny-flat	108.9 sq.m.
Proposed shed	18.00 sq.m.
Site Area	1152 sq.m
Private Open Space	360.5 sq.m ≈ 31%
Site coverage	≈ 54%



EXISTING SITE PLAN
SCALE 1/200



PROPOSED SITE PLAN
SCALE 1/200

AMENDED LAYOUT 02/04/20 PLANNING REQUIREMENTS

PLANNING LAYOUT ONLY NOT FOR CONSTRUCTION

PROVIDE 1000mm WIDE PERIMETER PAVING WITH POSITIVE FALL AWAY FROM DWELLING

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Version: 3, Version Date: 27/05/2020

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PROPOSED ADDITION

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Drawing Title: SITE PLANS

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Project No. A02/0220	Sheet No. 2 OF 8

A

AMENDED LAYOUT 02/04/20 PLANNING REQUIREMENTS

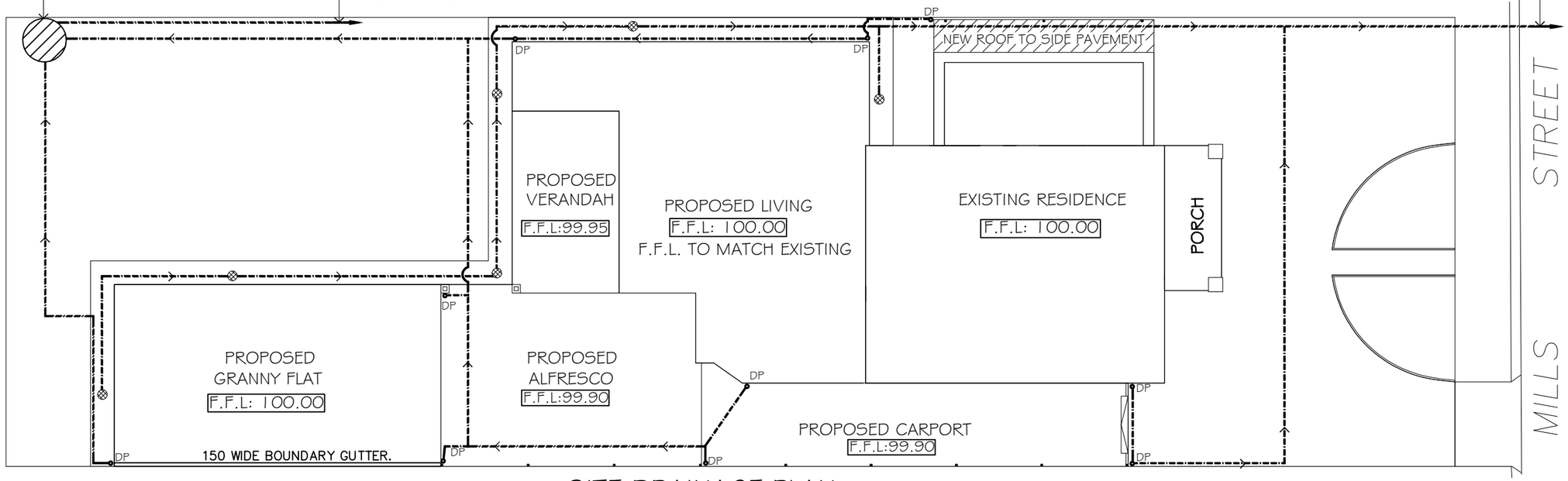
PLANNING LAYOUT ONLY NOT FOR CONSTRUCTION

5500 LTR RAINWATER TANK, 3000L RETENTION TANK CONNECTED TO WC & 2500L DETENTION TANK AS PER COUNCIL REQUIREMENTS, OVERFLOW PIPE TO BE CONNECTED TO EXISTING STORMWATER SYSTEM.

90mm OVER FLOW STORMWATER PIPE CONNECTED TO EXISTING STORMWATER SYSTEM

⊗ DENOTES: 150ø OPEN SUMP.

DISCHARGE STORMWATER TO STREET WATERTABLE AS PER COUNCIL REQUIREMENTS, MAX. DISCHARGE RATE: 4L/S



SITE DRAINAGE PLAN
SCALE 1/200

LEGEND

- PAVING
- 97.25 DESIGN LEVEL
- FFL: FINISHED FLOOR LEVEL
- BL: BENCH LEVEL
- 99.25 EXISTING GROUND LEVEL
- ⊗ 150ø GRATED SUMP
- dp: STORMWATER DOWN PIPE
- STORMWATER ALIGNMENT 90 ø UPVC PIPE U.N.O.
- 100.20 SURFACE CONTOUR

Reinforce concrete paving with F62 fabric top for soil class H & E, 100mm thick. And, F52 top for soil class A,S & M, 75mm thick.

DISCHARGE ROOF RUNOFF WATER TO STREET WATERTABLE VIA SEALED SYSTEM.

PROVIDE SLEEVES FOR ALL PIPES PENETRATING FOOTING BEAMS.

PROVIDE 1000mm WIDE PERIMETER PAVING WITH POSITIVE FALL AWAY FROM DWELLING

PROVIDE POSITIVE FALL AWAY FROM DWELLING IN ALL FRONT YARD PAVING AND SURFACES, FLOW TO BE DIRECTED VIA THE DRIVEWAY TO THE OPEN GRATED DRAIN, ELSE, FALL GROUND TO 300 SUMP TO BE CONNECTED TO STORMWATER GROUND RUNOFF SYSTEM.

40mm CLOSED CELL POLYETHYLENE LAGGING SHALL BE USED AROUND ALL STORMWATER AND SEWER PIPES PENETRATING FOOTING BEAMS.

CONNECT SEWER DRAIN TO SEWER INLET TO COUNCIL REQUIREMENTS. CONTRACTOR TO ENSURE ADEQUATE SEWER DRAIN FALL IN RELATION WITH BUILDING PROPOSED FINISHED FLOOR LEVEL. IF FALL CAN NOT BE ACHIEVED THEN, CONTACT THE ENGINEER FOR FURTHER CONSULTATION.

WHERE NECESSARY, PROVIDE CONCRETE STRIP UPSTAND UNDER NEW FENCE TO RETAIN NEIGHBOURING LOOSE DISTURBED GROUND. 20 MPA CONCRETE 2N12 TOP AND BOTTOM W6@1200

SETDOWN AND FALL CONCRETE PAVING AS REQUIRED

SITE DRAINAGE PLAN
SCALE 1:200

AMERCO DRAFTING
email: amerco.eng@gmail.com
Mob: 0431252979

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PROPOSED ADDITION

Client:
Mr. Peter Toubia

Site Address:
17 Mills St Clarence Park SA 5034

Drawing Title:
SITE PLANS

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Project No. A02/0220	Sheet No. 3 OF 8

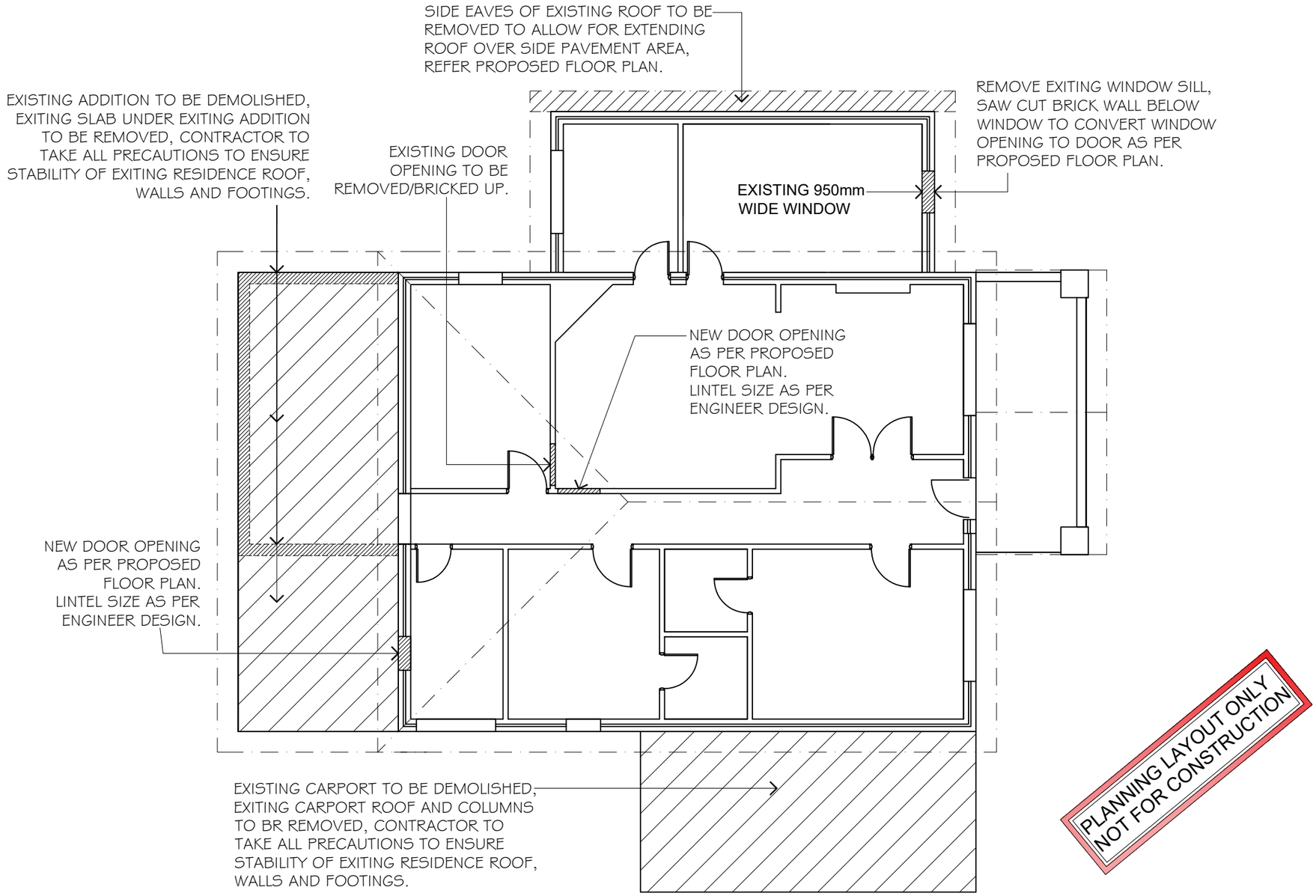
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DEMOLITION NOTES - where applicable:

CONTRACTOR MUST DETERMINE THE EXACT EXTENT OF DEMOLITION INCLUDING, BUT NOT RESTRICTED TO, MASONRY WALL CONSTRUCTION, ROOF FRAMING AND TRUSS CONSTRUCTION, CEILING SYSTEMS, FLOOR SUPPORT SYSTEMS, SEWERAGE AND STORMWATER DISPOSAL, ELECTRICAL RETICULATION,AND THE LIKE, BY;

* SITE INSPECTION.
* REFERENCE TO CONTRACT DEMOLITION PLANS
* REFERENCE TO DRAWINGS OF EXISTING PLAN

-CONTRACTOR TO ENSURE ADEQUATE PROPPING TO EXISTING WALLS AND ROOF STRUCTURE THROUGHOUT THE STAGES OF ALL ALTERATION WORK AND PLACING THE NEW SUPPORTING STRUCTURE.
-TOP OF EXITING WALLS TO BE INSPECTED BY CONTRACTOR PRIOR TO MAKE ANY OF THE PROPOSED OPENINGS, ANY POINT LOAD, ROOF STRUCTURE SUPPORT STRUT WITHIN A HORIZONTAL DISTANCE OF 900mm FROM PROPOSED OPENING MUST BE REPORTED TO ENGINEER PRIOR TO ANY WALL ALTERATION WORK.
-SITE SURVEY ALL BOUNDARIES PRIOR TO COMMENCEMENT OF ANY WORKS TO ESTABLISH DIMENSION FROM HOUSE.
-PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPROCK BOARD, PLASTER, WOOD TRIM, COVERS & FLOOR PANELS. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC... TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS.
-PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.
-PATCH EXISTING WALLS GYPROCK WALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
-ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH SUITABLE MATERIAL TO MATCH EXISTING.



PLANNING LAYOUT ONLY
NOT FOR CONSTRUCTION

DEMOLITION PLAN
SCALE 1/100

DOORS AND WINDOWS HEAD HEIGHT 2400mm HIGH UNLESS NOMINATED OTHERWISE, SLIDING DOORS AS NOMINATED

PROVIDE SARKING TO THE UNDERSIDE OF ALL ROOF DECKING

PROVIDE WATER PERMEABLE VAPOUR BARRIER BEHIND ALL LIGHTWEIGHT WALL CLADDINGS

PROVIDE ADDITIONAL FRAMING AS NECESSARY TO ALLOW FOR THE INSTALLATION OF GRABRAILS, TOWEL RAILS AND ANY WALL MOUNTED FIXTURES.

SD SMOKE DETECTOR TO BE HARD WIRED WITH 9v BATTERY BACKUP TO COMPLY WITH AS3786 - 1993 SMOKE ALARMS SHALL BE INTERCONNECTED

EXHAUST FAN WIRED TO LIGHT SWITCH. VENTED AS PER AS1668.2 & CLAUSE 3.8.5.0 OF THE B.C.A

PROPOSED FLOOR PLAN

SCALE 1:100

A

AMENDED LAYOUT 02/04/20 PLANNING REQUIREMENTS

PLANNING LAYOUT ONLY NOT FOR CONSTRUCTION

FULL HEIGHT LINEN
L'DRY
W.M
BENCH TOP ONLY
LINEN
OUTDOOR KITCHEN
600mm LIGHTWEIGHT NIB WALL TO BBQ AREA
VERANDAH
50mm SETDOWN TO VERANDAH F.L.
DROPPED B/HEAD
ASTD 2754
90X90 MGP10 POST WITH 350X350 LIGHTWEIGHT TIMBER BOXING
450mm PARAPET
ALFRESCO
100mm SETDOWN TO VERANDAH F.L.
LIVING
DINING
C.H. 3.1m
FFL: TO MATCH EXISTING
ASW 1515
BUILT-IN DW Below
WIP
KITCHEN
300mm BULK H/DROPPED CEILING
600 BUILT-IN Appl
FR
Linen
1700 Linen
STUDY
MASTER BEDROOM
ENS
WIR
OFFICE
AAW 1818
75mm POST
EXTEND EXISTING ROOF OVER SIDE PAVEMENT
existing side eaves to be removed to allow for new roof
ENTRY
PASSAGE
SD
FULL WIDTH OPENING
900W SQ. ARCH
BED 4
ROBE
WC
BATH
BED 3
WIR
BED 2
EXIST. TSW 1720
ASW 1512
ASW 0606
NO EAVES TO NEW AND EXISTING MAIN ROOF OVER CARPORT
LINE OF EXISTING WALLS
CARPORT ROOF AT 3° FALL
CARPORT
CARPORT ROOF AND GUTTER TO SETBACK 600mm FROM BOUNDARY.
BOUNDARY TYPE GUTTER TO CARPORT AND ALFRESCO SIDE BOUNDARY EDGE.

ALL WINDOW AND DOOR SIZES ARE TO BE CONFIRMED AND VERIFIED ON SITE PRIOR TO FABRICATION

ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO DESIGNER FOR CLARIFICATION.

NOTE: ENSUITE, WC & BATH WINDOWS TO BE OBSCURED UP TO 1800 AFL.

REFER TO CABINET MANUFAC. FOR FINAL JOINERY DETAILS

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	SHEET A3
Project No. A02/0220	Sheet No. 4 OF 8

Project: PROPOSED ADDITION

Client: Mr. Peter Toubia

Site Address: 17 Mills St Clarence Park SA 5034

Drawing Title: SITE PLANS

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NOTES:
ALL BUILDING WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 2019

CONCRETE SLAB RAFT FOOTINGS AS PER ENGINEER REPORT.

WALL MATERIAL:
BRICK VENEER CONSTRUCTION FACE BRICK FINISH, WALL ON THE BOUNDARIES TO COMPLY WITH NCC.V2 PART 3.7.1.
ROOF: SHALE GREY COLOUR, COLORBOND SHEET ROOF TO MATCH EXISTING ROOF PITCH APPROX. 25°, CARPORT ROOF@ 3° PITCH.
450mm EAVES, NO EAVES TO PART OF EAST ELEVATION ONLY, REFER ELEVATION AND FLOOR LAYOUTS.
WINDOWS: ALUMINUM FRAME WINDOW, GLAZING AS PER ENERGY EFFICIENCY REPORT, ALL WINDOW AND DOOR SIZES ARE TO BE CONFIRMED AND VERIFIED ON SITE PRIOR TO FABRICATION.
GARAGE ROLLER DOOR: 2400h x2600w ROLLER DOOR, CREAM COLOUR.
-INSULATIONS:
AS PER ENERGY EFFICIENCY REPORT.
-TERMITES:
BUILDING STRUCTURE TO BE ADEQUATELY PROTECTED AGAINST TERMITES IN ACCORDANCE WITH AS3660.1-1995 AND AS3660.1-2000 AND BCA- PART 3.1.3
-DAMP PROOF COURSES& FLASHING:
DAMP PROOF COURSES SHALL BE BLACK EMBOSSED POLYTHENE MANUFACTURED IN ACCORDANCE WITH AS2904, IN LONG LENGTHS AND 150mm END LAPS.
FIXINGS & TIE-DOWNS:
FIXING AND TIE-DOWN TO BE IN ACCORDANCE WITH AS 1684.2.
TIMBER WALL& ROOF FRAMING
MANUFACTURER SHALL PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL FROM ALL RELEVANT AUTHORITIES PRIOR TO FABRICATION.
PERIMETER PAVING TO BE 75mm BELOW D.P.C.
30mm MIN. REBATE TO PERIMETER OF CONCRETE SLAB.
HOT WATER SERVICE PER AS1529.
SEWER TO BE CONNECTED TO EXISTING SEWER DISPOSAL SYSTEM - DETAILS BY OTHERS..
W.C. DOOR TO BE INSTALLED WITH HINGES WHICH ARE READILY REMOVABLE FROM THE OUTSIDE - OTHERWISE DOOR TO SWING OUTWARDS

AMENDED LAYOUT 02/04/20
PLANNING REQUIREMENTS

PLANNING LAYOUT ONLY
NOT FOR CONSTRUCTION

PROVIDE WATER PERMEABLE VAPOUR BARRIER BEHIND ALL LIGHTWEIGHT WALL CLADDINGS

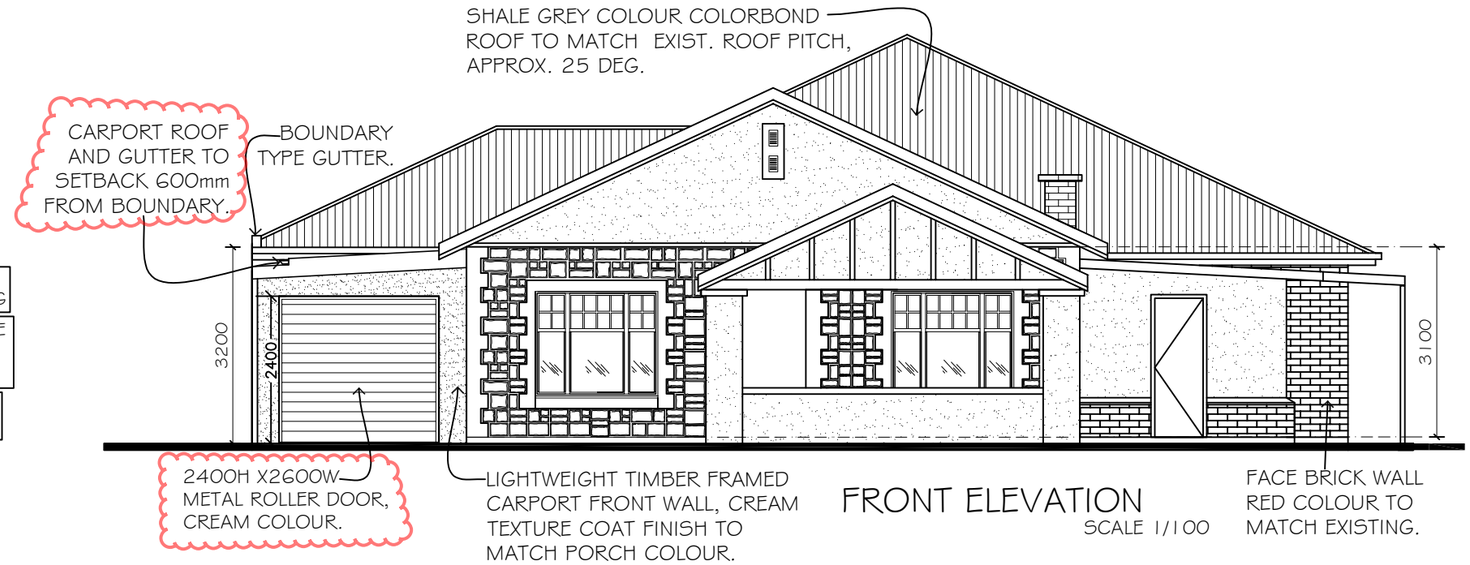
DOORS AND WINDOWS HEAD HEIGHT 2400mm HIGH UNLESS NOMINATED OTHERWISE, SLIDING DOORS AS NOMINATED

PROVIDE SARKING TO THE UNDERSIDE OF ALL ROOF DECKING

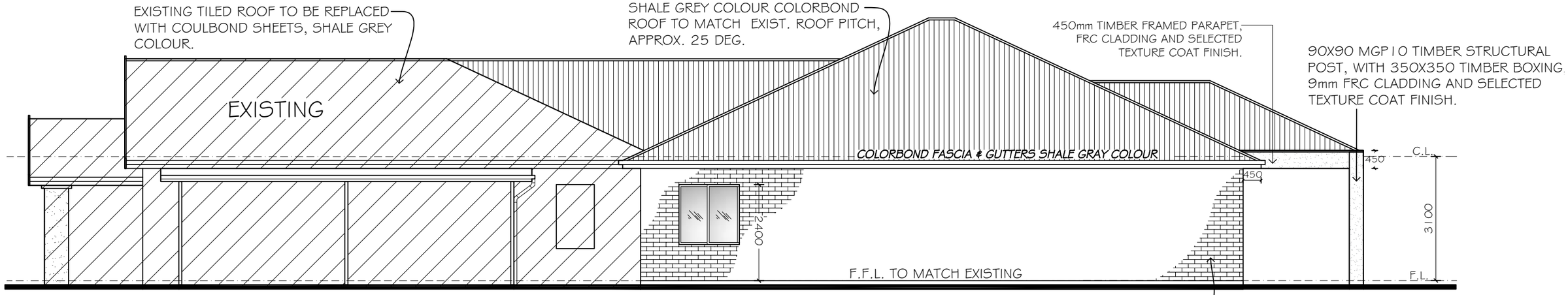
ALL WINDOW AND DOOR SIZES ARE TO BE CONFIRMED AND VERIFIED ON SITE PRIOR TO FABRICATION

NOTE: ENSUITE, WC & BATH WINDOWS TO BE FULLY OBSCURED.

ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO DESIGNER FOR CLARIFICATION.



FRONT ELEVATION
SCALE 1/100



WEST ELEVATION
SCALE 1/100

Structural Engineers.	Engineers Job No.
DESIGNED BY: CLIENT	DRAWN BY: AAA
Date. 03/02/2020 REV.C 02/04/2020	Scale. 1:100
	SHEET A3
Project No. A02/0220	Sheet No. 5 OF 8

PROPOSED ADDITION

Client:
Mr. Peter Toubia

Site Address:
17 Mills St Clarence Park SA 5034

Drawing Title:
SITE PLANS

General Notes:
*Contractors must verify all dimensions and levels at the job prior to commencing any work or making shop drawings.
*Do not scale drawings. Always use written dimensions.
*Comply with the building code of Australia, Building Act and Regulation and relevant Australian standards.

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AMERCO DRAFTING
email: amerco.eng@gmail.com
Mob: 0431252979

A

NOTES:

ALL BUILDING WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 2019

CONCRETE SLAB RAFT FOOTINGS AS PER ENGINEER REPORT.

WALL MATERIAL:
BRICK VENEER CONSTRUCTION FACE BRICK FINISH, WALL ON THE BOUNDARIES TO COMPLY WITH NCC.V2 PART 3.7.1.
ROOF: SHALE GREY COLOUR, COLORBOND SHEET ROOF TO MATCH EXISTING ROOF PITCH APPROX. 25°, CARPORT ROOF@ 3° PITCH.
450mm EAVES, NO EAVES TO PART OF EAST ELEVATION ONLY, REFER ELEVATION AND FLOOR LAYOUTS.
WINDOWS: ALUMINUM FRAME WINDOW, GLAZING AS PER ENERGY EFFICIENCY REPORT, ALL WINDOW AND DOOR SIZES ARE TO BE CONFIRMED AND VERIFIED ON SITE PRIOR TO FABRICATION.
GARAGE ROLLER DOOR: 2400h x2600w ROLLER DOOR, CREAM COLOUR.
-INSULATIONS:
AS PER ENERGY EFFICIENCY REPORT.
-TERMITES:
BUILDING STRUCTURE TO BE ADEQUATELY PROTECTED AGAINST TERMITES IN ACCORDANCE WITH AS3660.1-1995 AND AS3660.1-2000 AND BCA- PART 3.1.3
-DAMP PROOF COURSES& FLASHING:
DAMP PROOF COURSES SHALL BE BLACK EMBOSSED POLYTHENE MANUFACTURED IN ACCORDANCE WITH AS2904, IN LONG LENGTHS AND 150mm END LAPS.
FIXINGS & TIE-DOWNS:
FIXING AND TIE-DOWN TO BE IN ACCORDANCE WITH AS 1684.2.
TIMBER WALL& ROOF FRAMING
MANUFACTURER SHALL PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL FROM ALL RELEVANT AUTHORITIES PRIOR TO FABRICATION.
PERIMETER PAVING TO BE 75mm BELOW D.P.C.
30mm MIN. REBATE TO PERIMETER OF CONCRETE SLAB.
HOT WATER SERVICE PER AS1529.
SEWER TO BE CONNECTED TO EXISTING SEWER DISPOSAL SYSTEM - DETAILS BY OTHERS..
W.C. DOOR TO BE INSTALLED WITH HINGES WHICH ARE READILY REMOVABLE FROM THE OUTSIDE - OTHERWISE DOOR TO SWING OUTWARDS

AMENDED LAYOUT 02/04/20 PLANNING REQUIREMENTS

PLANNING LAYOUT ONLY NOT FOR CONSTRUCTION

PROVIDE WATER PERMEABLE VAPOUR BARRIER BEHIND ALL LIGHTWEIGHT WALL CLADDINGS

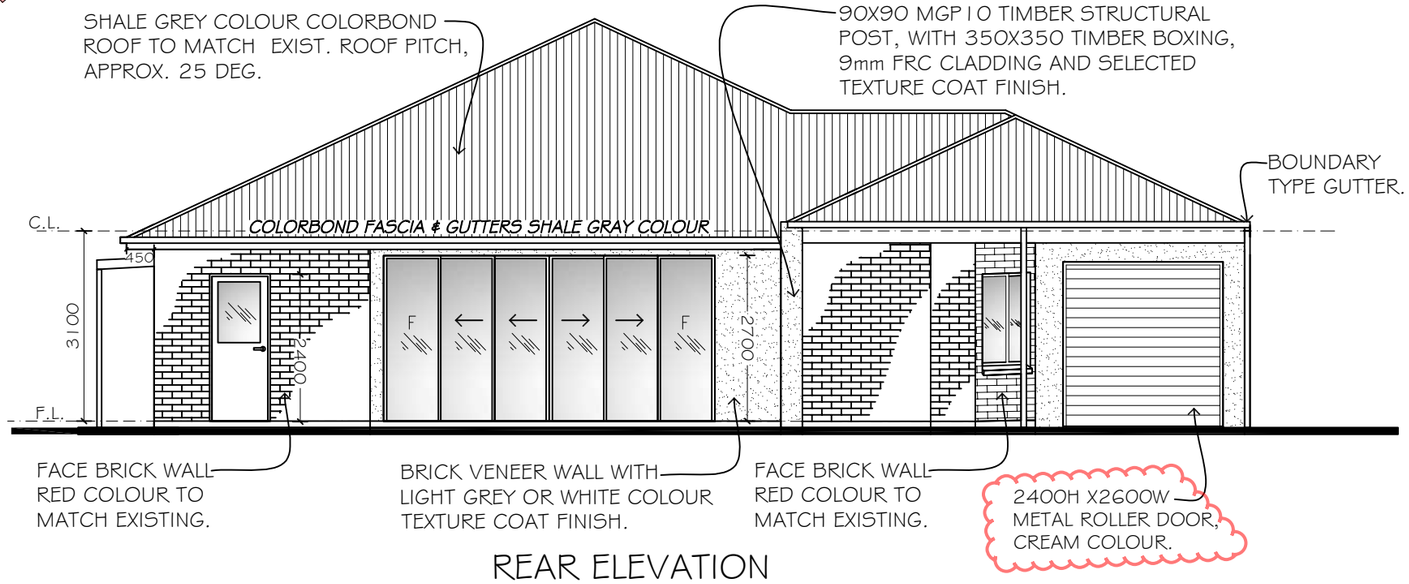
DOORS AND WINDOWS HEAD HEIGHT 2400mm HIGH UNLESS NOMINATED OTHERWISE, SLIDING DOORS AS NOMINATED

PROVIDE SARKING TO THE UNDERSIDE OF ALL ROOF DECKING

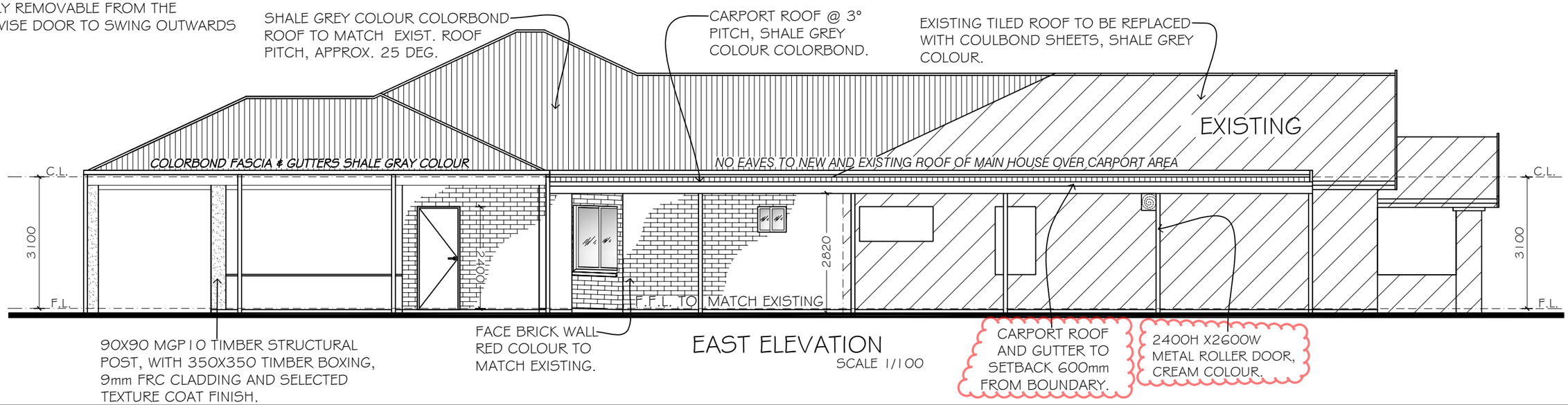
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NOTE: ENSUITE, WC & BATH WINDOWS TO BE FULLY OBSCURED.

ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO DESIGNER FOR CLARIFICATION.



REAR ELEVATION
SCALE 1/100



EAST ELEVATION
SCALE 1/100

Structural Engineers.	Engineers Job No.
DESIGNED BY: CLIENT	DRAWN BY: AAA
Date. 03/02/2020 REV.C 02/04/2020	Scale. 1:100
	SHEET A3
Project No. A02/0220	Sheet No. 6 OF 8

PROPOSED ADDITION

Client: Mr. Peter Toubia

Site Address: 17 Mills St Clarence Park SA 5034

Drawing Title: SITE PLANS

General Notes:
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email: amerco.eng@gmail.com
Mob: 0431252979

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Structural Engineers.	Engineers Job No.
DESIGNED BY: CLIENT	DRAWN BY: AAA
Date. 03/02/2020 REV.A 12/02/2020 REV.B 17/02/2020 REV.C 02/04/2020	Scale. 1:100 SHEET A3
Project No. A02/0220	Sheet No. 7 OF 8

PROPOSED ADDITION

Client: Mr. Peter Toubia

Site Address: 17 Mills St Clarence Park SA 5034

Drawing Title: SITE PLANS

General Notes:

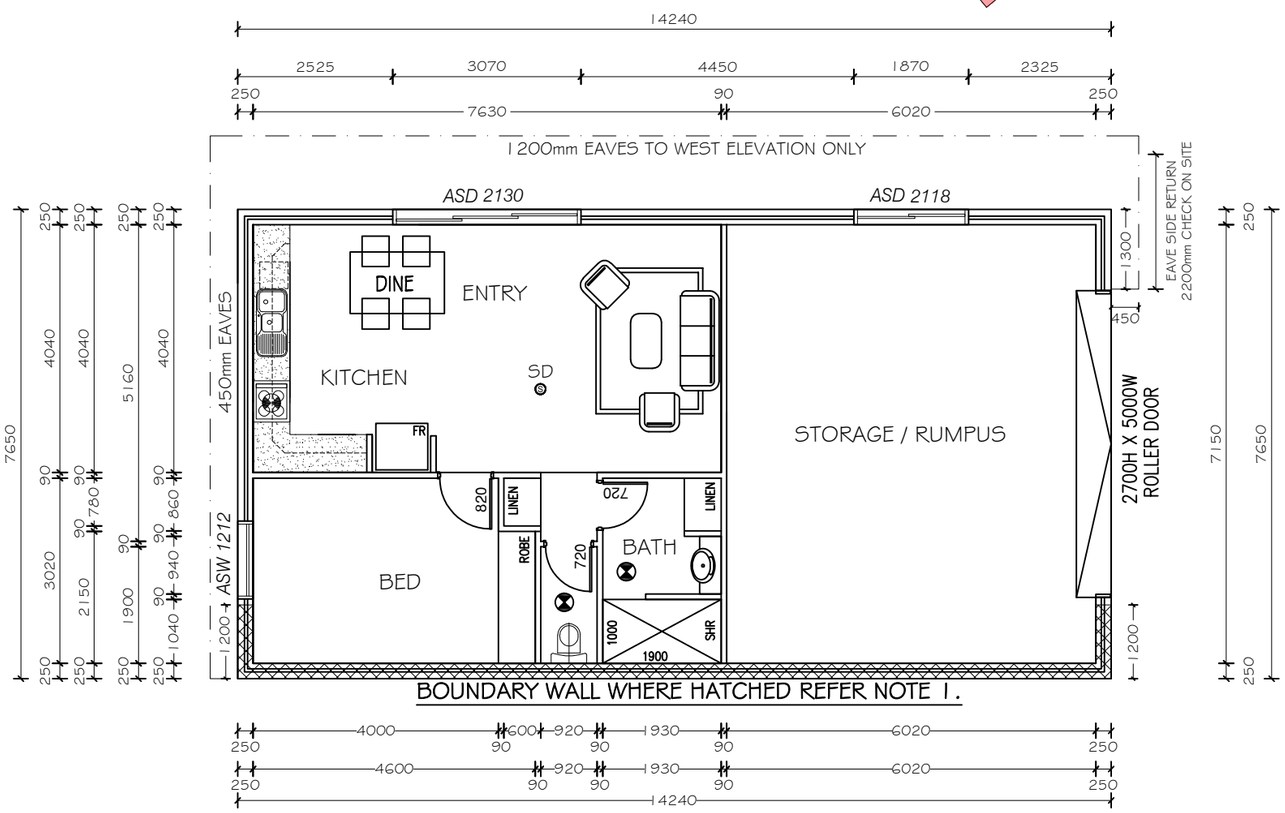
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PLANNING LAYOUT ONLY NOT FOR CONSTRUCTION



GRANNY FLAT FLOOR PLAN
SCALE 1/100

NOTE 1, BOUNDARY WALL DETAILS:
BRICK VENEER BOUNDARY WALL TO COMPLY WITH NCC.V2 PART 3.7.1, OTHERWISE; WALL TO BE 60/60/60 FIRE RATED BOUNDARY WALL.
FRL 60/60/60, USE BORAL WALL SYSTEM: TBV(60)16F OR ANY NCC APPROVED ALTERNATIVE, REFER ATTACHED DETAILS.

NOTES:

ALL BUILDING WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 2019

CONCRETE SLAB RAFT FOOTINGS AS PER ENGINEER REPORT.

WALL MATERIAL:
BRICK VENEER CONSTRUCTION FACE BRICK FINISH, WALL ON THE BOUNDARIES TO COMPLY WITH NCC.V2 PART 3.7.1.
ROOF: SHALE GREY COLOUR, COLORBOND SHEET ROOF @7° PITCH
EAVES, 450 SIDE EAVES, 900 FRONT & NO EAVES TO REAR SIDE, REFER ELEVATION AND FLOOR LAYOUTS.
WINDOWS: ALUMINUM FRAME WINDOW, GLAZING AS PER ENERGY EFFICIENCY REPORT, ALL WINDOW AND DOOR SIZES ARE TO BE CONFIRMED AND VERIFIED ON SITE PRIOR TO FABRICATION.
-INSULATIONS:
AS PER ENERGY EFFICIENCY REPORT.
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PROVIDE WATER PERMEABLE VAPOUR BARRIER BEHIND ALL LIGHTWEIGHT WALL CLADDINGS

DOORS AND WINDOWS HEAD HEIGHT 2100mm HIGH UNLESS NOMINATED OTHERWISE, SLIDING DOORS AS NOMINATED

PROVIDE SARKING TO THE UNDERSIDE OF ALL ROOF DECKING

ALL WINDOW AND DOOR SIZES ARE TO BE CONFIRMED AND VERIFIED ON SITE PRIOR TO FABRICATION

NOTE: ENSUITE, WC & BATH WINDOWS TO BE FULLY OBSCURED.

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REFER TO CABINET MANUFAC. FOR FINAL JOINERY DETAILS

PROVIDE ADDITIONAL FRAMING AS NECESSARY TO ALLOW FOR THE INSTALLATION OF GRABRAILS, TOWEL RAILS AND ANY WALL MOUNTED FIXTURES.

EXHAUST FAN WIRED TO LIGHT SWITCH. VENTED AS PER AS1668.2 & CLAUSE 3.8.5.0 OF THE B.C.A

SD -SMOKE DETECTOR
TO BE HARD WIRED WITH 9v BATTERY BACKUP TO COMPLY WITH AS3786 - 1993 SMOKE ALARMS SHALL BE INTERCONNECTED

Structural Engineers.	Engineers Job No.
DESIGNED BY: CLIENT	DRAWN BY: AAA
Date. 03/02/2020 REV.A 12/02/2020 REV.B 17/02/2020 REV.C 02/04/2020	Scale. 1:100 SHEET A3
Project No. A02/0220	Sheet No. 8 OF 8

PROPOSED ADDITION

Client: Mr. Peter Toubia

Site Address: 17 Mills St Clarence Park SA 5034

Drawing Title: SITE PLANS

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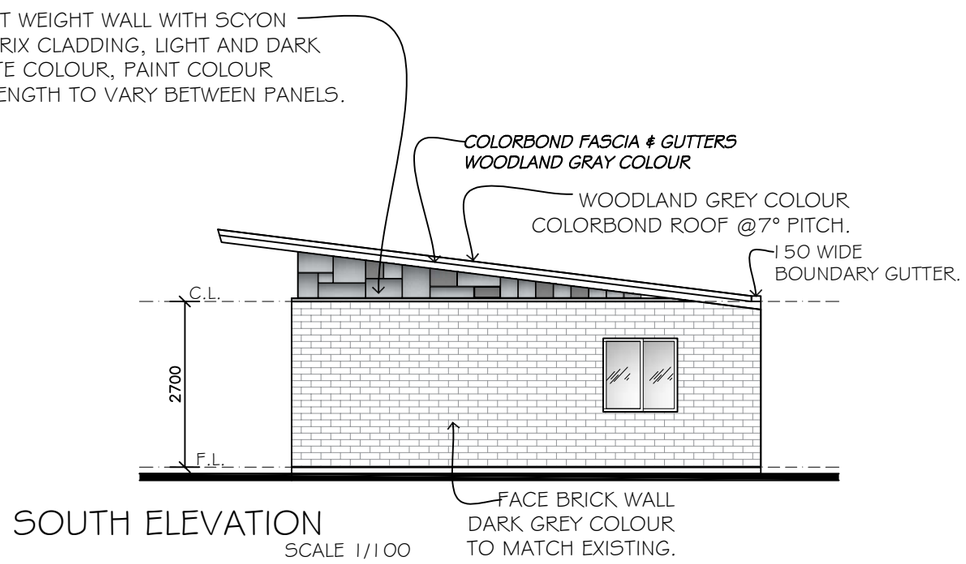
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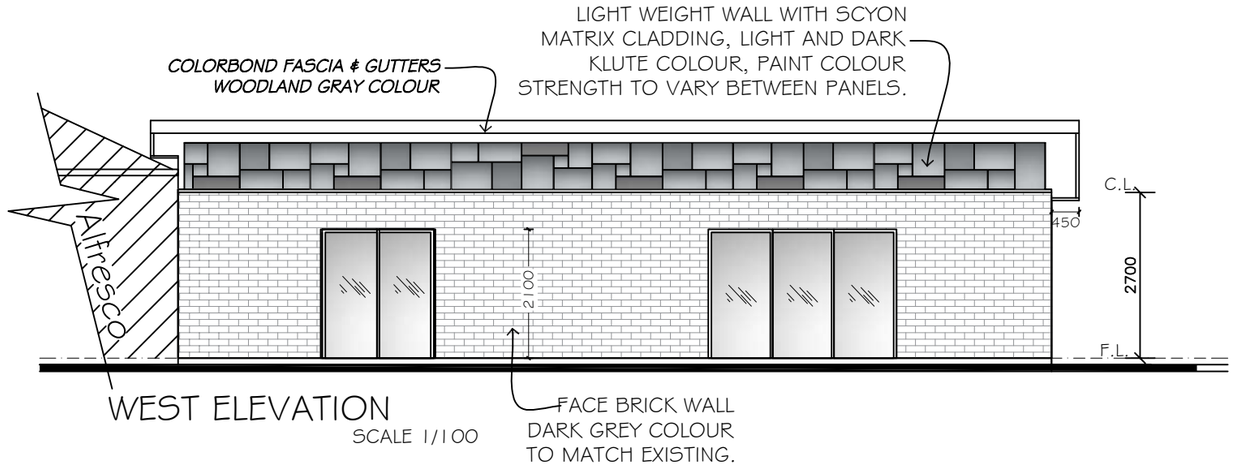
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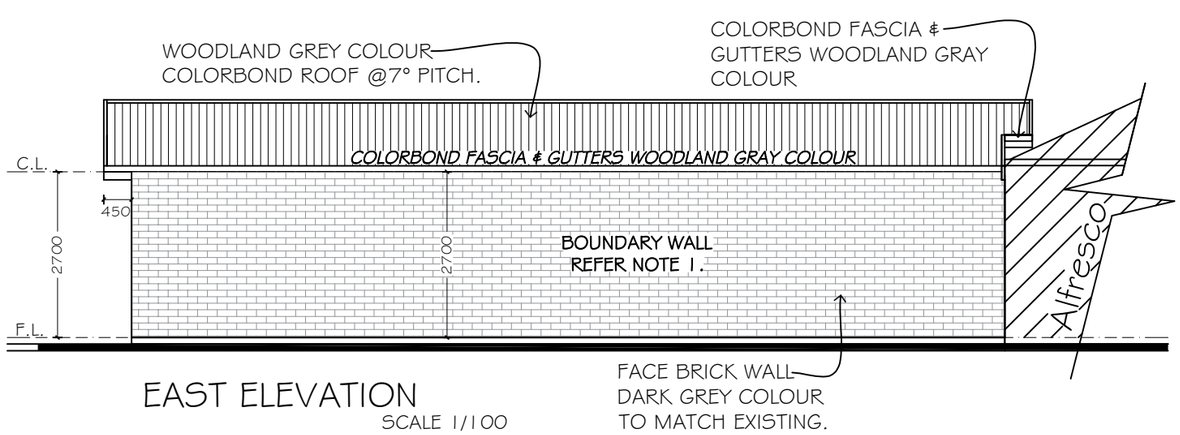
PLANNING LAYOUT ONLY
NOT FOR CONSTRUCTION



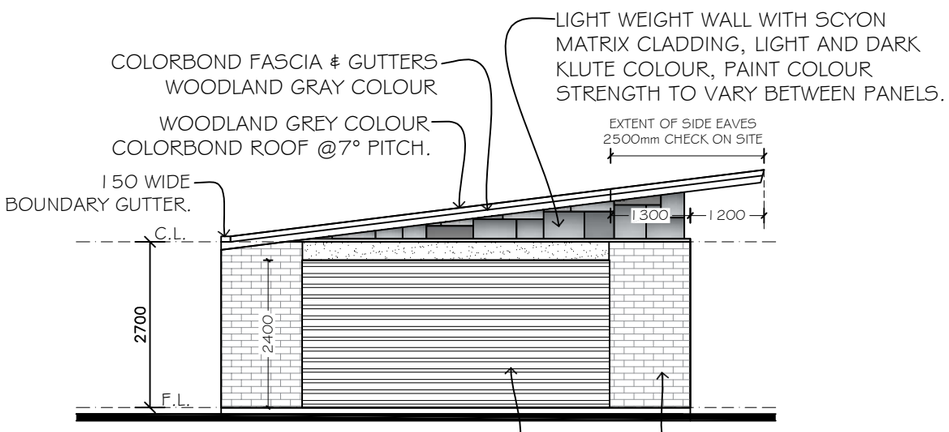
SOUTH ELEVATION
SCALE 1/100



WEST ELEVATION
SCALE 1/100



EAST ELEVATION
SCALE 1/100



NORTH ELEVATION
SCALE 1/100

ATTACHMENT B

B

From: [redacted]
Sent: Tue, 21 Apr 2020 13:40:26 +0930
To: PO Box1
Cc: [redacted]
Subject: Number 92/2020/C2, Location 17 Mills Street, Clarence Park SA 5034, Overriding Site Address , Planning Officer Harry Stryker

Dear Mr Stryker,

We live at 15 Mills St Clarence Park, our property adjoins the eastern boundary of the proposed development. We object to the proposed development for the following reasons:
1. The proposed carport and proposed alfresco area extend out to the boundary of our properties. The height of these structures is 3.1m at the boundary and both structures are covered by a solid colorbond roof. The proposed structures cover the full length of the green space in our backyard and will overshadow the yard.
2. The proposed granny flat is built out to the boundary and aligns with an existing colorbond garage that is built out to the boundary in the south eastern corner of our property. We are concerned about potential issues with leaf litter, drainage and rodent problems with two adjoining boundary walls.
Both of these issues would be mitigated by moving the carport, alfresco area and granny flat in 60 cm from the boundary.

[redacted]

ATTACHMENT C

C

FROM : Peter Toubia

SUBJECT : 17 Mills Street Clarence Park - 92/2020/C2 - Representations received s38 (8) notice

DATE : 11th May 2020

Dear Mr Stryker,

In response to the representation from our neighbour Michael Bell at 15 Mills St,

We disagree with the raised objections for the following reasons.

We would also like to add that we have had a brief meeting with Michael and Michelle Bell, in order to clarify details that are not correct in the objection, which are as follows

1. As shown on the plans, the proposed carport posts on the boundary are 2.82m high **not 3.1m as stated in the objection**
2. As required by the council we provided a setback of 600mm for the roof, gutters and fascia beam of the entire carport away from the boundary, **the objection states that this is on the boundary, which is incorrect.** Our proposed carport will be a similar height to the neighbour's carport.
3. Regarding the green space that could be affected by our proposed alfresco, please see photo 2, and 3 and 4 of the boundary fence and aerial view to see the current shadowing of the area we propose to place the alfresco.
4. In regards to the concern of the Granny Flat, even though it is not a planning issue, adequate flashing and sealing will eliminate any such gaps.

Thank you,

Regards, Peter Toubia



Document Set ID: 6120783
Version: 3, Version Date: 22/05/2020

C





Document Set ID: 6124783
Version: 1, Version Date: 22/05/2020

C



Document Set ID: 6120783
Version: 1, Version Date: 22/05/2020

ITEM 7
DEVELOPMENT APPLICATION – 090/54/2020/C1 – 6 CHARLES STREET, FORESTVILLE SA 5035 (GOODWOOD)

DEVELOPMENT APPLICATION NUMBER:	090/54/2020/C1
ADDRESS:	6 Charles Street, Forestville SA 5035
DATE OF MEETING:	16 June 2020
AUTHOR:	Antonietta Gatto
DEVELOPMENT PROPOSAL:	Remove significant tree - Corymbia maculata (Spotted Gum)
DEVELOPMENT PLAN:	19 December 2017
ZONE:	(BUILT FORM) ZONE P 8.1
APPLICANT:	M J Warrell-Davies
OWNER:	E M Warrell-Davies and M J Warrell-Davies
APPLICATION TYPE:	Merit
PUBLIC NOTIFICATION:	Category 1
REPRESENTATIONS RECEIVED:	NO
CAP'S CONSIDERATION IS REQUIRED DUE TO:	The application to remove a Significant tree is recommended for approval and support for the removal has not been received from Council's Arborist.

1. PLANNING BACKGROUND

No relevant planning history.

2. DESCRIPTION OF PROPOSAL

The applicant is seeking to remove a Significant Tree identified as a Corymbia maculata (Spotted Gum).

3. SITE DESCRIPTION

The subject tree is located within the rear yard of 6 Charles street Forestville.

The subject tree has a circumference of 4.65m and a height of approximately 25 metres. The spread of the tree is approximately 30 metres wide.

4. LOCALITY PLAN



Subject Site Significant Tree Locality

5. PUBLIC NOTIFICATION

No notification was undertaken in accordance with Schedule 9(13) of the *Development Regulations 2008* as the application is assigned Category 1.

6. ARBORICULTURAL ASSESSMENT

An Arboricultural Report prepared by David Mably of Arborcare Tree and Garden Solutions dated 8th March 2020 was provided by the applicant with the original application. In summary the report advised as follows:-

- *The sported gum is a majestic erect tree with a robust trunk, ascending upwards. The main trunk divides at approximately 16 metres into a trifurcated secondary trunk with lateral branches radiating out at this juncture. Resin also exudes from the trunk at this juncture indicating injury and or a wound. There are 6 major structural defects within the tree. Defects 1,2,3 and 6 appear to be the most severe of the injuries the tree has sustained. Pruning is only a short-term option and not a guarantee as the structural defects support the upper canopy above the orange line as indicated in the attached report.*

- *There are 6 major wounds that have supported the tree structure to date from the trunk, secondary trunks to branches within the tree. As time and weathering of these injuries and decay increases within the different damaged and decaying wound points within the tree. Certain injuries within the tree may be more prone to failure as the lateral branches attached to injury point gradually succeed to failure.*
- *Previous branch failures have demonstrated that these tree structures are capable of failure without warning even though the branches are on the outer edges of the tree and have failed within the property, causing damage to the surrounding built environs and or injury/death to persons.*
- *The dead and decaying sections of timber within the main and secondary trunks are becoming deeper and wider as the hollows become more weathered and decayed over time in the middle to high part of the tree. The upper canopy in my opinion much have failed at one point sprouting numerous epicormic growths within the tree that have grown into major secondary trunks that support the remaining upper canopy; water is acting as a catalyst for wood rot and termites. Therefore, the removal of the tree is the only option available.*

A review was undertaken by the Council Arboricultural department who engaged Peter Oates of Adelaide Arb Consultants to undertake a Tree Assessment Report. In summary Peter Oates report dated 4th March 2020 advised as follows:-

- *The tree is identified as a Corymbia maculata- Spotted Gum presenting good-fair overall condition. Foliage colour, size density are normal, there is no evidence to suggest the tree is under environmental stresses and there was no evidence of disease or pests.*
- *The tree consists of a single trunk to four metres above ground level where a primary branch emerges. The stem continues to ascend and divides into two spreading and ascending stems which support an array of lateral branches. The primary form created is a wide and open crown which is typical of the species.*
- *Tree structure is fair. A large union which has been colonised by local birdlife is present within the secondary structure. This has created a small hollow which contains water and now exudes moderate levels of kino. As the hollow contains water, significant hollowing of the primary structure is therefore not evident and the structural integrity of the union remains sound. There was also substantial reactionary wood at this union which indicates the tree is managing this defect appropriately. Over extended lateral branches were noted within the primary and secondary structure however suitable options for pruning management are also present.*
- *The remaining crown was free of major structural flaws, good buttress formation was apparent and there was no other substantial history of branch failure. The branches were reasonably tapered considering the form presented and the growth characteristics of the species.*
- *The risk associated within this tree has been calculated to be low using the ISA Tree Risk Assessment Qualification (TRAQ) This indicates*

mitigation is not required, however there are remedial treatments which could be implemented to maintain the low levels or risk and take advantage of the benefits the tree provides to the immediate area.

Given the contrasting advice received from both arborists, Administration commissioned a further independent report from Dean Nicolle. In summary Mr Nicolle's report dated 24th April 2010 advised as follows: -

- *The tree is not unusually diseased however the useful life Expectancy of the tree has been exceeded, due to its poor and deteriorating structure, partly associated with major structural defects in the primary structure of the tree.*
- *The removal of the tree is supported and this recommendation is made on the basis of :-*
  - *The exceeded Useful Life Expectancy of the tree (associated with its defective and unmanageable structure);*
  - *The poor and deteriorating structure of the tree;*
  - *The presence of a major structural defect where the trunk divides into a number of primary leaders at about 15 metres above ground level;*
  - *The significantly increased and increasing likelihood of major structural failure of the tree;*
  - *The presence of numerous residential structures, including dwellings within the target zone of the tree;*
  - *The ongoing internodal failure of secondary branches associated with their over-extended length;*
  - *The moderate to high and unacceptable (and increasing) risk to personal safety represented by the tree;*
  - *The lack of any risk-reduction techniques, other than tree removal, that would reasonably reduce the risk to safety to a lower and acceptable level; and*
  - *The locality exotic status and intentionally planted origin of the tree.*

7. DEVELOPMENT PLAN ASSESSMENT

SIGNIFICANT TREE ASSESSMENT

Council Wide Objective 3 - Significant Trees
The preservation of significant trees in The City of Unley which provide important aesthetic and environmental benefit. *Trees are a highly valued part of the Metropolitan Adelaide and Unley environment and are important for a number of reasons including high aesthetic value, preservation of bio-diversity, provision of habitat for fauna, and preservation of original and remnant vegetation.* *While indiscriminate and inappropriate significant tree removal should be generally prevented, the preservation of significant trees should occur in balance with achieving appropriate development.*

SIGNIFICANT TREES)
Other provisions within the City of Unley Development Plan relating to the assessment of Significant Trees include Principles of Development Control 4, 5, 6, 7, 8, 9, 10, 11, and 12. The planning assessment against the relevant principles is detailed in the table below:

Principles of Development Control		Administration Comments
6	*Where a significant tree or significant tree grouping:*	
(a)	*makes an important contribution to the character or amenity of the local area; or*	Yes. According to Adelaide Arb Consultants whilst the species is not indigenous to the area, it is commonly encountered within this Council area and its good condition indicate that it provides a high contribution to both the amenity and character of the area.
(b)	*forms a notable visual element to the landscape of the local area; or*	Yes. According to Adelaide Arb Consultants the large and broad crown is highly visible from Charles Street. The tree has a tall stature within its landscape that ensures it can be easily viewed from the majority of the viewing angles of Charles Street
(c)	*Contributes to habitat value of an area individually, or provides links to other vegetation which forms a wildlife corridor.*	Yes.
	Development should be designed and undertaken to retain and protect such significant trees and to preserve these elements	

The tree is considered to satisfy PDC 6 as a tree worthy of retention as it is considered to make an important contribution to the character and amenity of the locality as well as forming a notable visual element to the landscape of the local area. Therefore, an assessment against PDC 8 has been undertaken, as detailed below.

Principles of Development Control		Administration Comments
8	*Significant trees should be preserved and tree-damaging activity should not be undertaken unless:*	
(a)	*In the case of tree removal:*	
(i)	*The tree is diseased and its life expectancy is short; or*	According to Adelaide Arb Consultants the tree is in good health and fair structure and therefore has an extended useful life expectancy.

Principles of Development Control		Administration Comments
		Mr Nicolle advises that the tree is not unusually diseased. However, the Useful Life Expectancy of the tree has been exceeded, due to its poor and deteriorating structure, partly associated with major structural defects in the primary structure of the tree.
(ii)	*The tree represents an unacceptable risk to public or private safety; or*	There is contrasting evidence provided by Arborcare, Adelaide Arb Consultants and Dr Dean Nicolle in relation to the risk. According to Adelaide Arb Consultants the risk associated with the tree has been calculated to be low using the ISA tree Risk Assessment Qualification. Mr Nicole advises the tree currently represents a moderate to high and unacceptable and increasing risk to personal safety. On the basis of the arboriculture advice provided, Administration consider that the tree represents an unacceptable risk to public or private safety
(iii)	*The tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value and all other reasonable remedial treatments and measures have been demonstrated to be ineffective; or*	According to Adelaide Arb Consultants the nearest structure of value (dwelling) is approximately 13 metres from the tree and there is no documentation or physical evidence to indicate that the tree has caused damage or is threatening to cause damage. According to Mr Nicolle's report the tree has the potential to cause substantial damage to substantial

Principles of Development Control		Administration Comments
		structures of value in the case of its structural failure.
(iv)	*It is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activity occurring.*	Not applicable.

8. CONCLUSION

Council's planning assessment has weighed up the evidence from the three Arborists who have provided advice in relation to the proposed removal of the Significant tree in the rear yard of 6 Charles Street Forestville.

In summary, the application is not considered to be seriously at variance with the Development Plan and is considered to satisfy the provisions of the Development Plan for the following reasons:

- The useful life expectancy of the tree has been exceeded due to its poor and deteriorating structure (PDC 8ai)
- The tree represents an unacceptable risk to public or private safety (PDC 8aii)

The application is therefore recommended for Development Plan CONSENT.

9. RECOMMENDATION

MOVED: SECONDED:

That Development Application 090/54/2020/C1 at 6 Charles Street, Forestville SA 5035 to 'Remove significant tree - Corymbia maculata (Spotted Gum)', is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

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

2. Payment of $268.50 for Significant Tree removal is required to be paid into the Council's Urban Trees Fund within 30 days of the date of the development approval (an invoice will be attached to the development approval).

List of Attachments		Supplied By:
A	Application Documents	Applicant
B	Arboriculture Advice- Adelaide Arb Consultants	Administration
C	Arboriculture Advice- Dean Nicolle	Administration

ATTACHMENT A

CITY OF UNLEY
14 APR 2020
REF:

A

6 Charles street
Forestville SA 5035
8th April 2020

Re: Development Application Number 090/54/2020/C1

For: Removal of a significant tree - Corymbia maculata (Spotted gum)
At: 6 Charles street Forestville SA 5035

Antonietta Gatto
DEVELOPMENT OFFICER
City of Unley
PO Box 1. Unley South Australia 5061.

Dear Ms Gatto,

Thank you for your letter dated 30th March 2020.

The Corymbia maculata (Spotted gum) tree was visually inspected from ground level on the 27th February by Adelaide Arb Consultants. Thank you for forwarding the report to me.

The tree was inspected on 6th February by Arborcare Tree and Garden Solutions and again on 28th February.

An aerial climb of the Corymbia maculata (Spotted gum) was completed on the 28th February 2020 at 3pm by Stephan Gfrerer from PTS (Professional Tree Services).

Stephan was to ascend, examine and assess the extent of the kino damage potentially from structural defects within the tree, not visible from the ground. The climber was assisted by Mark Lawson-Kent. Contact details **M:** 0432392001 and or **W:** 08 8337 1147.

The information from the aerial climb was evaluated by Arborcare Tree and Garden Solutions and a tree risk assessment report compiled and submitted by David Mably of Arborcare Tree and Garden Solutions is attached.

The tree report identifies six (6) main structural risk points within the Spotted gum tree, and the risk is significantly higher than the Visual Tree Assessment (VTA) from ground level; only receiving a low risk level as identified within the tree report from Adelaide Arb Consultants.

The aerial climb of the Corymbia maculata (Spotted gum) indicated structural flaws (exudation of kino) on the main and secondary trunks not visible from the ground.

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This is why the Spotted gum tree had to be climbed to ascertain a full and comprehensive tree report; that highlighted specific detail(s) about the structural defects within the tree; recording the actual hazards and risks associated with the tree not visible from the ground.

The tree report from Arborcare Tree and Garden solutions was completed in accordance with the following criteria:

1. The Development Act 1993
2. Unley (City) council Development Plan **consolidated the 19th December 2017**
3. Methodology used as per the International Society of Arboriculture (ISA)

The aerial tree assessment (ISA) outlines more specific issues than just an observation from the ground only.

I had previously submitted this tree report on the 10th March 2020 to Antonietta Gatto

I request that Unley Council Assessment Panel examine the difference between the two (2) tree reports from a visual tree assessment (from ground only) by Adelaide Arb Consultants and the tree climbing risk assessment completed by Stephan Gfrerer from PTS (Professional Tree Services) and the tree risk assessment report from Arborcare Tree and Garden Solutions before making their final recommendation about the tree.

Best wishes

Michael Warrell-Davies

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A2

Michael and Elizabeth Warrell-Davies
6 Charles street
Forestville SA 5035
21st January 2020

The Town Clerk
Unley City Council.
PO Box 1. Unley. SA 5061.

Dear Town Clerk,

We wish to advise Council that we are greatly concerned about the risk of death or injury to people because large tree in our garden at 6 Charles street Forestville.
The tree, a Eucalyptus maculata (Corymbia maculata) has a circumference of more than five metres at one metre above ground level and is approximately 30 metres in height. It has been assessed by an arborist and found to be of good health, and so it is classified as a significant tree.
Although tree is large, it is not ancient. It was planted in 1978 to celebrate the birth of Jessica Lawson who is now 42.
It overhangs six properties, in four of which reside children of school age. (Pics page 9)
The tree self prunes about a hundred small branches of about 1 Kg per year. (Pics page 6)
About 20 years ago it lost a large branch which destroyed the carport and damaged the car within.
In 2018 a branch fell which destroyed four Metres of fencing. (Pics page 5)
There is no part of our backyard which is not under the branch canopy. Elizabeth has a severe physical disability and cannot be left unattended in her wheelchair. She used to enjoy being in the garden with the grandchildren but it has become too dangerous.
Waking up at night to the sound of branches falling onto the roof is becoming a problem.

It continues to grow, and an arborist consulted by us estimates that there is more than 30 tonnes of wood above our heads, so to speak, all of which will fall sooner or later.
The fact is that trees such as this do shed branches. People are killed and injured by falling tree branches.

No permanent bird mammal or marsupial nests appear to be in this tree.
There is an almost identical tree four houses – seventy metres - to the south in the same block of houses

We have decided that the tree is too dangerous to remain and we have decided to have it removed.
If Unley Council should reject our application to remove said tree, we put the Council on notice that a copy of this letter and application has been provided to the neighbours concerned. Any liability or proceeding that may arise as a consequence of the tree will be a liability within which we will join council into.

We include our application to have the tree removed under

Principle of Development Control 8
Significant trees should be preserved and tree damaging activity should not be undertaken unless:
a) in the case of tree removal;

I. The tree is diseased and its life expectancy is short; or
II. The tree represents an unacceptable risk to public or private safety; or
III. The tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value and all other remedial treatments have been shown to be ineffective; or
IV. It is demonstrated that reasonable alternative development options and design solutions in accordance with Council-wide, Zone and Are provisions have been considered to minimise inappropriate tree-damaging activity occurring.

Best wishes

Michael Warrell-Davies

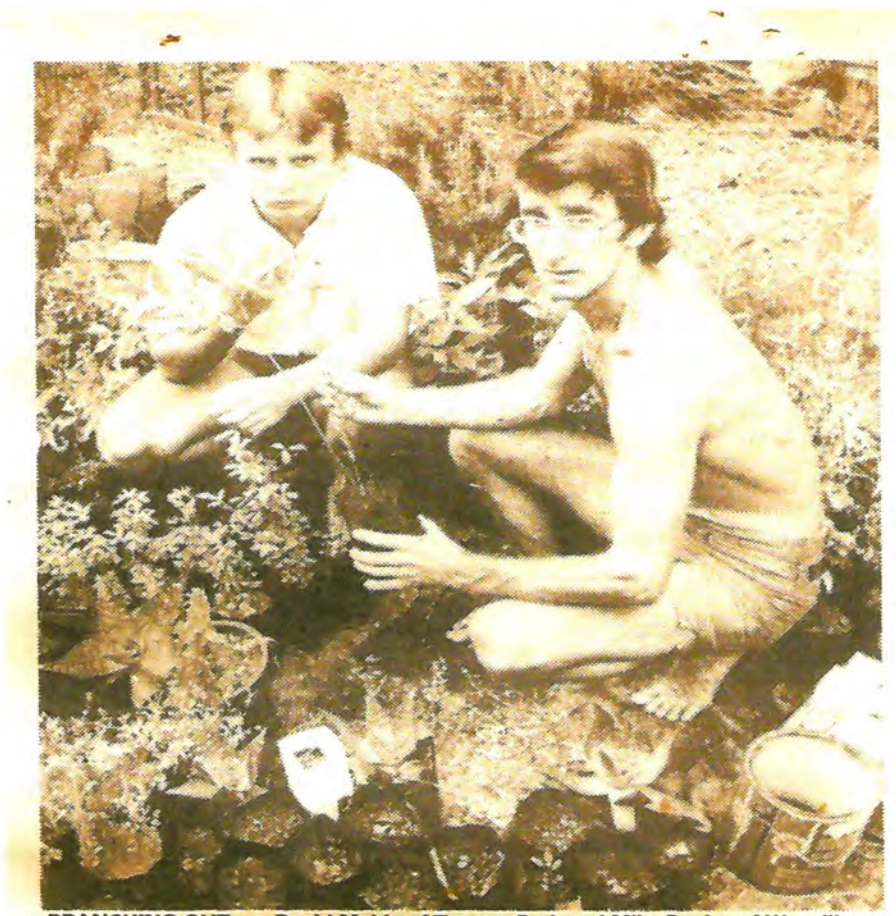
Personal statement from Michael Warrell-Davies.

I have been a tree lover all my life. I have planted many trees on property I have owned in Ormond Avenue Daw Park, Short street Wayville, and properties owned by family and friends in the Adelaide metropolitan area, O'Halloran Hill, Mt Barker and other parts of the Adelaide Hills. In the 1990s I planted a few dozen trees on acreage owned by my son in Sedan.
In the 1970s and 1980s I grew about ten thousand trees from seed and planted them on thirty two hectares I owned on Aclare Mine Road, St Ives, near Kanmantoo.
They are a small forest now in land which was previously blighted by overgrazing. They have attracted many bird populations, lizards, snakes and a group of kangaroos.
Regrettably we can no longer live there because of Elizabeth's disability but we visit the place often.
I was one of the group of three people who brought Richard St Barbe-Baker to Adelaide to establish "Men of the Trees", later re-named "Trees for Life". Richard St Barbe Baker was billeted at my parents home and I arranged transport for him, and publicity for men of the trees at ABC Ch2 where I was then employed.

The thought of our huge tree being converted to woodchips is unacceptable to us and it is our intention to have the trunk milled in our own yard, into substantial timbers which we would like to see used in some useful project. Perhaps for community use.

A few years ago I moved our shed two metres to the north because the tree was lifting the foundations.

This is a press cutting from "The Messenger" 27th January 1982



• BRANCHING OUT . . . David Mably of Torrens Park and Mike Davies of Wayville are branching out to beautify South Road this winter. Messenger Photo Sales.

Mike and David are branching out for Year of the Tree

Mike and David are branching out for Year of the Tree

TWO local tree lovers are going out on a limb to plant native trees and beautify Adelaide during 1982.

David Mably of Torrens Park and Mike Davies of Wayville are greenthumbs from way back and have one desire in life — to plant as many trees as they can.

Members of the Mitcham Men of The Trees group, David and Mike have been germinating seeds for a mass winter planting along the east side of South Road from the O'Halloran Hill lookout southwards.

They aim to plant about 1,000 trees, which were native to the area and part of the original scrub before it was cleared.

Plants will include Casaurina stricta, acacia pycnantha, and Eucalyptus odorata, more commonly known as drooping sheoaks, golden wattle and peppermint box.

David, Mike, other Mitcham members, families and friends will converge on South Road as soon as the "weather is right."

They are in need of wooden stakes, rabbit proofing and chicken wire and people who would donate their time, picks and shovels.

It will be the first major project the five-month old group will undertake and members have many more ready to put firmly in the ground.

Greenthumbs have the chance to plant trees on the Nullarbor Plains in July, when they meet up with the WA Men of The Trees branch, MOTT.

David, an agricultural certificate course student at Kensington Park Community College, said as 1982 was the Year of the Tree, the group will aim to make people more aware of trees and the variety of things they can be used for.

He believes Men of The Trees, formed at a public meeting last September, was a long time coming to SA.

The International society of Men of The Trees was originally formed to plant and protect trees in Kenya in 1922 by Dr. Richard St. Barbe Baker.

Mike, 37, became a tree-lover after spending 16 years as an electronics technician with the Adelaide ABC.

He said when he left the ABC he went mad and planted as many trees as he could, including a beautiful selection fronting his Wayville home.

To increase his knowledge of trees, Mike studied a BA in Biology and Geography at university and graduated in 1980.

In the meantime he bought land at Kanmantoo, 30 miles East of Adelaide, where he could plant trees and develop useful native species.

Anxious to farm the land half-time, Mike and friends have built a stone cottage on the property and planted olive pistachio, melaleuca uncinata (brush for brush fences), native quondong and other aboriginal edible natives.

"I believe these types of aboriginal fruits can be developed to eat," Mike said.

"I don't expect to succeed in my lifetime but hope to encourage someone else to take on where I left off," he added.

Mike would gladly germinate seeds for local people who are willing to water them.

While developing native strains of plants is time-consuming, he also works as an ecological consultant and gives advice on the most useful alternative use of land, whether that be on a backyard scale or larger.

People interested in caring for plants or needing an ecological consultant can contact Mike by phoning 271 2846.

More details about the Men of The Trees are available from David on 271 1731 or Mark Minchin on 271 5025.

A5

On the 22nd November 2018 a branch broke into two two pieces and fell damaging four metres of fencing.







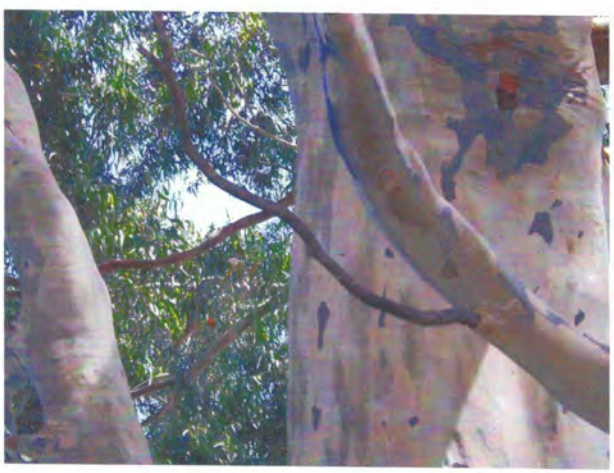




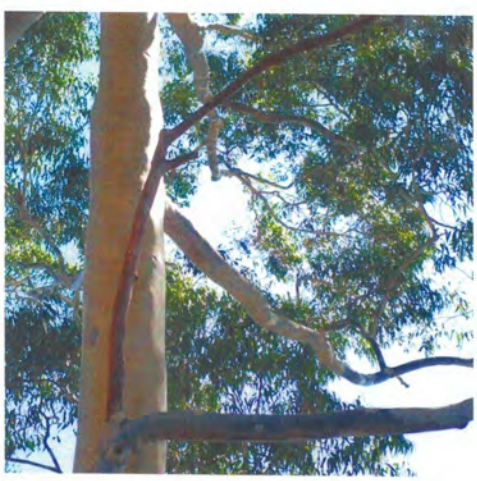




These are two of the small branches which fell in the two weeks between Tuesday the third of December and Tuesday the seventeenth of December: Council garden/green Pickup days. The larger is 1.3KG, the other is 1.1 Kg.









These dead branches will fall within the next few weeks

A7

Press cutting from "The Messenger" Wednesday 8th Jan 2020

Crushing way to end tourists' Xmas break

Renato Castello
Craig Cook

A FALLEN tree branch crushed an Italian couple's holiday plans and delivered a vivid reminder of the potential danger posed by giant gum trees during the state's extended dry spell.

The tourists' Toyota hatchback, right, was no match for the huge limb, which sheared from a tree on private property about 5pm on Christmas Day, crushing the car, which was parked on Glynburn Rd, Kensington Park.

The tree's owner, Silvia Frost, who was not at home when the branch snapped, said a police officer at the scene told her the limb also hit a passing car. "She (the officer) said there was an almighty crunch – she heard it from inside the car," she said.

Ms Frost said the tourists, from Turin in Italy's northwest, had celebrated Christmas Day in Adelaide's south and were yet to survey the damage.

"I did speak to them," Ms Frost said. "They were shellshocked and I said to them 'Welcome to Australia'. I feel sorry for them. They bought that car and it was obviously what they were driving around in. They could've been killed."

Ms Frost said another of her river red gums dropped a branch on her house recently.

She said an arborist inspected the trees two years ago and said they were "fine". She now plans to chop them down.

"I can't use my backyard and I don't want my kids playing in the backyard," she said.

In other incidents over the Christmas break, a massive limb from a 100-year-old gum tree crashed next to a playground at Mitcham Reserve, a river red gum dropped a branch at Tusmore Park and a gum tree dropped a branch at the Unley Council carpark. Nobody was hurt in those incidents.



Details of Regulated Tree
Proposed Removal
(To be accompanied by a Development Application Form and Fees)

THE CITY of Unley

1. Property details

Property No.: 6 Street: Charles street Suburb: Forestville SA 5035

2. Tree details

Tree 1:

Total circumference: 5 Metres

Scientific name: Corymbia maculata Common name: Spotted gum
e.g. Schinus areira (Peppercorn Tree)
Reason for removal (please be as specific as possible):

Tree 2:

Total circumference: _____

Scientific name: _____ Common name: _____
e.g. Schinus areira (Peppercorn Tree)
Reason for removal (please be as specific as possible):

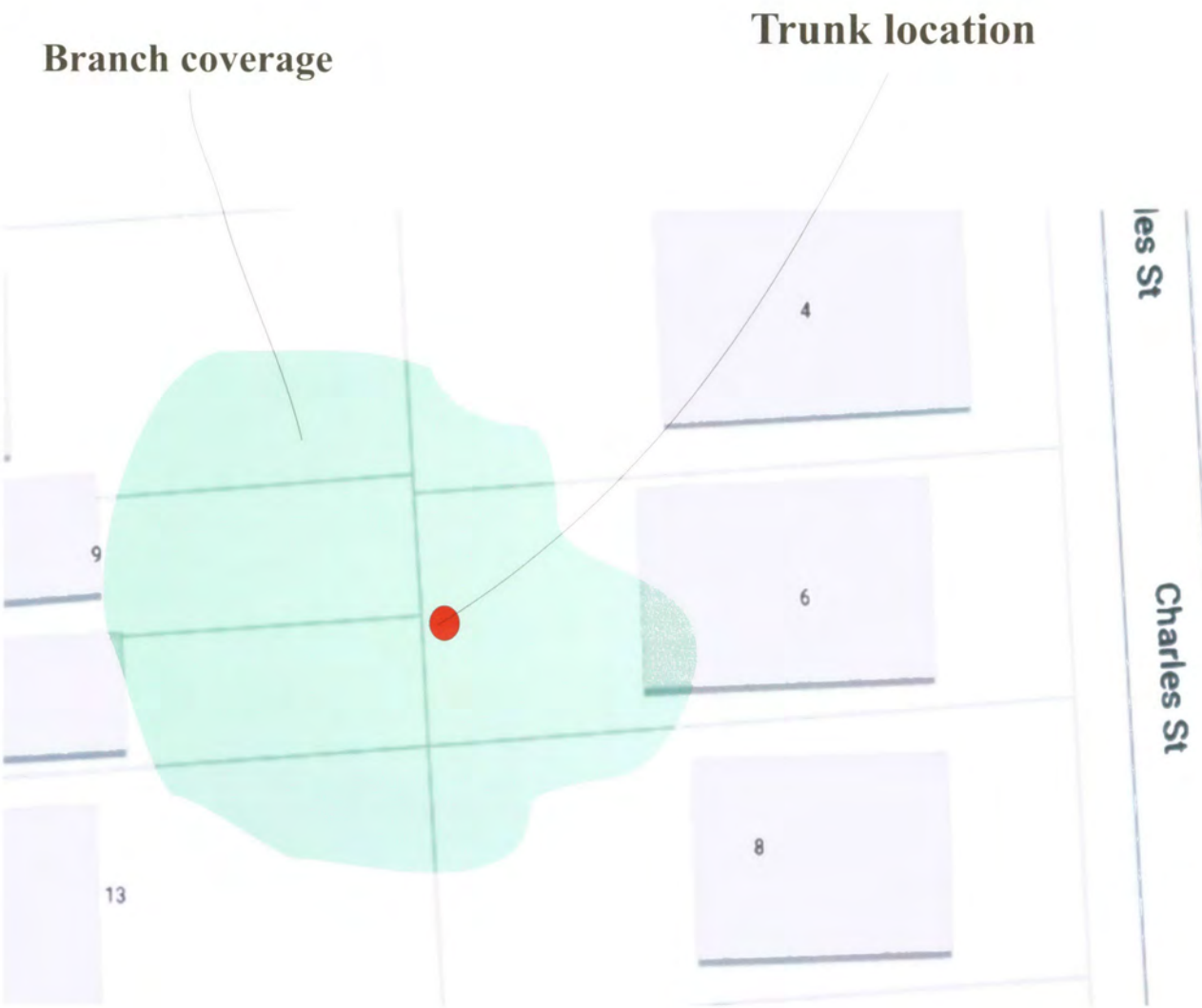
Tree 3:

Total circumference: _____

Scientific name: _____ Common name: _____
e.g. Schinus areira (Peppercorn Tree)
Reason for removal (please be as specific as possible):

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A9


Branch coverage
Trunk location
les St
Charles St
4
6
8
9
13


Leah St
Leah St
Charles St
Charles St

A70

project GREEN

26/2/18

Project Green ref: S18913
Re: tree inspection at 6 Charles St Forestville SA

Hello Mike

This is to verify that in my capacity as a consulting arborist with Project Green I attended the above property to inspect a tree in the rear yard. The tree identifies as a specimen of *Corymbia maculata* or Spotted Gum. It has a trunk circumference of over 3m at 1m above natural ground level and the trunk is located more than 10m from the nearest dwelling or in-ground swimming pool meaning the tree is deemed as 'significant' under South Australian legislation (the Development Regulations under the Development Act). This means that damaging this tree constitutes 'development' and Development Approval from the City of Unley is required to remove, or in some cases, prune the tree. Councils use Principals of Development Control as listed within their Development Plan as a template to determine if there are grounds to remove such a tree. Below is the part of the plan that deals with tree removal (a) and pruning (which is the meaning of '(b) in any other case'.

8 Significant trees should be preserved and tree damaging activity should not be undertaken unless:

(a) in the case of tree removal;

(i) the tree is diseased and its life expectancy is short; or

(ii) the tree represents an unacceptable risk to public or private safety; or

(iii) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value and all other reasonable remedial treatments and measures have been determined to be ineffective; or

(iv) it is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activity occurring; or

(b) in any other case;

(i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree; or

(II) the work is required due to unacceptable risk to public or private safety; or

(iii) the tree is shown to be causing, or threatening to cause damage to a substantial building or structure of value; or

(iv) the aesthetic appearance and structural integrity of the tree is maintained; or

(iv) it is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activities occurring.

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Council consider the ground for removal under the provisions of points (a) (i) to (iv). If none of these grounds are satisfied they will reject the application. A tree report to remove a tree must address points (a) (i) or (ii). Provision (a) (iii) deals with the integrity of buildings and is therefore usually the domain of engineers or building assessors. Provision (iv) leaves council some options when the location of a tree might prevent a reasonable and expected development. So as an arborist I have to be able to present a case that the tree is either diseased and is dying, or that the tree represents an unacceptable risk. The perception of the level of risk can be quite subjective of course, however there are recognised methods of risk determination in arboriculture and these are not geared to overstate the level of risk. Unless a tree is in very poor condition the level of risk returned in these methods will nearly always be low. In my experience councils would not deem this tree as an unacceptable risk and I would think any tree report stating otherwise would be challenged. Council would then engage an independent arborist to undertaken their own assessment, which I'm sure would recommend retention. As I related to you on the day, however, arborists are a bit like doctors and priests; if you don't like what one says you can always seek out another. You may find an arborist to write a report stating that this tree is an unacceptable risk but you will have done your money if it's rejected.

With regard to the current condition of the tree, it is obviously very healthy and I would say, for the most part, very well structured. It is nicely domed and the weight is well-distributed. One of the things we try and achieve in managing and sculpturing trees is to have a tight, balanced crown that is not overly weighted on any one section. The tightness of the crown means that branches contact other adjacent branches when they move in wind and therefore do not waver excessively and break. Providing branches are bearing weight that is within their capacity, thinning trees of branches does not make them safer. All that happens is that the branches that remain grow into the voids left by the removed branches and therefore get heavier and move more. The upshot of this is that I would not think extensive pruning is either necessary or beneficial to reducing risk for branch failure. During Mark's climbing inspection he mentioned that he did see a few areas where some crown reduction can be done to reduce extension over sensitive areas (your yard for example) but bear in mind that where lower branches extend out further than those in the upper crown, these branches can act to reduce the impact velocity of anything falling from further up. Sometimes falling branches can actually be caught by those lower down.

The one thing we did observe during the climbing inspection which was difficult to observe from the ground was bird damage to a couple of branch crotches. At the moment this is mostly only bark deep with a couple of small depressions where, as you mentioned, water may be collecting. Birds doing this to trees is a natural phenomenon and I have seen much worse damage on trees all over Adelaide. This species of tree is very good at 'healing' (what is termed 'bark occlusion') over any type of wound and this process is obviously occurring but is being aggravated by the revisitation of birds. I would therefore recommend that we undertake some type of preventative action to stop birds from further damaging these unions. We would propose that we install a barrier/s in these areas consisting of aviary wire over the areas that need protecting. Mark would install this during the pruning work. He will also assess the need to take any weight from the branches that emanate from this area, but the wood in the unions has not decayed and appears strong. Having bark grow over the union is our goal however.

To summarise

(i) The tree presents as healthy and well-structured. I would not consider this tree to be an unacceptable risk but naturally no tree is risk-free.

(ii) I am unable to write a report to remove this tree for reasons I have listed.

(iii) You could consider a second opinion.

(iv) I would recommend some minor pruning can be undertaken to reduce branch extension over high use areas but that an extensive thinning or reduction of the tree would not reduce risk. Being that this pruning would be in the region of less than 5% of the crown volume, and that this work is being undertaken to address risk 'in an area frequently used by people' (the wording in the legislation), Development Approval would not be required.

(v) Wood in damaged unions at the 10m point remains strong but the damage could be remediated by installing some type of bird barrier. This barrier would need an occasional inspection by a climbing arborist and the intention would be to eventually remove the barrier once bark occlusion has occurred.

Should you decide to go ahead with the described work please contact us for a quote.

Kind regards:

Ross Greene

B.App.Sc.(Horticulture)
Dip. Hort.(Arboriculture)
Qualified Tree Risk Assessor (TRAQ ISA)



Shows the areas of damage. The wood remains strong but the damage is on-going.

A13

Natalie von Bertouch
4 Charles Street,
Forestville, SA, 5035

The City of Unley
Civic Centre
181 Unley Road,
Unley, SA, 5061

To whom it may concern,

Re: Application for tree removal, 6 Charles Street, Forestville, 5035.

I am writing to support the application to remove a tree in the backyard of 6 Charles Street, Forestville.

We have lived in our property 4 Charles street, Forestville for 5 years and have witnessed many branches varying in size fall from this tree, many large and posing a risk to property and people living in the five properties surrounding 6 Charles street. The tree is extremely large, so the branches are falling from a great height, increasing the level of risk. Branches have fallen on sheds, carports, fences and on lawned areas, some causing substantial damage. In addition it has roots so large that they are significantly raising the ground, and in the future will cause damage to our shed and other property. The tree is extremely unsuitable for a suburban backyard and I ask for serious consideration be given to its removal.

The most significant branch to fall recently was last year, weighing 250kg and destroying the fence between 6 and 8 Charles street. If there was someone in the yard at the time the consequences would be unspeakable. There is high probability that these branches will continue to fall, damaging our properties and even worse causing death. With two young children their safety in our backyard is of grave concern.

This tree represents an unacceptable risk to public and private safety and is shown to cause substantial damage as seen when it dropped a limb on the fence last year. There is a high level of risk that the tree will damage our shed which is of substantial value.

We have been in correspondence about our concerns with the tree for the past four years, and have kept record of these interactions for liability purposes if something devastating was to happen.

I have attached an example of one of the smaller branches that have fallen but as falling from such a height would cause serious or fatal injury to a child if there at the time it fell.

The tree is dangerous and poses serious risks that need to be prevented. Please consider our request seriously, we do not want it to be too late.



Natalie von Bertouch

Example of regular branches falling on 4 Charles Street, Forestville.

Adeline & Truong Tran

8 Charles Street
FORESTVILLE SA 5035

A +61 435 110 764
T +61 488 910 804

23 January 2020

The City of Unleyx
Civic Centre
181 Unley Road
UNLEY SA 5061

Dear Sir/Madam

6 Charles Street Forestville: Application to Remove Tree

We are writing in support of the application to remove the tree in the backyard of 6 Charles Street, Forestville.

We purchased our home located at 8 Charles Street, Forestville in late 2008. When we first purchased the home we were aware of the tree on our neighbour's property and did make inquiries of the Unley Council as to whether or not we could do anything to remove the tree or have it pruned – it was already quite a large dangerous looking tree. Unfortunately nothing came about our inquiries partly due to misinformation and partly because we didn't have time – was due to give birth to my first child.

Throughout the years we have watched this tree double in size. The tree has always been a deep concern for us. Whilst we understand the necessity and benefits of preserving trees having regard to global warming, the benefit of preserving this particular tree however does not outweigh the danger it imposes on the lives and homes that surrounds it.

Branches and debris is constantly falling from the tree. Having regard to the magnitude of this tree, we are not talking about small twigs but instead, branches of substantial weight, falling from substantial height. Many of these branches have been weighed by our neighbours all of which have weighed in excess of one kilogram. There are children who live in these homes. I have two young children. 4 Charles Street has two young children. The homes on 5, 9, 11 and 13 Leah Street have young children as well. It is a danger for us to allow our children to play in our own backyards. A pastime I had as a child and one that I have had to deny my own children. You may argue that we are exaggerating the circumstances however, I ask whether you yourself would take that risk with your own child after having witnessed branches suddenly snap and fall in the middle of your backyard, metres from your child's trampoline.

Putting aside falling branches which have destroyed carports and sheds, and fallen close to places where our children play, I also draw your attention to the damage the roots of this tree is causing. The roots are so significant that it is raising from the ground and damaging its surrounds. There is no doubt that the tree previously caused damage to our underground water pipes some years ago. Just as there is no doubt in our minds that as it grows, it will continue to wreck havoc not only underground, but will continue to damage the sheds, fences and water tanks that are close by.

During the significant storm a few years ago, several significant branches fell, crushing the fence that separates our property from our neighbour. Several photos were taken of the branches by our neighbour who weighed each segment of the branches removed. I believe these pictures have been provided to you as part of this application. The total weight of one of the branches exceeded 250 kilograms. Had any of us been in our backyard for a brief moment that day, there is no doubt in my mind that that person would no longer be with us. Whilst you may argue that the storm was a freak occurrence and the likelihood of it reoccurring is slim, there is no guarantee that it would not happen again. As you are aware, whether it be global warming or not, freak and unpredictable weather events with wind speeds reaching above 90km/h have hit Adelaide of late. So much so that it would be fair to say that the likelihood of us experiencing unpredictable weather events going forward is high, placing us in imminent danger of branches falling. We also point out that even without a severe weather event, branches are falling from the tree and will continue to fall. To this end I **attach** extracts taken from newspapers that we were able to locate (that is not to say there are many more occurrences). They all paint the same picture – trees located within close proximity to homes or to public areas pose a real danger.

In addition, as mentioned above, we have raised concerns regarding this tree several times – both with

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council and local government. A few years ago we personally measured the distance of the tree to one of our homes. At that time, the tree was approximately 11 metres to the closest home, just one metre shy of meeting regulation 6A(5) of the *Development Regulation 2008* (SA). As you can see, from the pictures I have **attached** the tree's canopy is all encompassing. Falling in any direction will crush any one of the homes and the occupants in it. Our history and familiarity with the tree leads us to conclude that this tree represents an unacceptable risk to public and private safety. We have grave concerns regarding the safety of our family and the safety of our neighbours. We acknowledge that council is *"committed to protecting and maintaining trees within the municipality whilst meeting its obligation to provide a safe environment"*. We therefore ask that you act and protect us from this tree. We have not raised these issues lightly. We have raised them purely because safety is of paramount concern in the circumstances.

We appreciate your time in considering our correspondence and hope that you are able to consider our request with a degree of compassion and seriousness that it warrants.

Yours sincerely

Truong and Adeline Tran



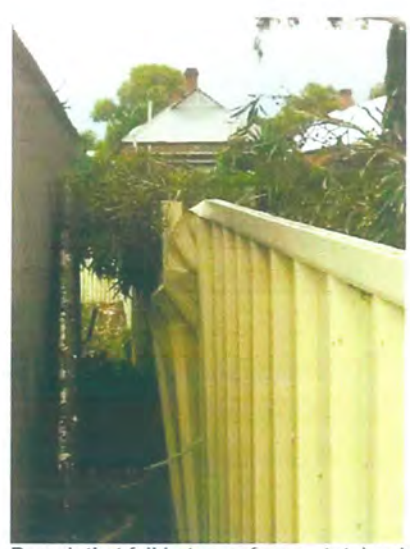
Branch alongside our fence, metres from back door



Branch just outside our back door



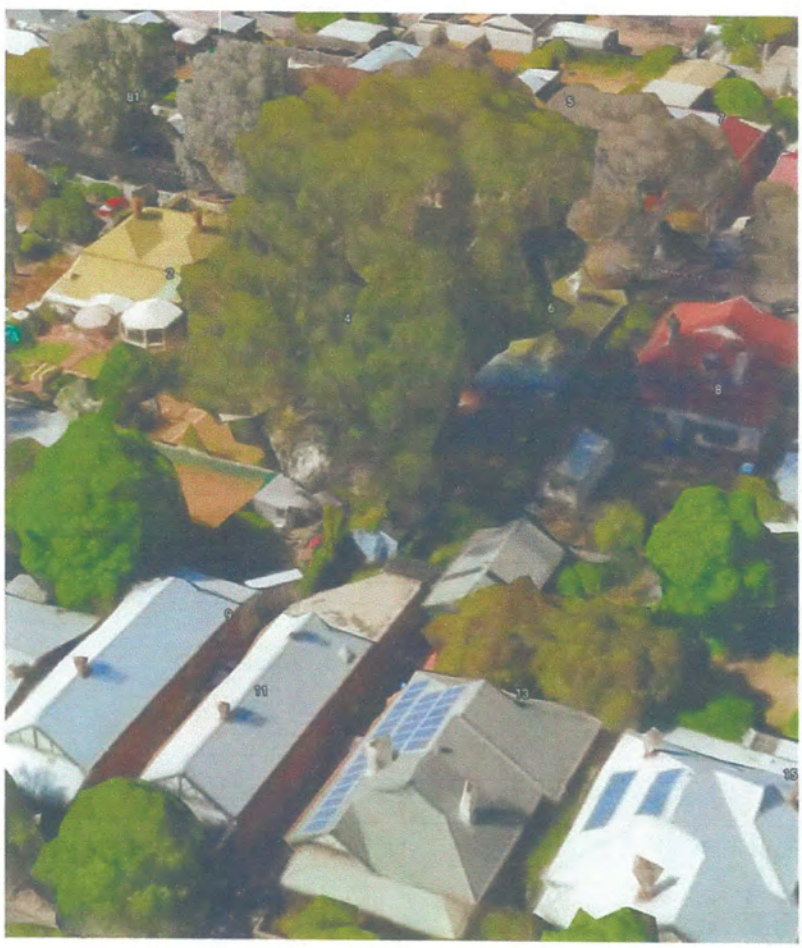
Branch in the middle of backyard, next to clothes line and ruler length to trampoline



Branch that fell between fence – total weight was over 250kg

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The Advertiser

EAST & HILLS

SA heatwave conditions leads to giant gum trees dropping limbs, including one which crushed a car

A fallen tree branch has crushed tourists' holiday plans and delivered a timely reminder of the potential danger posed by giant gum trees during extreme heat.

Renato Castello, Craig Cook, The Messenger

Subscriber only | December 26, 2019 1:54pm

A fallen tree branch has crushed an Italian couple's holiday plans and delivered a vivid reminder of the potential danger posed by giant gum trees during the state's extended dry spell.

The tourists' tiny Toyota hatchback was no match for a huge limb which sheared from a gum tree on private property about 5pm on Christmas Day and crushed their car which was parked on Glynburn Rd, Kensington Park.

The tree's owner Silvia Frost, who was not at home when the branch snapped, told *The Advertiser* yesterday morning that a police officer at the scene told her that the limb also hit a passing car.

"She (the officer) said there was an almighty crunch, she heard it from inside the car," she said.



A massive limb from a gum tree (in background) caved in the passenger's side of this car owned by Italian tourists on Glynburn Rd, Kensington Park. Picture: Renato Castello

She said the tourists, from Torino in Italy's northwest, had celebrated Christmas Day in Adelaide's south and were yet to survey the damage.

"I did speak to them, they were shell-shocked and I said to them 'welcome to Australia'," she said.

"I feel sorry for them, they bought that car and it was obviously what they were driving around in. They could've been killed in that car."

This week a massive limb from a 100-year-old gum tree crashed next to a playground at popular Mitcham Reserve, a gum dropped a branch at Tusmore Park and another gum tree dropped a branch at the Unley Council chambers carpark.

Nobody was hurt in those incidents.

Ms Frost said her family would usually host Christmas Day in the backyard, but they spent the day at her niece's house at Glenelg.

She said another of their gums dropped a branch on their house two weeks ago.

She said an arborist inspected the trees two years ago, when they moved into the house, and said they were "fine". But she now wants the trees removed.

"As far as I'm concerned, I can't use my backyard and I don't want my kids playing in the backyard," she said.



The distance between the car and the gum tree gives some scale to the size of the branch that fell on the car, and hit a passing vehicle. Picture: Renato Castello

The family will have to apply to Burnside Council to remove the trees, with no guarantee the council will approve the request.

SA MP Frank Pangallo said gum trees stressed during heatwaves were "beautiful but deadly" and urged councils and the State Government to do more to protect the public.

"There should be an urgent review of all vulnerable trees hanging over main roads and in parks, gardens and reserves as some of these trees are killers," Mr Pangallo said.

"They need to cordon off these gum trees – and there's so many of them - during extended hot spells to reduce dangers."

Last week an Irish nurse working at the Royal Melbourne Hospital was killed when a large tree branch fell on a car she was travelling in with two friends in South Melbourne.

A spokesman for the SES said they had responded to quite a few fallen trees and limbs this week.

"The only advice we would give people is to be aware of trees and the risk of falling limbs when they are around trees and parking cars," he said.

Burnside Council spokeswoman Jenny Barrett said it was not unusual for trees to lose a branch after extreme heat.



The location of the where the river red gum branch snapped. Picture: Renato Castello



It was a Christmas Miracle that nobody was injured by this massive gum tree limb which fell at Mitcham Reserve on Christmas Day.

The Advertiser

SOUTH

Giant landmark gum at Mitcham drops a massive branch raising the dangers of trees in the heatwave.

The scorching weather enveloping the state is causing giant tree limbs to drop to the ground — and it's a Christmas miracle no one was hurt when one came crashing down in Adelaide's south.

Craig Cook, The Messenger

Subscriber only | December 26, 2019 12:30pm

It's being called the 'Christmas miracle' at Mitcham Reserve that no one was injured or killed when a massive limb from a 100 year old Gum Tree crashed to the ground.

The giant gum stands beside a popular children's playground and a grassed area used by exercise groups.

The broken limb weighted several tonnes and shattered on impact scattering debris across a large area.

State MP Frank Pangallo say's gum trees stressed doing heatwaves are "beautiful but deadly" and councils and the state government must do more to protect the public.

"There should be an urgent review of all vulnerable trees hanging over main roads and in parks, gardens and reserves as some of these trees are killers," Mr Pangallo said.

"They need to cordon off these gum trees – and there's so many of them – during extended hot spells to reduce dangers."

Old trees – stressed through lack of rain and they are potential kills – beautiful but deadly

Mr Pangallo said it was "a bugbear" that councils and government departments have allowed large trees to overhang major roads.

"They even planted some on the median strip along Goodwood Rd near the Repat and Henley Beach Rd – they've mushroomed into massive trees hanging over busy roads and powerlines.

"We all love some shade but these are the wrong trees to plant.

"These ones are beautiful but deadly and it's time for action before someone is killed again."



The Christmas miracle at Mitcham Reserve as a giant gum tree drops a limb but no one is hurt. Mitcham council will attend to the tree. Picture Supplied.

Last week a large branch dropped into the City of Unley car park next to the council chambers on Unley Rd, smashing a shopping trolley, but fortunately causing little other damage.

The Advertiser understands the tree is on the property of St Augustine's Anglican Church next door and despite the incident the tree is unlikely to be removed.

Large trees surrounding playgrounds at many state and public schools are a particular concern with one close to Marryatville High School dropping a large branch recently.

The school with 1500 students has an area known as 'The Flat' – containing more than 20 significant trees where children sit in the shade to play and eat their lunch.

The Advertiser

NEWS

Gum tree falls on picnickers in Heywood Park

A WOMAN narrowly avoided serious injury yesterday as a gum tree came crashing down among picnicking families in an Unley park, pinning her leg.

Thomas Conlin, The Advertiser

January 27, 2012 12:00am

A WOMAN narrowly avoided serious injury yesterday as a gum tree came crashing down in an Unley park.

Witnesses said children had been playing by the tree just moments before they heard a sound "like firecrackers" and saw the woman, 67, run to avoid the falling branches.

State Emergency Service volunteers were called to more than 15 fallen trees yesterday as the sustained hot weather and afternoon winds took their toll.

SA Ambulance was called to Heywood Park on Northgate St about 3.30pm, where the woman was treated for leg lacerations before being taken to Ashford Hospital.

Simon Chappel, who witnessed the incident, said there were around 200 people in the park, including families enjoying Australia Day picnics.

"The woman was under it but it was a bit of a lucky break because there were so many people around, including a lot of children," he said.

Another witness said there were clear signs of termites in the tree.

Two girls, at Botanic Park, were also lucky to escape when a gum tree dropped a large limb metres from their picnic rug just before 1pm.

Last week Cedar College was fined $110,000 after tree branch on school property fell during a September 2009 sports day, leaving Jim Duthie a paraplegic.

Mr Duthie said an arborist had previously advised the tree should be removed.

The Coroners Court has yet to deliver its findings into the January 2009 death of 20-year-old Rebecca Jolly, who was killed when a gum tree on Greenhill Rd at Hazelwood Park dropped a seven-metre limb on her car.

Arborists told the inquest an inspection of the tree prior to the January 9 accident would led to a recommendation of the tree's removal.

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south australia

'You're playing Russian roulette with my toddler's life': Joslin resident wants to be allowed to axe tree

FEBRUARY 20, 2017 2:42PM



Symon Jarowyj is pictured here with his young daughter Nyka... he is worried his little girl could be injured by a large tree on his property. Picture: Roy VanDervord

Daniela Abbracciavento, East Torrens Messenger

A JOSLIN resident has accused his council of playing "Russian roulette" with lives after it rejected an application to axe a towering gum tree that dropped a large branch onto his backyard swimming pool this month.

Symon Jarowyj has been battling Norwood, Payneham & St Peters Council since 2014 to raze the 25m tree amid safety concerns.

But each of his applications to the council's development assessment panel to axe the gum were rejected because the tree was deemed "significant" under state laws.

Mr Jarowyj said safety concerns about the tree, which has a trunk circumference of more than 3m, were heightened after last week's incident.

He urged the council to allow its axing amid fears a limb could fall on his two-year-old daughter.

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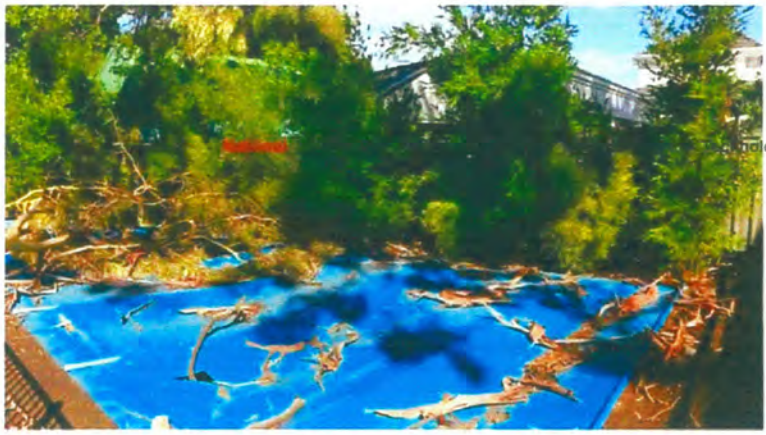
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NATIONAL BREAKING NEWS

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A branch from a large pool recently fell on the Jarowyj family's pool. Picture: Roy Van Der Vegt Source: News Limited

"There are thousands of trees at Linear Park, so for the council to be so stubborn with this, it's just playing Russian roulette," Mr Jarowyj said.

"The limb fell on a still day without warning.

"We were lucky this time that nobody got hurt.

"It's absolutely an unnecessary risk and we are now in a situation where both my partner and I are too anxious to go in the backyard, especially with our daughter."

Mr Jarowyj and his neighbour had submitted three applications — in 2014, 2015 and earlier this year — to have the tree razed, but all were dismissed after an arborist deemed it healthy.

The arborist's report said the tree required pruning.

"The council has basically accused us of not looking after the tree hence it had limb failure," Mr

Jarowyj said.

In 2011, the State Government amended its tree legislation to disallow trees with a trunk circumference of more than 2m from being axed without council approval.

A NP & SP Council spokeswoman said staff were "absolutely concerned" about residents' safety, but it had a "statutory obligation" to adhere to the law.

The spokeswoman said a council arborist had previously urged Mr Jarowyj to prune the limb that fell.

Mr Jarowyj said he would reapply to have the tree razed.

Originally published as 'You're playing Russian roulette with my kid's life'

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WE RECOMMEND

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The Advertiser







A neighbour helps the wife of Ray Fox after the well-known Harrogate local was killed by a falling tree as he cleared a road from storm debris. Picture: Simon Cross

Man killed by falling tree in Adelaide Hills as wild wind lashes SA

Douglas Smith, Jordanna Schriever, The Advertiser
July 12, 2016 11:51am

- Rolling coverage: Thousands without power as SA belted by wind, hail
- Aldgate home crushed by falling trees



Ray Fox's devastated wife is supported by a neighbour after the tragedy. Picture: Simon Cross

The strong cold front on Sunday night and Monday brought gusts of more than 100km/h bringing in a week of wild and extreme weather.

Three other people were taken to hospital with minor injuries in separate incidents as powerful winds tore through the Hills and Fleurieu Peninsula.

Peter Atkinson, a neighbour of Mr Fox, was first on the scene after Mr Fox's wife called to say her husband was pinned down under a tree.

Gallery: SA's wild, wild weather



"We just got a phone call from Ray's wife, she was very distressed and saying that he was cutting a tree that was on the road and he's been pinned down under the tree," Mr Atkinson said.

"I think she just went down to see how he was, the chainsaw was still running and everything, so she rang and then my wife called triple-0."

Mr Atkinson said he tried to help until the ambulance arrived.

"We were talking to the lady on triple-0 and when I got there, it was you know, too late," he said.

"He was a really friendly guy. If you asked him to give you a hand he would give you a hand."

Rodney Herrmann said losing his neighbour in the freak accident was "a big shock".

He said Mr Fox was "out doing the right thing and clearing the road so people could get through and this freak accident happened".



A giant tree fell on Ray Fox as he cleared the road from other storm debris at Harrogate. Picture: Simon Cross

He described his neighbour as a man who was always helping others.

"He would always keep an eye on our property here, give us a ring to say there's a cow calving and he was just a really great neighbour," Mr Herrmann said.

"He was just well-known, this little community of Harrogate, Mt Torrens, Tungkillo is a very tight-knit community. We all look after each other — he was that sort of person."

Mr Herrmann said Mrs Fox was very emotional and was being supported.

SES chief officer Chris Beattie said the death highlighted the dangers of clearing up fallen debris and trees alone.



Peter Atkinson used his tractor to lift the branch off Ray Fox. Picture: Campbell Brodie.

"We're really concerned about the injuries we have seen ... we remind people to be vigilant and where possible to stay away from trees," he said.

"These sort of tragedies are always difficult for our volunteers to deal with."

In other incidents a man was hurt when a water tank rolled on her, also in Tungkillo, and a woman hurt her leg when a tree fell on her car in Macclesfield.

Mark Castine, 57, was having a cup of coffee when he was thrown from one side of the 25-foot caravan to the other about 5.30am.

"A massive gust came up and ripped the whole veranda off and tipped the caravan over," Mr Castine said.

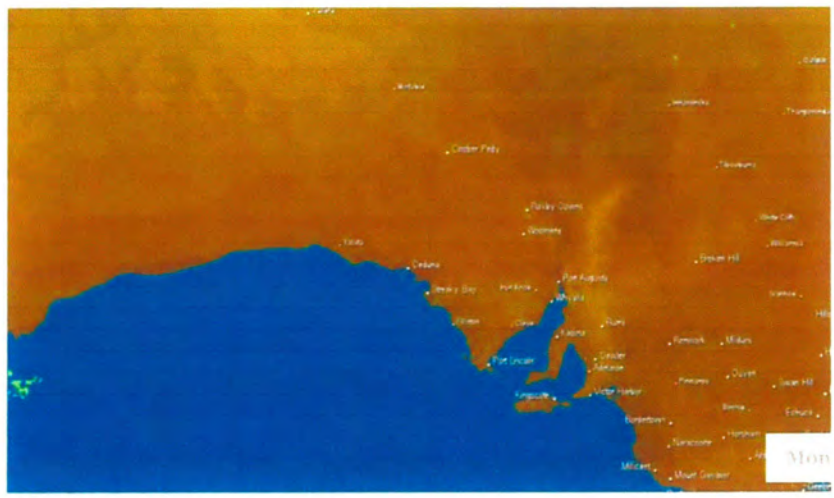


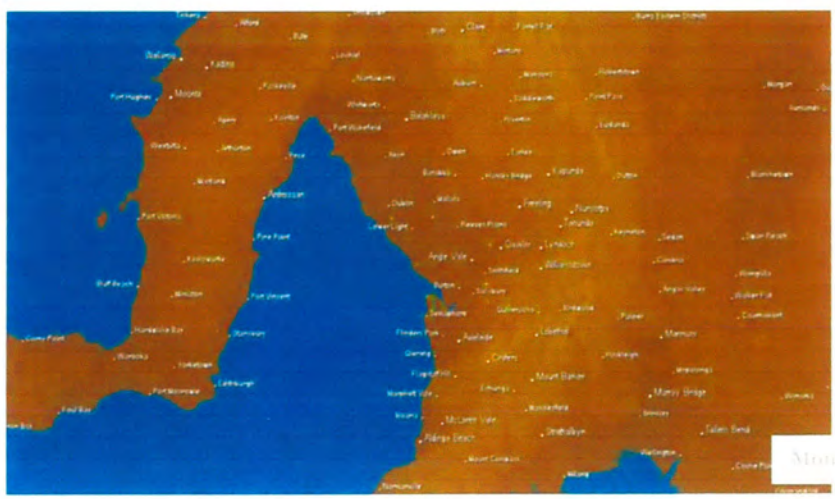
The scene where a falling tree killed Hills local Ray Fox. Picture: Simon Cross

"The fridge fell over and wedged up against the door so I was trapped."

Mr Castine was uninjured and the SES helped him out after about half an hour.

Another man was lucky to escape with only minor head injuries after a large tree crashed on his parked car at a vet clinic in Meadows. He reportedly ducked just in time to avoid serious harm, with the tree crushing part of the roof.





NEWS

SA weather: Man killed by falling tree while clearing storm debris

Updated Mon 11 Jul 2016, 9:04pm



PHOTO: The elderly man was moving a fallen tree from the road when he was hit. (ABC News)

A man clearing up storm damage near his home in the Adelaide Hills has been killed by a tree that fell onto him.

Police said the 71-year-old man was removing a fallen tree from the road at Tungkillo when a second tree fell on him at about 11:00am on Monday.

Emergency crews went to the scene in Gladigau Road but paramedics were unable to save the life of the man, who was a local resident.

Police have warned the public to take care near large trees during storm activity, which is expected to continue with a severe weather warning being extended across almost the entire state.

Earlier, a woman received leg injuries when a tree fell onto her at Macclesfield and a man was hurt when a water tank fell on him at Tungkillo.

A caravan also tipped onto its side at Gemmells and a man inside it had to be rescued.

Two cars were crushed when a gum tree fell at Meadows.

RELATED STORY: Two people injured as wild weather lashes SA

MAP: Tungkillo 5236



PHOTO: People console one another after a man is killed by a falling tree in the Adelaide Hills. (ABC News)



PHOTO: Teresa Taylor looks at her crushed car after a tree fell at Meadows. (ABC News: Lauren Waldhuter)

SES chief operator Chris Beattie said several people had sustained minor injuries from falling branches in the region.

"I want to encourage people to be particularly vigilant on the roads," he said.

"Since the start of the school holidays there've been a number of fatal accidents around the state and indeed with very cold conditions being forecast over the next couple of days, we do have concerns for icy and slippery conditions in the hills."

SA to face severe weather overnight

The Bureau of Meteorology (BoM) has extended a severe weather warning for damaging winds and heavy rainfall across most of the state's districts, with the exception of the northern pastoral districts.

It said damaging winds that eased in the afternoon were expected to strengthen Monday night and into Tuesday morning as a vigorous cold front swept across the state.



Wind gusts in excess of 90 kilometres per hour are forecast overnight and are expected to be associated with showers and thunderstorms near the coast or over elevated areas.

Forecasters have said Adelaide could face flooding risks.

The State Emergency Service (SES) is distributing sandbags from Edinburgh and Port Adelaide premises in northern Adelaide, and Noarlunga in the southern suburbs to people whose properties might be at risk.

A flood watch is also in place for the Mount Lofty Ranges and the Mid-North.

More than 10,000 properties were still without electricity at 9:00pm on Monday after high winds brought down power lines.

SA Power Networks has warned of lengthy delays as it deals with outages.

John Nairn from the BoM said wind conditions were not expected to ease until dawn on Tuesday and would be replaced by heavy rain and even snow in some parts of the state.

This included the Adelaide Hills, Mid-North and Flinders Ranges districts.

"Those sorts of conditions can reoccur with the winds restrengthening in the hours before dawn tomorrow so we do have some concerns that we may see those sorts of winds again," Mr Nairn said.



PHOTO: A house at Verdun in the Adelaide Hills avoided major damage despite three trees falling. (891 ABC Adelaide)

Topics: disasters-and-accidents, emergency-incidents, storm-disaster, storm-event, weather, tungkillo-5236, adelaide-5000, sa

First posted Mon 11 Jul 2016, 1:30pm




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south australia

Burnside Council pays $74,000 in legal fees in tree damaging case, then drops case just before trial

NOVEMBER 23, 2015 1:32PM



Zebra Australia owner Mark Wiggins with another tree in Burnside. Picture: Matt Loxton.

Eugene Boisvert, Eastern Courier Messenger

BURNSIDE ratepayers will foot a $74,000 legal bill against a tree pruner, despite the case being dropped before trial due to a lack of evidence.

In September, Burnside Council launched legal action against Mark Wiggins, of Zebra Australia, claiming he damaged a 35m-tall sugar gum on Hallett Rd, Burnside, following a freak storm in February 2014.

Late last month, it dumped the challenge — saying there was a "lack of appropriate evidence that would lead to a successful prosecution" — but not before it spent $74,418 investigating the claims.

Mr Wiggins also spent $30,000 defending the charges.

The matter started when Hallett Rd resident Ian Kingsborough asked Mr Wiggins to chop down a tree in his front yard, saying it had been "catastrophically" damaged in the February 3 storm.

Rather than razing the tree, Mr Wiggins asked an arborist what pruning could be done to make it safe.



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NATIONAL BREAKING NEWS

15:59 Vic man charged over baby boy's death

does not require them to first seek development approval.

"The last thing we want to do is leave part of the tree that could potentially injure or kill someone," Mr Wiggins said.

Work started on the Thursday — two days after the storm — but the next day Burnside Council ordered pruning to stop, accusing the company of trying to remove the tree without approval.

A report then produced for the council by arborist Dean Nicolle said grooves on the tree's trunk, which Mr Wiggins said were to anchor ropes, were "scarf cuts".

Scarf cuts are 45-degree cuts tree loppers use to control the direction a tree falls.



The tree on February 4, 2014, after being damaged in the storm. Source:*Supplied*

Mr Kingsborough ultimately received approval for the tree to be removed in July 2014.

Dr Nicolle and another arborist — Sam Cassar — said the "unauthorised pruning" had had a significant impact on the tree's health.

Mr Wiggins, whose legal bill could have reached $125,000 if the case went to trial, was pleased the action had been dropped but "incredibly angry and annoyed" at the accusations.



The house now with the tree removed. Source:*Supplied*

Four more minor charges — failing to answer questions and failing to obey directions — were also dropped. Each has a maximum penalty of $4000.

The main charge — tree-damaging activity — has a maximum $60,000 fine, plus a criminal conviction.

Mr Wiggins may also have had to pay the council's legal costs if he lost the case.

Burnside chief executive Paul Deb would not say why the case went so far before being dropped or whether the council had changed its practices relating to investigations into breaches of the Development Act.

However, he said claims council officers had recorded an interview with Mr Wiggins without his permission were being investigated.

Mayor David Parkin said issues around development and trees were "often difficult".

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ABC NEWS

Crushed driver's death blamed on council

By court reporter Candice Marcus

Updated Fri 11 May 2012, 8:20am

A coroner has found a young driver's death when a huge tree branch crushed her car could have been prevented by better council action.

Rebecca Jolly, 20, died when a branch fell in Greenhill Road in Adelaide's eastern suburbs in January 2010.

The coroner says the death could have been prevented had Burnside Council thoroughly assessed the tree after another limb fell just months before the fatality.

A seven-metre branch from a grey box gum tree fell onto the young woman's car. The inquest heard another limb from the same tree fell in August 2009.

Coroner Mark Johns found the council, which was responsible for maintenance of the significant tree, failed to thoroughly inspect it after the first incident.

He said had council workers realised the potential danger and pruned the gum tree, Ms Jolly's death would have been prevented.

Mr Johns said Burnside Council's acting manager of open space and recreation, John Draper, who developed the council's tree management strategy, was evasive in his oral evidence.



PHOTO: Rebecca Jolly was at the wheel when the huge branch fell

"Mr Draper did not, in my opinion, do himself justice in some aspects of his oral evidence," the coroner said.

"It is most unfortunate that neither Mr Draper nor any other council officer took the opportunity in August 2009 to consider the northern leader (branch) and the risk that it presented in overhanging Greenhill Road."

Mr Johns said more could have been done after the earlier branch fell.

"It would have been appropriate for Mr Draper to have carried out a more extensive assessment of the subject tree in August 2009," he said.

"Had that occurred, I think it very likely that the northern leader would have been regarded as being at risk of failure.

"That in turn would have precipitated steps which, had they been taken in August 2009, would have meant that the northern leader was not present in January 2010. "

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PHOTO: Seven-metre branch fell onto the car

Council protocols

Mr Johns did not make any specific recommendations arising from his findings.

"In reaching that conclusion, I do acknowledge the immense difficulties posed in the management of remnant trees in the Adelaide metropolitan area," he said.

"I would not wish it to be thought that I would expect councils to carry out individual inspections of every tree within their area and not even every tree that overhangs a road.

"However the difference in this case is that a major event occurred which provided the opportunity for attention to be given to the subject tree."

The coroner conceded there were already appropriate protocols for local government.

"It is clear that efforts are being made and that, within the limits of the resources available, the people responsible for this area of public administration are genuinely attempting to manage a very difficult situation," he said.

"It is impractical to expect that every single tree in metropolitan Adelaide will be individually inspected and assessed.

"It is probably impractical to expect even that, within existing resources, every tree that might pose a risk if it failed will be so inspected. Of course when a risk has been drawn to a local authorities' attention then it is incumbent upon that authority to carry out a complete inspection of that risk in accordance with generally-accepted standards."

Extraordinary accident

Ms Jolly's parents, Mark and Grace, said their daughter was a beautiful person and the centre of their lives.

"At 20 she was basically a skier, a windsurfer, designer, painter. Pretty well a bit of everything," her father said.

"Very beautiful, very loving. The centre of our lives, the light of our lives. Now she's gone through a most extraordinary accident and this finding here from Mark Johns is a chance to maybe make a bit of sense of it.

"[It was] an extraordinary accident combined with some tree management issues."

He said he hoped the findings would lead to changes which improved safety.

In a statement, Burnside Council said the findings would contribute to its work to minimise any risk of similar incidents.

Burnside Council CEO Paul Deb said amid the court proceedings, the council had not forgotten that a young person lost her life.

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The Local Government Association said there had been an independent inquiry into the issue of tree management on public land.

It said 20 recommendations had been made and the Association would consider the coronial findings before advancing on strategies for local government to deal with the issues.



PHOTO: Burnside Council could have pruned the tree sooner, coroner said (7pm TV News SA)

Topics: courts-and-trials, law-crime-and-justice, death, community-and-society, local-government, sa, burnside-5066, australia, adelaide-5000

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The Advertiser

Burnside tree that killed Rebecca Jolly 'had obvious faults'

Court Reporter Sean Fewster, AdelaideNow
September 17, 2011 12:00am

HAVING seen, for the first time, the tree that killed Rebecca Jolly, arborist Kym Knight formed an instant opinion.

"Immediately upon looking at this tree, my first thought was `those branches are unsafe'," Mr Knight told the Coroner's Court yesterday.

"I could see that the structure of the individual branches was poor, and that predisposes them to failure.

"The underlying risk of harm (that it posed) was well and truly above the level that is acceptable."

Ms Jolly died in January 2010 when a 7m limb fell from the Grey Box gum tree - on the side of Greenhill Rd - and on her car.

Her death is the subject of an inquest before State Coroner Mark Johns.

Previously, Greenhill Rd residents have claimed they complained about the tree as early as 1999 only to be told "regular inspections" were keeping them in check.

The inquest also heard the same tree had dropped a limb in August 2009.

Burnside Council workers have said that, after Ms Jolly's death, they were instructed to cut through the point at which the branch split by their management.

They said the council's policy, at the time, was to check on trees after being alerted to problems by residents.

Yesterday the inquest heard evidence from Mr Knight, who has been an aborist for 30 years.

He examined the tree, at the request of SA Police, just days after Ms Jolly's death.

Mr Knight told the inquest the tree had numerous "obvious" problems that would have been visible to anyone looking at it from ground level.

"The tree clearly had a history of low vitality and attacks by pests," he said.

"Given those circumstances, I would have immediately suspected (the tree) may not be maintaining adequate strength."

Mr Knight criticised the council's "reactive" approach to tree management.

"Trees are dynamic organisms that are always changing," he said.

"Waiting for them to fail is waiting for a disaster to happen."

The inquest continues.

Originally published as Death tree 'had obvious faults'

ATTACHMENT B

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Tree Inspection 6th and then 28th February 2020
Tree climbing inspection 28th February 2020

Tree Report Written 3rd and 8th March 2020 **Tree Report 3402**

Mr. Mike Warrell-Davies
6 Charles Street, Forestville
South Australia 5035.

M: 0499 179 999
E: wdmm@bigpond.com

Dear Mike,

Subsequent to your request I was asked to inspect, assess and evaluate the potential to actual tree risk the Corymbia maculata (Spotted gum) at 6 Charles Street, Forestville posed in respect to its overall vitality, health and structure after recent sudden limb failures (SLF) from within the tree.

Please Note: *After speaking to the owner, it appears that the Unley Council's sub-contractor did not climb the tree on the 27th February. Only a ground level inspection was undertaken to my understanding. However, the Councils arborist does have permission for another visit if required.*

If this is the case, his report will have missed all the main six (6) major structural faults within the tree; including the lowest structural fault with a large hollow at the rear of the tree approximately 3.95 metres above ground level which cannot be seen from the ground.

Only Kino exuding from the trunks and branches was the main indicator for me that the tree needed to be climbed and inspected to complete a full tree assessment of the Corymbia maculata (Spotted gum) at 6 Charles Street, Forestville.

Background information:

The Corymbia maculata (Spotted gum) was planted by the owner 42 years ago at the rear of the property, just off centre and approximately 2 metres off the rear boundary fence. The trunk of the tree has grown exceptionally and has developed major structural roots that support the main trunk.

The tree is not included in the Significant Tree List Table Un/9 of the Unley (City) Development Plan **consolidated the 19th December 2017** page 55.

I am of the opinion considering the soil type within the area and creeks that would support a tap root into the water table the tree is of an exceptional size and structure, with a large secondary trunks and lateral spreading canopy of scaffold branches and terminal foliage consistent throughout the tree.

The tree is within a garden bed and lawn to the east, with a garage to the north.

The owner has been concerned about the failures within the tree, but more recently with the oozing of Keno from numerous branch attachments within the tree.

The first major failure was approximately 15-20 years ago on the western canopy, resulting in an epicormic shoot sprouting that has developed into a major 1st Order branch on the western canopy, forming a major trunk and subsidiary branches and canopy adding to the overall enormity of the tree.

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The last three (3) lateral branch failures (potentially bias over weighted terminal sections of scaffold branches and foliage) have failed without warning as sudden limb failure (SLF):-

1. The most significant damage was the failure of the branch onto the carport.
2. The other branch failed onto the south eastern fence (common) damaging property.
3. The remains of the failed branch on the north eastern canopy is suspended within the lower branches of the tree between the carport and the garage.

Management Options

1. Whether the tree is impacting upon the existing and or proposed dwelling(s) and causing damage to a structure of value and whether there are alternative remedial treatments that be implemented to avoid complete removal of the tree to avoid further damage to a structure of value and or injury/death could be caused to persons below the tree.

2. Whether there are any alternative measures that could be implemented to retain the tree and the appropriate costs of implementing each of those (should any be available). In order to determine the reasonableness of alternative measures:

   - Determine the extent and long-term effect of damage associated with the tree pruning and or remaining,
   - Look at the structural integrity, to defects within the tree,
   - Recent failures; and or
   - Impacts upon the tree; to
   - Past pruning to recent management options and or

3. Veteran tree management options if appropriate from a pruning methodology in accordance with AS4373-2007 "Pruning of Amenity Trees" (If applicable); to

4. Removal of the tree and stump.

Investigations

I was asked to provide an assessment of the Corymbia maculata (Spotted gum) at 6 Charles Street, Forestville (**See Aerial Image 1**); after two large branches fell from the tree as sudden limb failure (SLF)[10] (**See image 5**) potentially caused by extreme dry climatic conditions, drought, winds acting upon the bias over weighted terminal sections of branches and internal demise within the tree itself (**See Images in Tree issues 1 - 6**).

- Condition and Structure,
- Form and vigor.
- Previous (SLF)[10],
- Bird damage to branches,
- Resin, sap, (kino) exuding above, over on trunks and branches,
- Water running down the trunk,
- Safe Useful Life Expectancy (S.U.L.E.) of the tree,
- Pest and diseases,
- Structural defects and anomalies within the tree,
- Past and current pruning practices,
- Increased Sudden Limb Failure (S.L.F.) of substantial branches onto your property including the built environs.
- Changes within the surrounding environment (drought, extreme temperatures and changes in the water table below the tree; the quality and quantity of underground water,
- Impact on the existing built environs
- Previous Corymbia maculata (Spotted gum) fatal failures, injuries and deaths within Adelaide.

An aerial climb of the Corymbia maculata (Spotted gum) was completed on the 28th February 2020 at 3pm by Stephan Gfrerer from PTS (Professional Tree Services) to ascend, examine and assess the extent of the kino damage from structural defects within the tree not visible from the ground. Assisted by Mark Lawson-Kent. Contact details **M:** 0432392001 and or **W:** 08 8337 1147.

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I could not see the cause of damage to the tree on the original site inspection on the 6th February 2020 from ground level; only the large amounts of Kino exuding from numerous points within the tree were visible. However, I did not know the true extent and or severity of damage within the tree at these points of Kino exudation.

The climber after securing an anchor point within the tree, indicated that there were six (6) major structural defects within the tree, not visible from the ground. The only indication was kino exudation and staining at 3.5 to approximately 20 metres above the natural ground level on the main trunk and secondary trunks: too secondary trunks and lateral branches within the Spotted gum.

Injury to the Spotted Gum tree has been caused by unknown entities; and seasonal winds acting upon those affected parts within the tree have caused the exudation of polyphenols (tannins) in the veins in the cambial zone as a defence in response to wounding in eucalypts, Corymbia's and Angophora's. The tree responds by the exudation of Kino at the point of injury.

The timber is injured by forces acting upon the tree to bird and animal damage as more water enters the wound(s) on the tree over a period of time. Affecting the structural integrity of the timber from a living dynamic force (sapwood) changing to a static timber that dies off into a dry timber. Water acts upon the dead leaves, fruits debris caught up within these damaged trunk unions of the tree causing the tree debris to rot; the timber alters and decays as weathering and bird activity increase the damage of the wound on the timber.

This action alone causes further injury to the tree with deeper, wider decayed points of injury as birds and animals attempt to form a hollow for a nest within the decaying wood structure of the trunk and branch attachment and may eventually affect the centre (Heartwood) of the tree's internal timber structure that supports the whole tree.

A tree can be hollow and still support the whole tree. However; affected decayed and damaged secondary trunks to branch(es) that are attached to the main and or secondary trunks may fail and cause severe damage to the trunk; as the affected stressed section(s) of timber cannot support the weight at that point within the tree structure and fails without warning.

Water then enters the affected part(s) of the tree, and as water acts upon the timber, causing decay and wood rot between the trunk unions altering the timber from a dynamic force to a static timber as the cellulose within the timber is destroyed; the living cambium around the wound is supporting a defective structure that continually declines over a period of time (**See images 10, 11 and 12**).

The timber changes as water acts as a catalyst on the timber seasonally (dry and wet wood); fungal spores can also develop causing further wood rot; spreading deeper into the wound. Initially minor; weakening the timber from a dynamic force to a static force altering the wood within the tree reducing the overall strength of the cellulose within the timber and internal unions (Like a - fatigued muscle); increasing the possibility of decay and wood altering fungi into the trunk, reducing the long term stability of the tree branch and or secondary trunk.

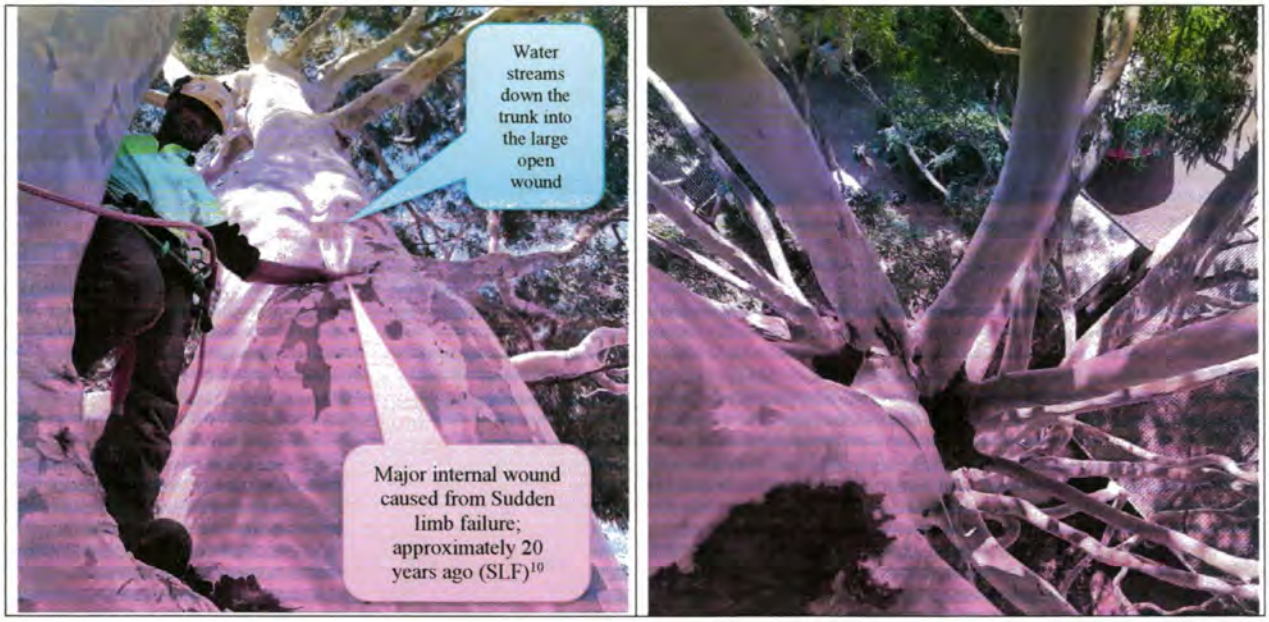
Conclusions

These affected damaged parts of the tree; have supported the tree structure to date, from the trunk, secondary trunks to branches within the tree. As time and weathering of these injuries and decay increases within the different damaged and decaying wound points within the tree. Certain injuries within the tree may be more prone to failure as the lateral branches attached to injury point gradually succeed to failure.

As water infiltrates between the dried out cracks of the dead timber; seeping deeper and deeper into the timber, wood rot and decayed timber is acted upon by the branches attached to these points of injury as seasonal winds (Stress loading) and weather continually act upon the branch(es) to whole tree.

Previous branch failures (SLF)[10] have demonstrated that these structures within the tree are capable of failure without warning even though these branches are on the outer edges of the tree and have failed within the property, causing damage to the surrounding built environs and or injury/death to persons.

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Images 1 and 2: Looking up the Spotted gum tree on the western and south western side of the tree; and then down the tree to ground level on the Northern side of the tree; showing the extreme difference from one side of other side of the tree.

Executive Summary

Pruning of the Corymbia maculata (Spotted gum) has limitations; as some of the major secondary trunks are showing major structural defects, decay and wood rot causing cracking between the trunks and affected branch(es) Water affects the cellulose within the timber from a solid intact structure as a dynamic force to a weakened structure as the cellulose within the walls of the heartwood timber are damaged, destroyed as the cellulose within the timber is destroyed.

Reducing the overall strength and stability within the affected trunks to branch(es) by resulting in a poorly attached branch reducing the long-term stability of the tree. My other concern is Asymmetrical wind loading "slowly twists the branches around the observed direction, this in turn can put strain and stress onto this part of the tree" (Larry Gedney, University of Alaska) that are already weakened by internal structural demise, wood decay and rot as water acts as a catalyst destroying the structural integrity of the tree.

Even though this aesthetically healthy tree conceals its wounds from the observer; these structural defects can only be seen in their true perspective and that is within the tree and their impact has on tree health and vitality.

Option 1 (See appendix 1)

Currently if we were to remove the affected secondary trunks and branches in the tree; I am of the opinion the following would have to occur:-

- I am of the opinion the reduction and shaping of the tree by 10-20% all over; will initially be a reasonable outcome for the tree,
  - Alleviate stress loadings on those damaged sections of tree,
  - Maintenance pruning shall be limited to crown thinning, reduction to remove all dead, damaged, crossing, weak and selective crossing branches.
  - Hazard reduction pruning shall be completed under the direction of an ISA certified arborist.
  - Will open up the canopy too further wind stresses; that may potentially lead to further SLF[10],
- However, depending on those branch(es) affected by the damage caused by the birds will open up the canopy too much and may cause further potential sudden limb failure (SLF)[10].

- We are unable to control and or eliminate further bird damage (hollows) potential nesting sites within the tree in the major secondary trunks and branches within the tree structure **(See image 2),**

- Heavier pruning will destroy the trees overall aesthetic and amenity value to the surrounding neighbourhood and would be classified as tree damaging activities under the current tree legislation[1]; this action would render the tree unsafe and structurally more compromised that will adversely affect tree stability, health and vigor,

- Remove two (2) bird damaged secondary trunks and subsequent branches **(See the following images)**

    - Pruning is limited; and would remove those branches that support the top 1/3-1/2 of the upper canopy) not the ideal pruning methodology,
- Remove two (2) major secondary trunks already splitting apart, dead and decaying timber,

- Reduce and shape to a pruning point those branches affected previously with sudden limb failure that are showing signs of epicormic regrowth and reduce back further to a reasonable pruning point within the tree,
- Those branches affected by severe damage at their juncture at the main trunk may need to be severely pruned and or removed at the main and or secondary trunk,

- Decayed affected timber supporting major secondary trunks need to be either:-

    - Reduced and thinned at best option by 10-15%,
    - Removal of unwanted, damaged, broken branches; along with major deadwood,
    - Pruning is only a short-term option and not a guarantee.

Option 2 (See appendix 2)

I'm of the opinion this heavier option of pruning known as pollarding and lopping of the tree to safer structures within the tree will create large gaps between the remaining secondary trunks and laterally spreading branches (wind exposed); that will affect the overall tree canopy structure.

- Cabling and bracing is not a viable option
- The tree condition is not correctable by reasonable pruning that exceeds AS4373-2007 "Pruning of Amenity Trees".
- Therefore, notification shall be brought to the attention of the owner and would require a development application to be lodged with the City of Unley to prune greater than 30% of the canopy and may not comply with As4373-2007 "Pruning of Amenity Trees. **(See Image 6),**
- Veteran Tree management (VTM).

Option 3

There is a higher potential for sudden limb failure (S.L.F.) onto the property, neighbouring property, built environs and or onto persons as I believe the tree is structurally defective.

Therefore, the removal of the Corymbia maculata (Spotted gum) is the only viable option for the owner at 6 Charles Street, Forestville. South Australia 5035.

I believe heavier pruning and cabling of the canopy as discussed with the owner is not a reasonable remedial treatment within the tree. In my opinion, such a treatment has limitations and would be admitting a high degree of risk that has limitations that can reduce the risk but cannot be tamed by man and will not eliminate all the risk of potential failure onto a dwelling and or persons. I have seen trees fail with cabling as a remedial action and therefore I am reluctant to support this remedial action.

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Development Act

Identified as a "Regulated tree" Amended Development Act 1993 Significant trees should be preserved and tree damaging activity should not be undertaken unless:

(a) In the case of tree removal

(i) The tree is diseased, and its life expectancy is short; **Yes**
(ii) The tree represents an unacceptable risk to public or private safety; **Yes**
(iii) The tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value and all other reasonable remedial treatments and measures have been determined to be ineffective; **Yes**

All other reasonable remedial treatments and measures have been deemed to be ineffective.

I believe that the Corymbia maculata (Spotted gum tree) has hidden the defective sections within the tree from ground level; and only in the past 2-3 years has the tree become noticeably a higher potential risk than before a climbing assessment of the tree was completed on the 28th February 2020.

Aesthetically this tree appears healthy and strong from a distance and can be seen by the neighbouring neighbours but cannot be seen by the whole neighbourhood as buildings and other trees screen the visual amenity. **Warning** don't get caught up with aesthetics over tree risk and hazards the tree poses existing court precedence allows us to be more attentative as injury and death have occurred in South Australia (See ERD court judgements).

Previous examples of tree management not acted upon: -

- tree damage not acted upon until either a fatality occurred,
- tree damage not acted upon until injury to a person(s), and or
- structural damage occurred to the built environs and or vehicles,
- Poor understanding of the tree structure by an in-experienced arborist,
- Aerial climb was only instigated after an event, revealing major structural flaws within a tree, to
- Trees, that were not inspected at all,
- Assessed only on aesthetics and not risk management (Internal political bickering),
- Inappropriate management of tree(s) over a long period of time by all concerned,
- Were classified as unsafe either prior to failure and or unable to be removed (Council and or ERD court decision)

Unley council has approved of tree removal internally as the tree was too large for the space within the rear garden.

DEVELOPMENT APPLICATION – 090/802/2012/C1 – 3 PENONG STREET, HYDE PARK 5061 (UNLEY PARK). The tree is not included in the Significant Tree List Table Un/7 of the Unley (City) Development Plan. (See attached pdf):

Notable Environment, Resources and Development Court (ERD) files Refer to: -

- Wood v Mercedes College Springfield Inc &Ors (2011) SADC 90.
- Jolly v City of Burnside Coroner's inquest 10th May 2012.
- Cheung v City of Onkaparinga (2004) SAERDC 21.
- Gormley v City of Unley (2005) SAERDC 24
- Russell v City of Burnside (2004) SAERDC 97 at 20:
- Lacey v City of Burnside (2009 SASC 136).
- Agostino v Adelaide City Council (2004) SAERDC 77.
- Lilburn v City of Burnside (2002) SAERDC 127 considered.
- *Ming Qiao and Trevor Steele* (See paragraph 48) 11-109.

Heavy pruning (Lopping and pollarding) and cabling in my opinion are not suitable long-term options in the retention of this tree safely in a built-up residential area within the Unley City Council area.

The tree is not included in the Significant Tree List Table Un/9 of the Unley (City) Development Plan **consolidated the 19th December 2017**page 56.

I am of the opinion pruning of the Corymbia maculata (Spotted gum) is not a viable option considering all the internal structural hazards within different sections of tree.

The dead and decaying sections of timber within the main and secondary trunks are becoming deeper and wider as the hollows become more weathered and decayed over time in the middle to high part of the tree. The upper canopy in my opinion must have failed at one point sprouting numerous epicormic growths within the tree that have now grown into major secondary trunks that support the remaining upper canopy; water is acting as a catalyst for wood rot and termites.

Therefore, removal of the Corymbia maculata (Spotted gum) is the only option available to prevent major tree failure and is supported within the **City of Unley Development Plan consolidated the 19th December 2017** relating to a significant tree.



Images 3 and 4: Looking up into the main trunk where the first major structural issue was found wait the juncture of the main trunk forking into several main secondary trunk and laterally spreading branches.

Principals of Development Control (PDC)

City of Unley Development Plan consolidated the 19th December 2017.

Regulated and Significant Trees OBJECTIVES page 55, 56

Objective 1: The conservation of regulated trees that provide important aesthetic and/or environmental benefit.

Objective 2: Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:

(a) significantly contributes to the character or visual amenity of the locality; **Yes**
(b) indigenous to the locality; **No**
(c) a rare or endangered species; **No**
(d) an important habitat for native fauna. Seasonal foraging of the flowers, fruits and nuts **Yes**

- No nests present only damage to the main trunks and branches of the tree

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Objective 3: The preservation of significant trees in The City of Unley which provide important aesthetic and environmental benefit. Trees are a highly valued part of the Metropolitan Adelaide and Unley environment and are important for a number of reasons including high aesthetic value, preservation of biodiversity, provision of habitat for fauna, and preservation of original and remnant vegetation. While indiscriminate and inappropriate significant tree removal should be generally prevented, the preservation of significant trees should occur in balance with achieving appropriate development. **Agreed**

Significant Trees

4. The trees listed in the "Significant Trees Register" identified in **Table Un/9** together with any others controlled by Development Regulations are designated as significant trees. This designation extends to all parts of the root system, trunk, canopy and other parts of each tree, including those parts which have grown since the initial designation of the tree as a significant tree. **Not Listed**

5. Development should be designed and undertaken to retain and protect significant trees and advice should be obtained from suitably qualified persons with regard to such retention and protection. **Not Applicable**

6. Where a significant tree or significant tree grouping:

(a) makes an important contribution to the character or amenity of the local area, or **Yes**
(b) forms a notable visual element to the landscape of the local area, or **Yes**
(c) contributes to habitat value of an area individually, **Yes**
or provides links to other vegetation which forms a wildlife corridor **Yes**

Development should be designed and undertaken to retain and protect such significant trees and to preserve these attributes. **Not Applicable**

7. Development should be undertaken with the minimum adverse effect on the health of a significant tree. Consolidated - 19 December 2017 57 Unley (City) **Not Applicable**

8. Significant trees should be preserved and tree damaging activity should not be undertaken unless:

(a) in the case of tree removal.

(i) the tree is diseased, and its life expectancy is short; or **Yes**
(ii) the tree represents an unacceptable risk to public or private safety; or **Yes**
(iii) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value and all other reasonable remedial treatments and measures have been determined to be ineffective; or **Yes**
(iv) it is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and **Not Applicable**

Area provisions have been considered to minimise inappropriate tree-damaging activity occurring; or

(b) in any other case.

(i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree; or **Yes**
(II) the work is required due to unacceptable risk to public or private safety; or **Yes**
(iii) the tree is shown to be causing, or threatening to cause damage to a substantial building or structure of value; or (iv) the aesthetic appearance and structural integrity of the tree is maintained; or **Yes**
(iv) it is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activities occurring. **Not Applicable**

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9. Development involving ground work activities such as excavation, filling, and sealing of surrounding surfaces (whether such work takes place on the site of the tree or otherwise) within a distance equal to the under-tree canopy of a significant tree, should only be undertaken where the aesthetic appearance, health and integrity of the significant tree, including its root system, will not be adversely affected. **Not Applicable**

10. Land should not be divided where the division and subsequent fencing, boundary definition, roads, buildings or structures would be likely to result in a substantial tree-damaging activity occurring to a significant tree, or significant tree grouping. **Not Applicable**

11. Where development is to take place in respect of, or in close proximity to, a significant tree (whether such development takes place on the site of the tree or otherwise) that tree should be protected by appropriate measures during the course of the development. In particular, the area in which the tree's branches and roots are located should be protected by the erection of a secure fence prior to commencement of any work on site to prevent and disturbance to such area, for example by compaction, excavation, filling or contact causing damage to branches. **Not Applicable**

12. Temporary fencing erected for the protection of a tree designated as a significant tree during construction and development activity to appropriate standards of practice should: **Not Applicable**

(a) consist of a minimum 2.0-metre-high solid, chain mesh, steel or similar fabrication with posts at maximum 3.0 metre intervals.
(b) incorporate on all sides a clearly legible sign displaying the words "Tree Protection Zone"; (c) not be erected closer to the tree than a distance equal to half of the height of the tree or
(c) not be erected closer to the tree than a distance equal to half of the height of the tree or the full width of the branch spread (whichever is the lesser). **Not Applicable**



Image 5: Looking across into the lush canopy of the tree. The structural defects are not evident at ground level (Blue circles). The Red circle SLF has also occurred on the north eastern side of the tree.

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TREE DETAILS:

The tree at 6 Charles Street, Forestville is identified as a Corymbia maculata (Spotted gum) with the following characteristics:

Trunk Circumference:	5000 Millimetres (At 1.0m high)
Tree Height:	27-30 metres
Canopy Spread:	11 metres radius (Estimated)
Maturity:	Mature (Approximately 42 years)
Structural Root Zone	4.35 metres
Diametre at Breast Height	1450 Millimetres (At 1.4m high)

The tree is determined as a significant tree within the provisions of the Development Act (1993).

The tree protection zone (TPZ) = (DBH x 12); therefore 12 x 1450 millimetres = 17.4 metres. The maximum tpz is 15.0 metres in accordance with AS4970-2009 Protection of trees on development sites.

The Spotted gum tree is a majestic erect tree with a robust trunk, ascending upwards. The main trunk divides at approximately 16 metres into a trifurcated secondary trunk with lateral branches radiating out at this juncture. Resin also exudes from the trunk at this juncture indicating injury and or a wound. There are 6 major structural defects within the tree. Defects 1, 2, 3 and 6 appear to be the most sever of the injures the tree has sustained.

Pruning is only a short-term option and not a guarantee as the structural defects support the upper canopy above the orange line as indicated (**See Image 6**).

I am of the opinion the Corymbia maculata (*Spotted gum*); is causing any adverse effect upon the habitable dwelling; I am of the opinion this is due to the soil type being a RB3-RB5 soil (***Soils and Geology of the Adelaide plains Bulletin 46***) allowing reasonable drainage creating a deeper soil with no visible surface roots from the *Lemon Scented gum*.



Image 6: Option 2 is indicated with the orange dotted line. The heavier pruning known as lopping and pollarding to reduce the sail within the canopy below the damaged section of the main trunk as veteran tree management.

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Images 7 and 8: Looking at the base of the tree and up the tree trunk.



Image 9: Google Earth image of the tree a 6 Charles Street, Forestville.

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Tree Issues within the Spotted gum

The major defects are issues 1, 2, 3 and 6 that appear to be the most sever of the injures the tree has sustained.

Issue 1



Location of issue	***Main trunk*** (tri-fication of secondary trunks and lateral branches) 1 - SSE; 1 - SWW, 1- NNW ***Lateral branches*** 1 – NE; 1 NNE - Kino Exuding on the lateral branches.
Height of injury	16.0 metres
Diametre of Trunk	**0.937mm**
Depth of wound (cavity)	**0.550mm**
Width of wound	0.625 mm
Height of wound	0.490 mm
Soundness	Hollow resonating sounded

Estimated % of damaged and decayed wood **59.0%**

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Trunk Decay issue 1

The TR Ratio is a calculation established by Mattheck & Breloer which is used to calculate the strength of hollow stems. Mattheck & Breloer's criteria for strength assessment of hollow stems are as such:



a) b) c) **d)**

a) Normal safety factor of solid stem
b) Safety factor reduced by only 29% due to central cavity occupying 2 thirds of stem diameter
c) Stem with safety factor estimated as similar to b) having an eccentric cavity occupying half of stem diameter and minimum wall thickness one third of depth to centre of cavity
d) Cavity as in b), but with no safety factor remaining, due to an opening occupying one third of stem circumference.

I believe the hollow has moved from c to d as the decaying dominant trunk supports all the the majority of the tree above this point and has reduced the safe useful life expectancy (S.U.L.E) of the tree. The secondary branch formation above the hollow as issues 2 and 3 are all affecting the long-term stability of the tree.

Water acts as a catalyst between the decaying and damaged timber with the buildup of leaf matter rotting over a period of time. This section then decays and the cellulose within the wood alters from a solid timber structure to dead and decayed with rot and fungal spores destroying the cellulose within the timber.

The trunk may/not be hollow completely; however I believe the decaying trunk has been drought affected and changes in cultural habits reducing the safe useful life expectancy (S.U.L.E); and does not provide the same strength and or support for a solid trunk, this has reduced the SULE to 0-5 years depending on certain sections of the tree and increased the risk factor of failure from low to moderate once pruned reducing the wind acting upon the remaining tree structures.

There are pathogens entering the trees impacting and reducing the Safe Useful Life Expectancy (SULE) of both trees. Poor branch attachment and sudden limb failure (SLF)[10] is a common problem for many species especially Eucalypts. It almost always affects limbs held in a horizontal or near horizontal plane, though more upright limbs have also been known to fail due to SLF[10]. Defects do not have to be present; however, if wounds or decay are present the risk of SLF is usually exacerbated and the SULE has been reduced to 0-3 years.

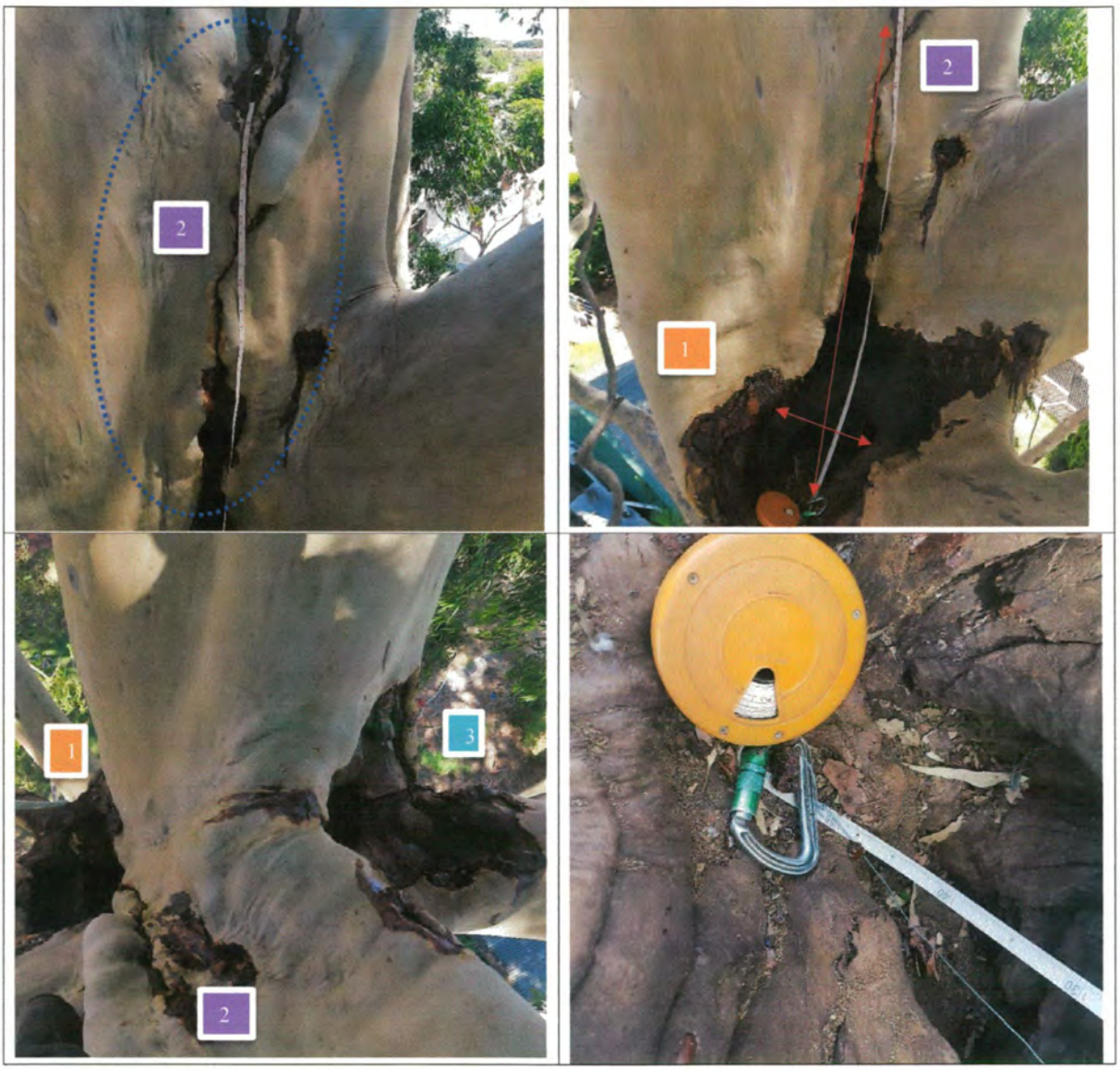


The main trunk where the structural defect of **issue 1** occurs and is not visible from the ground; only the exudation of kino.

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Issue 2: The wound is a vertical crack for 1.5 metres above wound 1 and on the opposite side of the tree is wound 3.



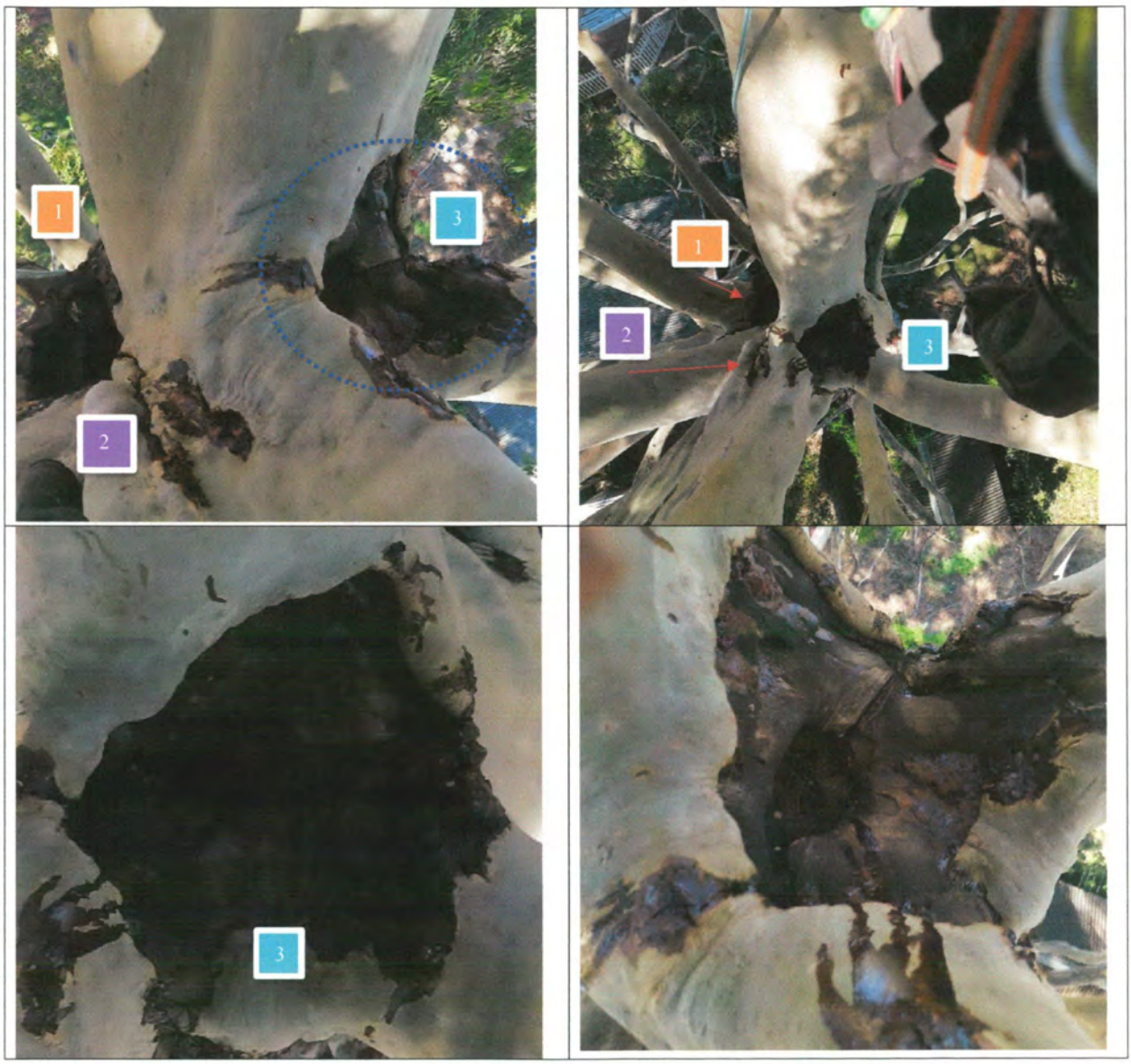
Location	Main trunk
Height of injury	17.5 metres
Diametre of Trunk	**0.937mm**
Depth of wound (cavity)	**0.550mm** going back down the trunk to issue 1
Width of wound	0.625 mm
Height of wound	15000 mm long into the base of wound 1
Soundness	Hollow resonating sounded

Estimated % of damaged and decayed wood at the base of the wound **59.0%**

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Tree Issues 3 within the Spotted gum

Issue 3: The wound is above and on the north eastern side of the tree above wounds 1 and 2; wound 3 is above wound issue 2 that runs vertically between wounds 1 and 3.



Location	Main trunk
Height of injury	17.0 metres
Diametre of Trunk	**0.891mm**
Depth of wound (cavity)	0.150mm
Width of wound	**0.435 mm**
Height of wound	0.000 mm
Soundness	Hollow resonating sound

Estimated % of dead wood across the face of the wound **48.82%**

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B

Trunk Decay (issue 3)

The TR Ratio is a calculation established by Mattheck & Breloer which is used to calculate the strength of hollow stems. Mattheck & Breloer's criteria for strength assessment of hollow stems are as such:



a) b) c) d)

a. Normal safety factor of solid stem
b. Safety factor reduced by only 29% due to central cavity occupying 2 thirds of stem diameter
c. Stem with safety factor estimated as similar to b) having an eccentric cavity occupying half of stem diameter and minimum wall thickness one third of depth to centre of cavity
d. Cavity as in b), but with no safety factor remaining, due to an opening occupying one third of stem circumference.

I believe this is only a surface wound with decaying wood that will create a hollow; this trunk decay issue 3 has a higher potential to fail as the timber cracks across the co-dominant trunks of the tree and supports large amounts of timber as trunks, branches a, scaffold branches and foliage above the wound as the seasonal winds act upon the weakened tree structures and has reduced the safe useful life expectancy (S.U.L.E) of the tree to 0-3 years. The secondary branch formation above the main hollow 1 may all be linked up with tree issues 2 and 3 and all affecting the short-term stability of the tree within the rear garden.

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Trunk Decay (issue 4)

Issue 4: General oozing of Kino from between cracked trunks as the wind acts on the trunks.



Location	Main trunk
Height of injury	20.0 metres
Diametre of Trunk	0.000mm
Depth of wound (cavity)	0.000mm
Width of wound	0.000 mm
Height of wound	0.000 mm
Soundness	Solid
Estimated % of decay within the trunk	**0.0%**

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B

Trunk Decay (issue 5)

Issue 5: Bird damage; general oozing of Kino from between trunks.



Location	Main trunk
Height of injury	22.0 metres
Depth of wound (cavity)	0.550mm
Width of wound	0.000 mm
Height of wound	0.000 mm
Soundness	Solid dead timber
Estimated % of decay within the trunk	**0.0%**

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B

Trunk Decay (issue 6)

Issue 6: Concealed wound with pooling of water at the base of the trunk decay



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B

Issue 6

Location	Main trunk **Circ** 3.97	**Diam 1.263mm**
Height of injury	3.95 metres	
Depth of wound (cavity)	**0.428mm**	
Width of wound	0.300 mm	
Height of wound	0.450 mm	
Soundness	Hollow resonating sound	
Estimated % of decay within the trunk	**33.88%**	

Trunk Decay (issue 6)

The TR Ratio is a calculation established by Mattheck & Breloer which is used to calculate the strength of hollow stems. Mattheck & Breloer's criteria for strength assessment of hollow stems are as such:



a) b) c) d)

a. Normal safety factor of solid stem
b. Safety factor reduced by only 29% due to central cavity occupying 2 thirds of stem diameter
c. Stem with safety factor estimated as similar to b) having an eccentric cavity occupying half of stem diameter and minimum wall thickness one third of depth to centre of cavity
d. Cavity as in b), but with no safety factor remaining, due to an opening occupying one third of stem circumference.



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B

Hazards Assessment

In assessing the hazard risk, the "Tree Hazard Assessment" system developed by Matheny and Clarke (1994) has been utilised[i]. Matheny and Clarke state that a hazard assessment comprised of three aspects:

- A tree with the potential to fail
- An environment that may contribute to the failure
- An object or person that may be damaged or injured (the target)

Failure rating can be defined as:

(1) Defects are minor with good wound wood present.
(2) Medium defects are present and obvious (cavities 10-25% of the tree circumference, co-dominant stems without included bark).
(3) High, numerous or significant defects (cavities 30-50%, multi pruning wounds with decay).
(4) Severe Heart Rot and fungal brackets with decay or cavities covering over 50% of the trunk.

Size of the part:

The actual size of the limb (s).

Target rating:

This would indicate the potential users and level of frequency that may be attributed to the area:
(1) Occasional use is likened to a jogging or cycling track
(2) Intermittent use is likened to a picnic area or day parking
(3) Frequent use is likened to a storage or camping area
(4) Constant use is likened to a home or in use for many hours of the day

Subsequent to assessing the three parts the scores are tallied to give a rating out of 12. The higher the rating the greater is deemed the hazard.

Risk Assessment Table (Matheny and Clarke, 1994)

Failure Potential	Size of Part	Target Rating	Hazard Rating
1= Low 2=Medium **3=High** 4=Severe	1=15 cm diameter 2= 15-45 cm **3= 45-75 cm** 4=75 cm+	1= Occasional use 2= Intermittent use 3=Frequent use **4= Constant use**	In this case an average rating **10** out of 12 is indicated.

Tree Pruning

Damage to a tree is inevitable either naturally occurring genetically, environmental, insect, pathogens and or human intervention; and or a combination of several factors affecting the form, habit, structure, longevity and or environmental factors, drought, water and or mechanical means can greatly shorten the safe useful life expectancy S.U.L.E. of a tree.

There is no product known that can prevent the trunk wound from decaying, so in time the branch and or trunk will lose its structural integrity; our main concern is the trees ability to sustain itself amongst built form and human habitation with all our impacts upon and affecting tree growth. Trees may never fully close (occlusions) over their injuries or wounds as water acts upon the timber (Catalyst) changing the structure as the changes from a dynamic to static force as wood rot and or decay persist within the structure of the tree.

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Pruning cannot correct all the imbalance of the tree growing as a solitary specimen and or within a group of trees affected by each trees habit, form, allelopathy and or phototropism and pruning natural/human intervention; which is now entirely determined by the response from each tree through Compartmentalisation of Decay in Trees (C.O.D.I.T.) of their wounds.
The preferred location to make a pruning cut is just beyond the branch collar at the branch's point of attachment. The tree is biologically equipped to close such a wound, provided the tree is healthy enough and the wound is not too large.

There are recommended techniques AS4373-2007 pruning of Amenity Trees. If practical, branches should be removed back to their point of origin. If a branch must be shortened, it should be cut back to a lateral that is large enough to assume the terminal role. A rule of thumb is to cut back to a lateral that is at least one-third the diameter of the limb being removed.

This method of branch reduction helps to preserve the natural form of the tree. However, if large cuts are involved, the tree may not be able to close over and compartmentalize the wounds. In the future, it may be apparent the best solution is to remove the tree and replace it with a species that is more appropriate for the site.

Pruning options are limited for the Spotted gum and would have to be completed over several seasons; monitored, reviewed, reassessed and evaluated to justify the retention of that tree species for the following years.

I am of the opinion, there are 6 major wounds that have supported the tree structure to date, from the trunk, secondary trunks to branches within the tree. As time and weathering of these injuries and decay increases within the different damaged and decaying wound points within the tree. Certain injuries within the tree may be more prone to failure as the lateral branches attached to injury point gradually succeed to failure.

As water infiltrates between the dried out cracks of the dead timber; seeping deeper and deeper into the timber, wood rot and decayed timber is acted upon by the branches attached to these points of injury as seasonal winds (Stress loading) and weather continually act upon the branch(es) to whole tree.

Previous branch failures (SLF)[10] have demonstrated that these structures within the tree are capable of failure without warning even though these branches are on the outer edges of the tree and have failed within the property, causing damage to the surrounding built environs and or injury/death to persons.

Pruning of the Corymbia maculata (Spotted gum) has limitations; as some of the major secondary trunks are showing major structural defects, decay and wood rot causing cracking between the trunks and affected branch(es) Water affects the cellulose within the timber from a solid intact structure as a dynamic force to a weakened structure as the cellulose within the walls of the heartwood timber are damaged, destroyed as the cellulose within the timber is destroyed.

Reducing the overall strength and stability within the affected trunk s to branch(es) by resulting in a poorly attached branch reducing the long-term stability of the tree.

The tree is not included in the Significant Tree List Table Un/9 of the Unley (City) Development Plan **consolidated the 19th December 2017**page 56.

The dead and decaying sections of timber within the main and secondary trunks are becoming deeper and wider as the hollows become more weathered and decayed over time in the middle to high part of the tree. The upper canopy in my opinion must have failed at one point sprouting numerous epicormic growths within the tree that have now grown into major secondary trunks that support the remaining upper canopy; water is acting as a catalyst for wood rot and termites.

Therefore, removal of the Corymbia maculata (Spotted gum) is the only option available to prevent major tree failure and is supported within the **City of Unley Development Plan consolidated the 19th December 2017** relating to a significant tree.

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All tree work if completed must be done by a suitably qualified arborist. Please contact me if you require more information on 0430 432 007.

Kind regards

David M. G. Mably ***(Electronic signature 8/3/2020)***

David Mably

Senior Consulting Arborist

Certified ISA Arborist AU0285A
ISA Tree Risk Assessment Qualified 24 Oct 2024
Advanced Diploma Hort (Arb) Aust. **(Level 6)**
Associate Diploma of Applied Science (Urban Park Management) **Level 7**
Certificate in Horticulture **(Level 4)**
Cert Tree Surgery U.K. **(Level 4)**
40 years' experience in Horticulture, Arboriculture and Permaculture

Owner/Manager/Operator

BIBLIOGRAPHY:

Lonsdale, D (2001) **"Principles of Tree Hazard Assessment and Management"** The Stationary Office, London.

Mattheck, C Breloer, H (2003) **"The Body Language of Trees"** the Stationary Office, London.

Shigo AL (1986) **"A New Tree Biology"** Shigo and Tree Associates, Durham, New Hampshire

Strouts, RG Winter, **"Diagnosis of Ill-Health in Trees"** 2nd Edition TG (2000) TSO, Norwich.

Matheny, N Clark, J (2003) **"Evaluation of Hazardous trees in Urban Areas"** 2nd Edition HortScience, Inc, Pleasanton, CA 94566.

Endnotes

1. Part 2 Amendment of Development Act 1993 4 Amendment of Section 4. Sub regulations (1) and (2) The Act controls "tree damaging activities' in relation to a regulated tree and or 'significant tree' by defining it to be 'Development'. Trunk circumference of 2.0 metres or more; are measured 1.0 metre above natural ground level within the metropolitan Adelaide and townships in the Adelaide Hills qualify as 'Regulated trees.
Trees with a trunk circumference of 3.0 metres or more, measured 1.0 metre above natural ground level within the metropolitan Adelaide and townships in the Adelaide Hills qualify as 'significant trees. Trees with multiple trunks and have an average stem size of 625mm >.
Part 2 Variations of Development Regulations 2008 4 Sub regulations (1) and (2) do not apply Regulated and Significant trees (8) 'Tree damaging activities' in section 4(1) of the Act, pruning-

(a) That does not remove more than 30% of the crown of the tree; and
(b) that is required to remove-
(i) dead or diseased wood.
(ii) branches that pose a material risk to a building; or
(ii) branches to a tree that is located in an area frequently used by people and the branches pose a material risk to such people, is excluded from the ambit of that definition. Breaches of the act can incur a fine up to $60,000.00.

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2. The Australian Standard: AS4373 – 2007 *'Pruning of Amenity Trees'* provides a minimum pruning standard based on the widely accepted theories of compartmentalisation of decay/dysfunction in trees (CODIT) that must be applied for all trees. Pruning should only be carried out by trained and experienced Arboricultural technicians under the supervision of an AQF level 4 or higher qualified Arborist.

3. The minimum Arboricultural qualification required to enable effective decision making with regard to tree health, stability and safety issues is AQF (Australian Qualification Framework) Level 3. As with all professions, a level of experience proportionate with the task being undertaken is essential, regardless of qualifications.

4. Planting of trees should be avoided near the foundations of the house or neighbouring house on reactive sites as they can cause damage due to the drying out of the clay at substantial distances. To reduce, but not eliminate the possibility of damage, tree planting should be restricted to a distance from the house of:

1. 1.5 x mature height for class E (extremely reactive) sites.
2. 1 x mature heights for class H (highly reactive) sites.
3. 0.75 x mature height for class M (moderately reactive) sites.

AS2870-1996 Residential slabs and footings – Construction p53

5. Root protection zone (RPZ) A specified area below ground and at a given distance from the trunk set aside for the protection of tree roots to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. **NOTE:** Establishment of these areas may include root investigation and mapping, root pruning and installation of root barriers or other protection measures at the edge of the RPZ to prevent conflict between roots and works.

6. Structural root zone (SRZ) The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright, so the entire profile (depth) of the root zone is included in the structural root zone. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

7. Tree protection zone (TPZ) The combined area of the root protection zone (RPZ) and crown protection zone (CPZ) as an area set aside for the protection of a tree.

8. Vigour is the ability of a tree to sustain its life processes, as used in the Standard for calculating the minimum RPZ. NOTE: The term 'vigour' in this document is synonymous with commonly used terms such as 'health' and 'vitality'.

9. Included Bark Crotches are potential structural weaknesses that occur in trees between the main stem and a branch or between leaders of equal size (co dominant stems). Bark between the stems turns downwards and prevents the interlocking of wood fibres rather than upwards (as in structurally sound crotches) to form a branch bark ridge. This defect is under genetic control and may be repeated throughout the tree or occur in only one crotch. The position of an included bark crotch may be more serious than those higher in a tree. Depending upon the severity of the defect, the trees age and the species involved, it may be possible to prune the affected portion and or install protective cables in trees with bark inclusions in order to reduce the risk of failure. Bark inclusions that do not display signs of structural instability and or are in trees at sheltered locations are unlikely to present an unacceptable level of risk and may not warrant Arboricultural intervention.

9.1. The bark on the inner side of the branch union or is within a concave crotch that is unable to be lost from the tree and accumulates or is trapped by acutely divergent branches forming a compression fork.

9.2. Growth of bark at the interface of two or more branches on the inner side of the branch union collar and the collars roll past one another without forming a graft where no one collar is able to subsume the other. Risk of failure is worsened in some taxa where branching is acutely or acutely convergent and ascending or erect.

10. Sudden Limb Failure (SLF) is a common problem for many species of trees including exotic trees. It almost always affects limbs held in a horizontal or near horizontal plane, though more upright limbs have also failed due to SLF. Predisposing factors include a low angle of attachment, reduced limb taper, relative branch exposure, limb over-extension and in particular, a concentration of weight towards the end of the limb.

Defects do not have to be present, though when wounds or decay are present, they exacerbate the risk of SLF. The mechanisms involved in SLF are complex and relate to the production of Phenols and Turpenes produced as part of the CODIT process (Compartmentalization of Decay in Trees) in Wall 4 by the trees internal chemical protection system. Trigger factors include prior strong winds and usually, though not always, the likelihood of failure is influenced by increased in temperature and moisture stress. SLF remains one of the highest risk elements in tree management and is certainly the least well understood. Expert advice and careful crown management can significantly reduce the risk of SLF where tree structure is suitable for well-targeted pruning.

11. The Landscape Below Ground 11 proceedings of an international Workshop on tree Root Development in Urban Soils. Dr Dan Neely Dr Gary W. Watson

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12. It is commonly thought that a healthy tree tolerates the removal of up to one third of its root as noted by Harris 1992 and Helliwell 1985 as cited in Matheny and Clark 1998 Trees and Development A Technical Guide to Preservation of Trees During land Development (International Society of Arboriculture, Indiana) p72. It is also stated that healthy trees are more tolerant to root disturbance while trees with low vigour are less tolerant.

13. Trees and Development A Technical Guide to preservation of Trees During Land Development Nelda Matheny and James R Clark Pages 84 and 85.
14. Windthrow Tree failure and collapse when a force exerted by wind against the crown and trunk overcomes resistance to that force in the root plate, such that the root plate is lifted from the soil on one side as the tree tips over.

15. Where epicormic growth occurs, it is a response from lopping/felling. Any epicormic growth is weaker than that of a normal growth pattern. The competing stems prevent the development of sound structures and would require specialised Arboricultural management over an extended period to improve the structure of the tree minimising the risk of failure, not a viable option.

Most trees typically grow away from each other towards the light rather than staying upright by means of tension-wood formation, then their growth in thickness acts like a set of wedges to drive them apart at the base of the stem cluster. This means that the cluster is suicidally programmed to fall apart (Mattheck and Breloer 03).

At the base of some of the epicormic growth are areas of included bark[9]. Low included bark crotches may be more serious than those higher in the tree. Due to the tree having co-dominant leaders at the base (Shigo 86) has stated "that a fork comprising of co-dominant leaders is somewhat weaker than a junction between a main stem and subsidiary branches".
Lopped trees are more likely to succumb to the effects of environmental stresses such as drought and soil compaction. Crown regeneration brought about as a result of tree lopping practices gives rise to safety issues that can have substantial legal implications for residents, neighbours, Councils or other tree managers.

Disclaimer and Limitations

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

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

Unless specifically mentioned, this report will only be concerned with issues above ground and are undertaken visually. It is suggested that trees are living entities and as such are subject to forces and influences out of the control of the author. The recommendations are made on the basis of what can be reasonably identified at the time of the inspection; therefore, the author accepts no liability for any recommendations made.

Care has been taken to provide information that is based on sound arboriculture practices and standards. The author accepts no liability for actions undertaken by third parties in undertaking any of the arboriculture work as recommended. All data has been verified and based on sound arboriculture standards; however, the author cannot guarantee nor is responsible for the accuracy of information supplied by third parties.

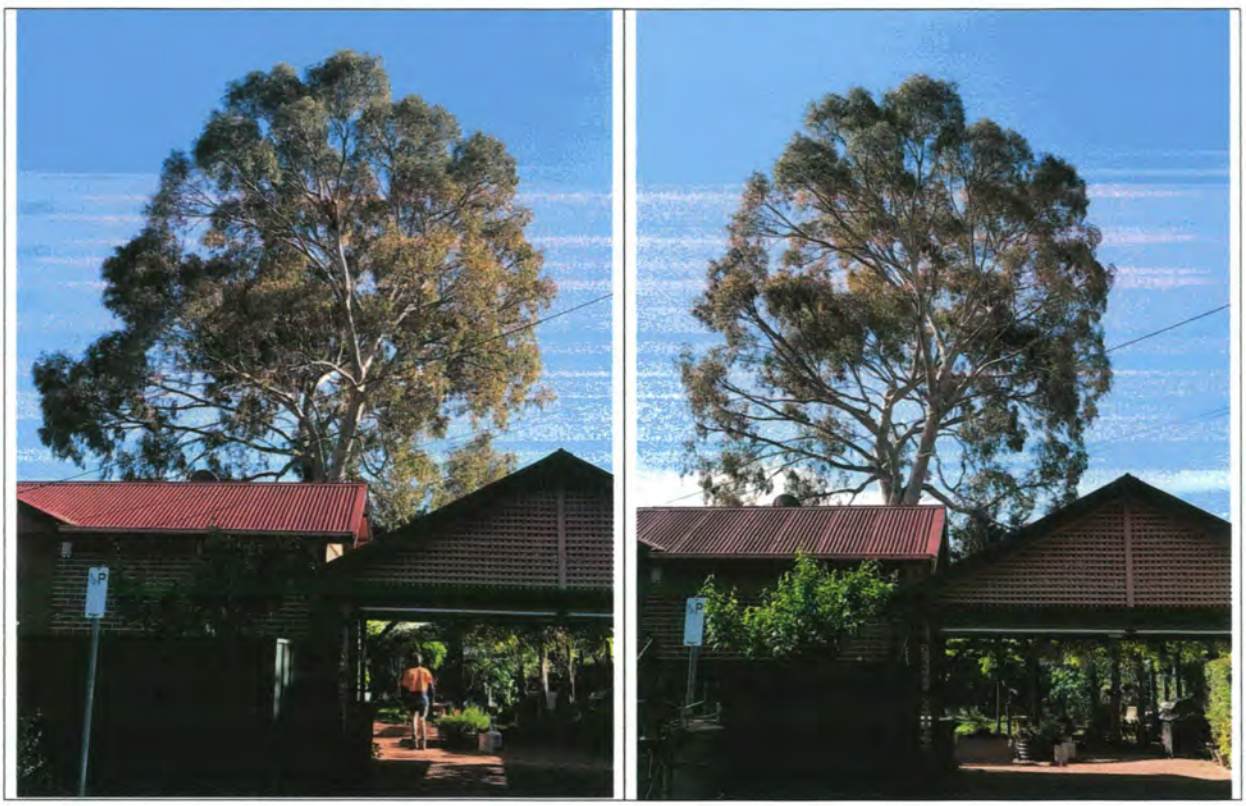
Note: This report is valid for three months from the report date.

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Appendices

Appendix 1

Option 1 Crown reduction and shaping AS4373-2007 "Pruning of Amenity Trees" as per the development Act 6A for a healthy tree with no major structural defects within the tree.



Crown lifting, thinning and reduction of the overextended bias branches; removal of deadwood retaining a balanced River Red gum tree August 2017.

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Appendix 2

Option 2 Heavy crown reduction and shaping for a tree with structural defects. Veteran Tree Management.



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Submission to Unley Council re removal of a tree on private property

Michael and Elizabeth Warrell-Davies
6 Charles street
Forestville SA 5035

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Photographs of small branches fallen in a two week period	6
Press clipping about fallen branches in the Unley area.	7
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Arborist's report	10
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Development application form	41

B

From: Mike
Sent: Tue, 21 Apr 2020 12:55:19 +0930
To: Antonietta Gatto
Subject: Re: Further PLANNING Information Required for Development Application Number: 090/54/2020/C1 - 6 Charles Street, Forestville SA 5035
Attachments: Qualifications, Training and positions of employment for David Mably for Arborcare.pdf

Hello Antonietta,

Thank you for your letter 20th April 2020.
Herewith the CV for David Mably, the arborist who presented the report for my Development Application Number: 090/54/2020/C1 - 6 Charles Street, Forestville SA 5035
When another independant arborist is consulted on this matter, It will be necessary for the arborist to climb the tree because the a ground level visual inspection does not reveal structural defects.
The six structural defects can only be seen by a climbing assessment.

Best wishes
Mike Warrell-Davies

------ Original Message ------
From: "Antonietta Gatto" <agatto@unley.sa.gov.au>
To: wdmm@bigpond.com
Sent: 20/04/2020 10:50:50 AM
Subject: Further PLANNING Information Required for Development Application Number: 090/54/2020/C1 - 6 Charles Street, Forestville SA 5035

City of Unley - Request for Further Planning Information

Please find attached a request for further information with regards to development application number 090/54/2020/C1.

The required information should be submitted by replying to this email.



The City of Unley advises that, under the State Records Act 1997 and the Freedom of Information Act 1991, email messages may be monitored and/or accessed by Council staff. The contents of this email are confidential and intended only for the named recipient of this email. If the reader of this e-mail is not the intended recipient you are hereby notified that any use, reproduction, disclosure or distribution of the information contained in the email is prohibited. If you have received this email in error please immediately advise the sender by return email and delete the message from your system..

Virus-free. www.avg.com

Arborcare Tree and Garden Solutions **ABN: 98 473 285 873**

PO Box 1061
PASADENA 5042

M: 0430 432 007
E: david@rborcaresolutions.com.au
W: www.arborcaresolutions.com.au

Qualifications, Training and positions of employment for David Mably for Arborcare

TERTIARY QUALIFICATIONS

2003 TAFE SA

Advanced Diploma of Horticulture (Arboriculture)	**Level 6**	**28/2/2003**	**Cert No: 07532**

2002 TAFE SA

Advanced Diploma of Horticulture (Production)	**Level 6**	**30/8/2002**	**Cert No: 112736**
Certificate 2 in Electrotechnology powerline (Vegetation control)	**Level 2**	**2/05/2002**	**Cert No: 0111852DXD2001**

1994 TAFE SA

Associate Diploma of Applied Science (Urban Park Management)	**Level 7**	**30/3/1994**	**Cert No: 5670BLX93029**

1985 Merristwood Agricultural College, Worplesdon UK

Certificate for Tree Surgery for Foremen	**Level 4**	**May 1985**	**Cert No: 04162**
Certificate for Tree Surgery for Craftsmen	**Level 4**	**December 1985**	**Cert No: 00115**

1984 TAFE SA

Certificate in Advanced Horticulture (Amenity)	**Level 4**	**December 1984**	**Cert No: None**

1980 Urrbrae Agricultural; High School **Level 2**

Urrbrae Certificate in Agriculture a 2-year course 1979-1980	**December 1980**	**Cert No: 439**

ARBORICULTURAL INDUSTRY TRAINING

2019 **International Society of Arboriculture** ISA Tree Risk Assessment Qualified 24th October 2024

Tree Net Seminar Series 2002-2019 Adelaide University (Waite Campus)
2 - day seminar; each year held in September

2014 **Arborist Seminar Series** 2014
Advanced Rigging Techniques and Applications, Presented by Vermeer. U.S.A.

2013 **Work Safe in the Construction Industry** White Card 0647 – 0100006474-01 28/8/2013
Climb Care 'Hitch Climbers Guide to the Canopy', Presented by Taylor Hamel. U.S.A.

2011 **Arborist Seminar Series** 2011
Advanced Rigging Techniques and Applications, Presented by Vermeer. U.S.A.

2009 **International Society of Arboriculture** ISA Certified Arborist AU-0285A 31st December 2021

B

EMPLOYMENT

2008 –(2020- Current)	**Working Manager (Full-Time)** Arborcare Tree and Garden Solutions,
2008 – 2014	**Workshop Facilitator/ Territory Manager for South Australia** TerraCottem Advantage, Springwood NSW
2002 – 2008	**Horticultural Officer – Trees** City of Mitcham, SA
2001 -2002	**Team Leader (Arboriculture)** City of Burnside SA
1986 – 2001	**Working Manager/Director** Mably's Horticultural and Arboricultural Services Pty Ltd
1996 – 1998	**Lecturer (Part-Time)** South Australian Horticultural Training Services (Private)
1996 – 1997	**Lecturer (Part-Time) guest speaker** University of Adelaide, Dept. of Architecture
1993 -1996	**Educational Manager, DETAFE Coordinator for Special Programs** **L.E.A.P.** Land Care Environment Action Program **O.A.R.S**. Offenders Aid Rehabilitation Services **N.O.W.** New Opportunities for Women **Aboriginal** Short courses and New Entry programs and Disability Sector Courses. **R.S.B.** Royal Society for the Blind **Job Skills.** **Pre-Vocational Courses and Green corps.** Other target groups with special needs and outcomes required training and education programs run for their trainees as "New Entry and Disability Sector Courses". General Admission from Certificate III to Diploma Industry specific short courses (Tree planting, plant Identification to Chainsaws) General Tender Funds –Precursor to Development Board Funds
.	
1986 – 1996	**Lecturer (Full-Time from 1992) Horticulture (Parks & Gardens)** TAFE SA, Gilles Plains
1986 – 1988	**Part-Time Instructor in Urban Horticulture** Montrose Avenue Youth Service Hindmarsh Environment Project
1979-1980	Self-Employed Gardner / Pruning shrubs and trees.

MEMBERSHIPS/COMMITTEES

International Society of Arboriculture (ISA)
Urrbrae Old Scholars Association
Trees for Life

B

FURTHER TRAINING

Year	Qualification	
2014	TAFE SA	Certificate IV in Training and Assessment
2008	TAFE SA	Certificate IV in Training and Assessment.
	Dale Carnegie Institute	
	Effective Communications and Human Relations	
2007	**Developing Potential Australia Pty Ltd**	
	Assertiveness & Conflict Resolution	
2001-2008	**Local Government training days O.H.S&W**	

CURRENT LEVEL OF EXPERTISE

In the fields of Arboriculture, Horticulture and Permaculture is based on 40 years of experience and training during many years of consultancy. I am regularly engaged in the following types of work.

- Planting, selection of tree species in all situation's both city and country
- Use of soil conditioners pre and post water tree care for tree planting
- Relocation of Palm trees (Grange Jetty, Seppelts winery, War Graves and council reserves)
- Assisting councils and private organisations in the development of their tree strategies and planting implementations on improving plant survival and health in all site conditions
- Planting, selection of tree and shrub species using permaculture to raised gardens
- Discussing and liaising with community in the implementation of suitable trees for tree planting
- Environmental and Resources and Development (ERD) 8 Court cases
- Neighbour disputes Trees and the law
- Tree protection Zones (TPZ's) for new and proposed additions to existing buildings
- Hazard assessments, Tree management plans and safety assessments and audits
- Amenity tree valuations
- Tree & building interactions/ determining causes of building damage
- Planning and construction issues with tree encroachments
- Determining management requirements for various types of trees within landscapes
- Tree safety assessments and audits
- Pest & disease control
- Data collection & surveying
- Tree pruning as to AS4373-2007 "Pruning of Amenity Trees" for the last 40 years
- Hazardous tree removal and Habitat pruning to Veteran Tree Management (VTM).
- Arboricultural education/ training for local government and other institutions
- Design of irrigation systems

B

The following are some of my client list past and present as a practicing and consulting arborist.

Involving Tree identification, Risk identification and assessment of Hazard trees to the management from individual, private, local and state government and commercial organisations:

- AAMI (Tree assessments/audits from insurance claims)
- Adelaide Botanical Gardens
- Adelaide Shores Holiday Village
- Adelaide University &Waite Arboretum
- Adelaide Zoological Gardens
- Alexandrina Council
- Brighton Council Redevelopment Plan (Transplanting 4 palms)
- Cheesman Architects:
- Queen Elizabeth Hospital Tree Audit,
- Woodville Hospital Tree Audit
- Lyell Mc Ewin Hospital
- Flinders medical Centre (Hospital)
- City of Onkaparinga
- City of Burnside
- City of Marion
- City of Mitcham
- City of Norwood Payneham St Peters
- City of Onkaparinga
- City of Playford
- City of Port Adelaide/Enfield
- City of Prospect
- City of Salisbury
- City of Tea Tree Gully
- City of Unley
- City of West Torrens
- Franek Savarton Landscape Architects (Truro By-Pass Tree Audit, March 2003)
- Grange Jetty Redevelopment Plan (Transplanting 32 palms)
- Holdfast Bay Redevelopment Plan (Transplanting 8 palms)
- Henley Beach Primary School Tree Audit, July 2008
- Kooyonga Golf Club Inc
- Private, commercial properties for the last 40 years
- Seppeltsfield Redevelopment (Transplanting 40 palms) Historical site
- Strata Data
- Theo Agelis Construction
- Tree reports-Risk Management
- Tree pruning to Veteran Tree Management (VTM) to Hazardous Tree Removals
- TerraCottem Advantage Soil Conditioner
    - (Workshops- Australia wide) March 2008-2012
    - Presenter Parks and Leisure Association 2010 seminars (6) (with Sophie Thompson & Kym Syrus)
    - State Manager South Australia and Victoria 2012

- **South Australian Government Departments**

- Department Planning Transport and Infrastructure (DPTI)
- Department of Health (Health SA)
- Hillcrest Hospital Tree Audit, January 2007
- Lyell Mc Ewin Hospital Tree Audit, Nov. 2000
- Office of Australian War Graves (OAWG) Ongoing Tree management plan.

ATTACHMENT C

C

Calyptra Pty Ltd
trading as
Dean Nicolle
OAM, BAppSc Natural Resource Management, BSc Botany (Hons), PhD

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Arboriculture - Botany - Ecology - Eucalypt Research

Tree Report: 6 Charles Street, Forestville, SA

Arboricultural assessment of a significant *Corymbia variegata* (northern spotted gum) tree



Arboricultural assessment and report requested by Antonietta Gatto, Planning Officer at the *City of Unley Council*, on the 20th of April 2020.

Arboricultural report prepared by Dean Nicolle following a site inspection and tree assessment on the 24th of April 2020.

Report dated the 24th of April 2020.

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1.0 BACKGROUND

I have been commissioned by *The City of Unley* council to provide an arboricultural assessment and report on a significant tree located in the rear yard of the developed residential allotment of 6 Charles Street in Forestville, South Australia (see Figure 1). I understand that there is a development application to remove the tree.

My assessment of the tree was undertaken from ground level only. I have, however, used the aerial imagery provided in the arboricultural assessment of David Mably (undated report) in my assessment of the tree. All images in this report were taken by me (Dean Nicolle) on the 24th April 2020, although reference is made to the aerial imagery in the report of David Mably.

This report provides my findings and recommendations with respect to my arboricultural assessment of the subject tree, including:

1. Assessment of the health, structure, and risk to safety represented by the tree;
2. Assessment of the retention value of the tree; and
3. Assessment of the tree against the objectives and principles of development control in the *City of Unley* Development Plan.



Figure 1. The subject tree, looking approximately north-west from 6 Charles Street. The superimposed yellow arrow approximately indicates the major structural defect in the tree.

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2.0 TREE ASSESSMENT

Location: Rear yard of the developed residential allotment of 6 Charles Street in Forestville, South Australia (see Figure 1).

Species: *Corymbia variegata* (northern spotted gum).

Key reference: Nicolle (2016). *Taller Eucalypts for Planting in Australia - Their Selection, Cultivation and Management.* Pp. 196 – 197.

Legal status: A **significant** tree as defined by the *Development Act 1993*.

- *Species*:	*Corymbia variegata*
- *Trunk circ. at one metre*:	4.90 metres
- *Distance to dwelling/pool*:	>10 metres
- *Bushfire Risk*:	Excluded area
- *Living/dead status*:	Currently alive
- *Exemptions*:	No generic exemptions

Current size: 32 metres tall (laser-measured), average of 26 metres wide.

General structure: Single trunk up to about 15 metres above ground level, where the trunk cluster-divides into a number of leaders. The canopy is generally rounded in shape.

Anticipated size: Near fully-grown to fully-grown under the existing environmental and site conditions and considering the species, age, health and structure of the tree. Eventual size approximately 34 metres tall x 28 metres spread.

Species origin: Exotic to the locality (indigenous to nort-eastern New South Wales and south-eastern Queensland).

Tree origin: Intentionally planted.

Biodiversity value: High. A reproductively mature and large tree of a locally exotic Australian native species. Some faunal-habitable hollows are evident in the tree (aerial imagery in David Mably report).

Landscape value: High. The tree is a large specimen but is well setback from the Charles Street, being close to the rear boundary of the allotment of 6 Charles Street.

Estimated age: 40 – 50 years.

Actual Life Expectancy: Another 30+ years.

Useful Life Expectancy: Surpassed.

Health: Excellent and currently stable.

Vigour: Low to moderate.

Borer activity: None evident.

Termite activity: None evident.

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Fungal wood decay:	Wood decay is evident where the cambium has been damaged, exposing the wood in the trunk and in the crotches of a number of leaders and branches where divaricating from the trunk (see images in David Mably report).
General structure:	Poor and gradually deteriorating over time.
Basal structure:	Well buttressed, healthy, and apparently sound.
Trunk structure:	A deep cavity is evident on the west side of the trunk at about 4.5 metres above ground level, but the lower trunk is healthy and otherwise sound. A major defect is apparent where the trunk divides into a number of major leaders at about 13 to 15 metres metres above ground level (see Figures 1 to 4 and the images in the David Mably report).
WTSF likelihood:	The *likelihood* of Whole-of-Tree Structural Failure at ground level is currently considered to be very low. The *likelihood* of major structural failure where the primary leader divaricate at about 13 to 15 metres above ground level is considered to be moderate to high and gradually increasing over time.
WTSF consequence:	The *consequence* of major structural failure in this individual is significantly increased due to the large size of the tree and the number of residential dwellings and others structures within the target zone of the tree.
Branch structure:	The crotches of numerous branches are damaged where joining the trunk (see images in the David Mably report). Almost all secondary branches are over-extended, increasing their likelihood of failure.
BF likelihood:	The *likelihood* of branch failure in this individual is currently considered to be moderate and increasing over time (as branches become longer and more heavily end-weighted with ongoing growth of the tree, see Figure 5).
BF consequence:	The *consequence* of branch failure in this individual is increased due to the large size of the tree and the number of residential dwellings and others structures within the target zone of the tree.
Failure history:	The tree has evidence of the ongoing failure of secondary branches up to 250 mm in diameter. Several of these failures have occurred at an internodal points (between branches) and in sound wood (Figures 5 to 7), indicating 'sudden limb failure' events associated with over-extended branches.
Risk to safety:	Currently considered to be moderate to high and unacceptable, and increasing over time (as decay continues within the tree and as branches continually increase in length and end-weight with ongoing growth of the tree).

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The risk to safety is also highly correlated with the use of the target area as residential private open space.

Damage/nuisances: The ongoing fall of bark, leaves, flowers and fruits from the tree may represent a nuisance issue in the gutters of adjacent residential structures.



Figure 2. Looking up into the tree from the eastern base of the tree. The superimposed yellow ring indicates the location of the major structural defect in the tree, which is mostly non-visible from ground level.

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Figure 3. Ground level close-up of the trunk at 13 to 15 metres above ground level. The superimposed yellow ring indicates the location of the major structural defect in the tree, which is mostly not visible from ground level. Refer to the report of David Mably for aerial images of this defect.



Figure 4. Another ground level close-up of the trunk at 13 to 15 metres above ground level. The superimposed yellow ring indicates the location of the major structural defect in the tree, which is mostly not visible from ground level. Refer to the report of David Mably for aerial images of this defect.

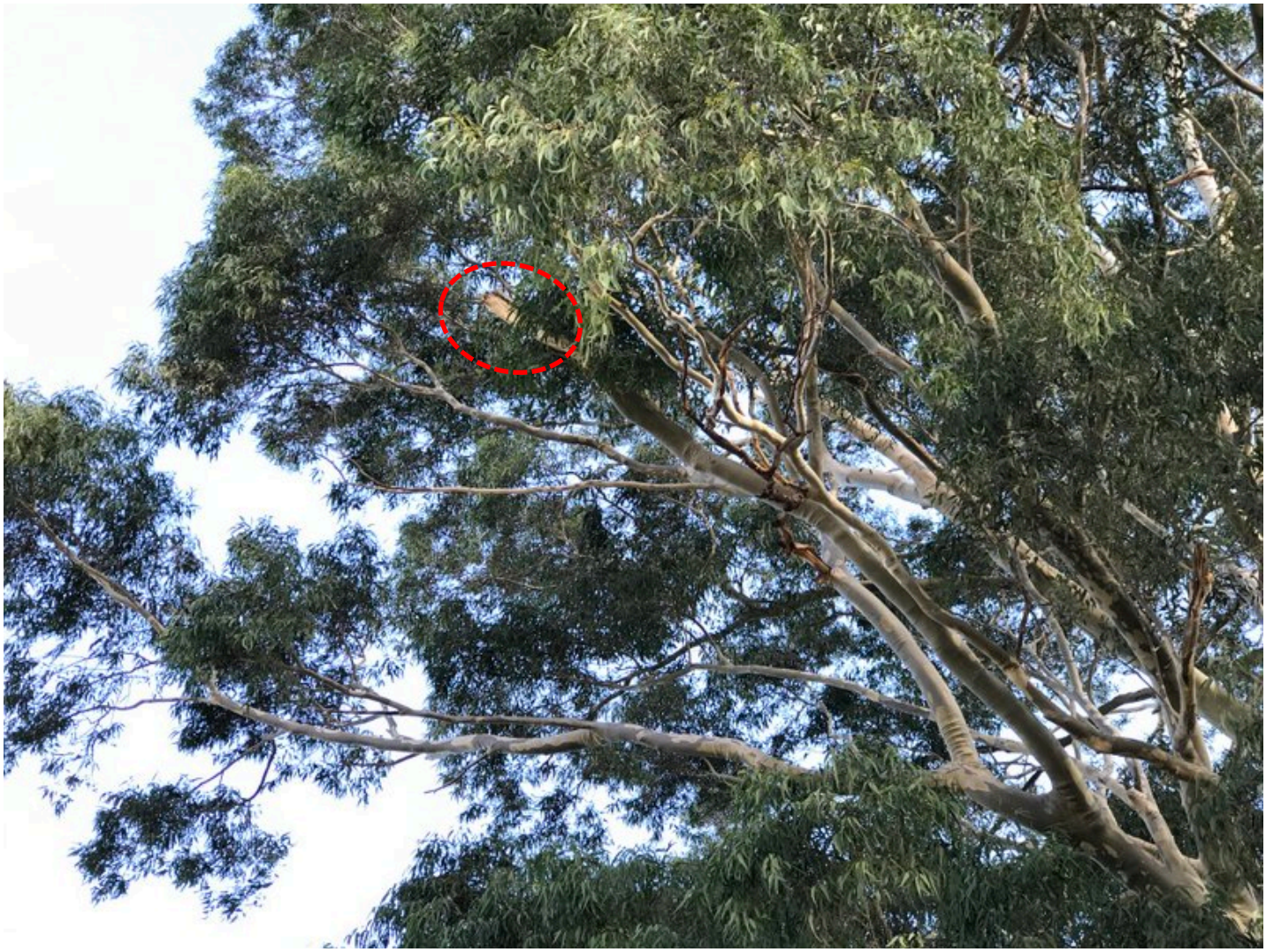


Figure 5. The southern canopy of the tree, looking approximately west from the rear yard of 6 Charles Street. Note the increasingly over-extended structure of secondary and tertiary branches forming the canopy of the tree. The superimposed red ring indicates a recent branch failure scar. This scar is at an internodal point in sound wood, indicating a sudden limb failure event, associated with its over-extended structure.



Figure 6. Close-up of the branch failure scar ringed in Figure 5. Note that the scar is at an internodal point in sound wood, indicating a sudden limb failure event, associated with its over-extended structure.

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Figure 7. Part of the northern canopy of the tree, looking approximately west from the rear yard of 6 Charles Street. The superimposed red ring indicates an older branch failure scar. This scar also occurs at an internodal point in sound wood, indicating anothern sudden limb failure event, almost certainly associated with its probable over-extended structure.

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3.0 RETENTION VALUE

The retention value of the tree is based on the following data:

- Historical significance (*National Trust of South Australia*);
- Tree origin;
- Current health;
- Further life expectancy;
- Biodiversity value;
- Landscape value;
- Tree structure;
- Risk to safety; and
- Damage and nuisances.

The tree has been scored for each of these nine characteristics (see Table 1). The sum of scores for the tree provides a total score: the higher the total score, the more valuable the tree (see Table 2). The total score for a tree can vary from -160 (lowest point value for all nine characteristics) to 130 points (highest point value for all nine characteristics).

In this case, the tree has a score of -19 (see Table 1), and is therefore assessed to be of no value (see Table 2).

Table 1. Scoring for retention value. *The characteristics and character states used to score the tree to determine its retention value. The character states for the subject tree are highlighted green.*

Historical significance (*NTSA*[1])	*National importance* **Score: 40**	*State importance* **Score: 30**	*Regional importance* **Score: 20**	*Local importance* **Score: 10**	*Not listed on NTSA*[4] **Score: 0**			
Origin	*Remnant* **Score: 10**	*Remnant/semi* **Score: 8**	*Semi-remnant* **Score: 5**	*Semi- / planted* **Score: 3**	*Planted* **Score: 0**	*Planted / weed* **Score: -5**	*Weed* **Score: -10**	
Health	*Excellent* **Score: 10**	*Above average* **Score: 8**	*Average* **Score: 5**	*Below average* **Score: 3**	*Poor* **Score: 0**		*Very poor* **Score: -10**	*Dead* **Score: -20**
Further Useful Life Expectancy	*30+ years* **Score: 10**	*20+ years* **Score: 8**	*10–20+ years* **Score: 5**	*10–20 years* **Score: 2**	*<10–20 years* **Score: 0**	*<5–10 years* **Score: -5**	*<5 years* **Score: -10**	*<2 years* **Score: -20**
Biodiversity	*Very high* **Score: 10**	*High* **Score: 8**	*Moderate* **Score: 5**	*Low* **Score: 2**	*Negligible* **Score: 0**		*Invasive* **Score: -10**	
Landscape	*Very high* **Score: 10**	*High* **Score: 8**	*Mod to high* **Score: 5**	*Moderate* **Score: 3**	*Low to mod* **Score: 0**		*Low* **Score: -10**	*Very low* **Score: -20**
Structure	*Excellent* **Score: 10**		*Above average* **Score: 5**		*Average* **Score: 0**	*Below average* **Score: -5**	*Poor* **Score: -10**	*Very poor* **Score: -20**
Risk to safety	*Very low* **Score: 10**	*Low* **Score: 7**	*Low to mod* **Score: 4**	*Moderate & stable* **Score: 0**	*Moderate, increasing* **Score: -10**	*Mod to high* **Score: -20**	*High* **Score: -30**	*Very high* **Score: -40**
Damage & nuisances	*None* **Score: 10**		*No damage but some nuisances (eg leaf debris)* **Score: 5**	*No damage, but minor maintenance issues (eg lifted pavers)* **Score: 0**	*Damage to minor structures (eg paths/ driveways* **Score: -5**	*Damage to moderate structures (eg masonry walls* **Score: -10**	*Damage to substantial structures (eg dwellings* **Score: -20**	

[1] *National Trust of South Australia* register of significant trees.

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Table 2. Retention value categories. *The five retention value categories, for each category the score required, the general description, and the development constraints appropriate. The retention value category of the subject tree (score of -19) is highlighted green.*

Retention value	Score	General description	Development constraints
Priority 1A ***Very high value***	>60 points	Remnant or semi-remnant trees in sound health, with a long further Useful Life Expectancy, of superior structure, and with a significant biodiversity value and landscape value	Trees of very highly value are relatively rare and should be retained by appropriate development design and construction.
Priority 1 ***High value***	46 to 60 points	Trees in sound health and/or with a long further Useful Life Expectancy, of generally sound structure (or where defects can be practically mitigated or managed), and usually with a significant biodiversity value &/or landscape value	Trees of high value should be retained by appropriate development design and construction.
Priority 2 ***Moderate value***	30 to 45 points	Trees in sound healthy and/or with an expected moderate to long further Useful Life Expectancy, of reasonable structure (or where defects can be mostly mitigated or managed), and of moderate to high biodiversity value &/or landscape value	Trees of moderate value should be retained whenever possible, by appropriate development design and construction.
Priority 3 ***Low value***	15 to 29 points	Trees often of reduced health and/or having a short to moderate further Useful Life Expectancy, and/or may have some structural flaws, and are generally of lower biodiversity value &/or lower landscape value	Trees of low value should not constrain site development but may be retained if the proposed design and construction allows.
Priority 4 ***No value***	<15 points	Trees in poor health and/or having a short or exceeded Useful Life Expectancy, and/or have significant structural flaws that cannot be practically mitigated or managed, &/or are of no of little biodiversity value &/or landscape value	Trees of no value should not constrain site development and should be removed in the case of site development, even if they do not constrain the development.

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4.0 ADDRESSING THE DEVELOPMENT PLAN

Unley (City), consolidated 19 December 2017

4.1 OBJECTIVES – REGULATED AND SIGNIFICANT TREES

Objective 1: The conservation of regulated trees that provide important aesthetic and/or environmental benefit.

The tree arguably provides an *important* aesthetic benefit to the local area. The tree is a large specimen but is well setback from the Charles Street, being close to the rear boundary of the allotment of 6 Charles Street.

The tree is not of *important* environmental benefit, due to the locally exotic status of the species.

Objective 2: Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:

(a) significantly contributes to the character or visual amenity of the locality;

The tree arguably does *significantly* contribute to the character or visual amenity of the locality. The tree is a large specimen but is well setback from the Charles Street, being close to the rear boundary of the allotment of 6 Charles Street.

(b) indigenous to the locality;

The tree is of a species that is not indigenous to the locality.

(c) a rare of endangered species;

The tree is of a species that is not rare or endangered.

(d) an important habitat for native fauna

The tree is not an *important* habitat for native fauna. The species is exotic to the locality but does have some potentially faunal-habitable hollows.

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Objective 3: The preservation of significant trees in The City of Unley which provide important aesthetic and environmental benefit.

The tree arguably provides an *important* aesthetic and environmental benefit to the local area. The tree is a large specimen but is well setback from the Charles Street, being close to the rear boundary of the allotment of 6 Charles Street.The species is exotic to the locality but does have some potentially faunal-habitable hollows.

4.2 PRINCIPLES OF DEVELOPMENT CONTROL - SIGNIFICANT TREES

(Relevant principles only)

8 Significant trees should be preserved and tree-damaging activity should not be undertaken unless:

(a) in the case of tree removal;

(i) the tree is diseased and its life expectancy is short; or

The tree is not unusually diseased. However, the Useful Life Expectancy of the tree has been exceeded, due to its poor and deteriorating structure, partly associated with major structural defects in the primary structure of the tree.

(ii) the tree represents an unacceptable risk to public or private safety; or

The tree currently represents a moderate to high and unacceptable, and increasing risk to personal safety.

(iii) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value and all other reasonable remedial treatments and measures have been determined to be ineffective.

The tree has the potential to cause *substantial* damage to *substantial* structures of value in the case of its structural failure.

(iv) it is demonstrated that reasonable alternative development options and design solutions in accord with Council-wide, Zone and Area provisions have been considered to minimise inappropriate tree-damaging activity occurring.

Not applicable (no other development is proposed for the site).

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5.0 SUMMARY of FINDINGS and RECOMMENDATIONS

Legal status of the tree
The tree is significant as defined by the *Development Act 1993*. Local government development approval is therefore required to remove or otherwise damage the tree.

Arboricultural assessment
The tree is in sound health, however the Useful Life Expectancy of the tree has been surpassed due to the tree's unacceptable and increasing, and unmanageable, risk to safety, associated with its poor and deteriorating structure.

Retention value
The tree is currently considered to be not worthy of retention (score -19).

Unley Council Development Plan
The tree arguably fulfils some of the *Objectives* for significant trees in the Development Plan.

The tree fulfils some of the criteria for the removal of significant trees under the *Principles of Development Control* in the Development Plan.

Development application
I recommend that the development application to remove the tree be approved.

This recommendation is made on the basis of:

1. The exceeded Useful Life Expectancy of the tree (associated with its defective and unmanageable structure);
2. The poor and deteriorating structure of the tree;
3. The presence of a major structural defect where the trunk where it divides into a number of primary leaders at about 15 metres above ground level;
4. The significantly increased and increasing *likelihood* of major structural failure of the tree;
5. The presence of numerous residential structures, including dwellings, within the target zone of the tree;
6. The ongoing internodal failure of secondary branches associated with their over-extended length;
7. The moderate to high and unacceptable (and increasing) risk to personal safety represented by the tree;
8. The lack of any risk-reduction techniques, other than tree removal, that would reasonably reduce the risk to safety to a lower and acceptable level; and
9. The locally exotic status and intentionally planted origin of the tree.

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I thank you for the opportunity to provide this arboricultural assessment and report.
If you require further information or clarification please contact me for assistance.



Dean Nicolle
OAM, BAppSc Natural Resource Management, BSc Botany (Hons), Ph.D

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ITEM 8
DEVELOPMENT APPLICATION – 090/754/2019/C2 – 25 ROBERTS STREET, UNLEY 5061 (UNLEY)

DEVELOPMENT APPLICATION NUMBER:	090/754/2019/C2
ADDRESS:	25 Roberts Street, Unley 5061
DATE OF MEETING:	16 June 2020
AUTHOR:	Chelsea Spangler
DEVELOPMENT PROPOSAL:	Demolish existing dwellings and construct one dwelling including cellar, verandah, garage with upper level living area and balcony
HERITAGE VALUE:	Nil
DEVELOPMENT PLAN:	19 December 2017
ZONE:	Residential Streetscape (Built Form) Zone Policy Area 9 – Spacious Precinct 9.7 – Unley (North)
APPLICANT:	Swanbury Penglase
OWNER:	Strata Plan No 5175 Inc and M A Phillips
APPLICATION TYPE:	Merit
PUBLIC NOTIFICATION:	Category 2
REPRESENTATIONS RECEIVED:	3 – (1 support, 2 oppose)
CAP'S CONSIDERATION IS REQUIRED DUE TO:	Unresolved representations
RECOMMENDATION:	Approval
KEY PLANNING ISSUES:	Walls on boundary Upper level setbacks to side and rear boundaries

1. PLANNING BACKGROUND

No relevant Planning Background.

2. DESCRIPTION OF PROPOSAL

The applicant seeks to:

- Demolish the existing dwellings, carport and shed; and
- Construct a two-storey detached dwelling with cellar, verandahs and an attached garage on common boundaries.

3. SITE DESCRIPTION

The subject site comprises a rectangular shaped allotment, with an east – west orientation. The site fronts onto Roberts Street to the west and also abuts a laneway (Roberts Place) to the rear.

The property contains two single storey dwellings in a strata title arrangement. Altogether the area of the land is 627.3m^2.

There are no regulated trees on or adjacent to the subject site.

4. LOCALITY PLAN



Subject Site Locality 1 Representations

5. LOCALITY DESCRIPTION

Land Use

The predominant land use within the locality is residential.

Land Division/Settlement Pattern

The land division pattern is characterised by a variety of allotment types and sizes. There are both Torrens and Strata/ Community Title allotments within the locality, as well as a hammerhead allotment.

Dwelling Type / Style and Number of Storeys

There are a range of dwelling types including detached, semi-detached and residential flat buildings up to two storeys in height, within the immediate locality. The desired consistency of traditional built form along Roberts Street, is quite diminished, particularly north of Young Street.

Fencing Styles

Fencing styles are also rather varied with a mix of materials, colours, heights, and visually permeability evident.

6. STATUTORY REFERRALS

No statutory referrals required.

7. NON-STATUTORY (INTERNAL) REFERRALS

The application was referred to Council's Assets department as the proposal includes a garage with access to Roberts Place. The following comments were received:

- *I've had a look at the proposed garage at the rear of 25 Robert Street Unley. After a site inspection of Roberts lane the recommended FFL for the new garage should be 75mm above the existing laneway road level.*

The application was also referred to Council's Consultant Architect. The following comments were received:

- *The existing building on the subject site appears to be a c1950s/60s dwelling of relatively non-descript appearance (visibility from the street is limited). It adds little value to desired character and is incongruous with and makes a poor contribution to the character of the streetscape. Demolition is therefore supportable in relation to Zone PDC 6.*
- *The streetscape character of the immediate locality is mixed with no coherency or consistency. There are however traditional (late Victorian) dwellings either side of the subject site that contribute positively to the broader streetscape character derived from a predominance of traditional dwellings dating from the late 1800s and early 1900s.*
- *Having reviewed the Applicant's letter, I agree that the proposed dwelling is a "high quality contemporary design" and that "the scale and pattern of the proposed building and external landscape spaces are consistent with the current streetscape."*

- *The dwelling design is respectful of streetscape character and the traditional dwellings either side of the subject site to the extent that it has a similar front setback to that of the traditional dwellings either side, similar side setbacks to the traditional dwellings either side a scale similar to that of traditional buildings.*
- *In addition, the principal façade element and verandah reference the arrangement of the main gable and verandah of a traditional villa.*
- *The relative simplicity of the proposed dwelling as viewed from the street defers to the visual complexity of the late Victorian dwellings either side, although, at present the contrast appears to be relatively stark.*
- *The two-storey component is 'inconspicuous' in the Roberts Street streetscape.*
- *Despite these things, relevant policy seeks a closer relationship with traditional building forms with reference to desired character. Refinement of the front façade is therefore recommended to achieve an outcome that more closely accords with desired character.*
- *It is recognized that there is balance that needs to be achieved to avoid a response that is too literal or becomes an imitative pastiche of historic facades.*
- *I think however that, in this case, the integrity of the design can be maintained while achieving the intent of relevant policy.*
- *Reference to the key heights of building elements on adjacent dwellings should be included in the streetscape elevation.*
- *Unfortunately, the legibility of the drawings provided is poor to the extent that I am unable to comment on the detail of the design or the proposed fencing.*

Following the applicant's consideration of the above advice and in response to representations, the applicant amended the proposal plans. These plans have been reviewed by the Consultant Architect and the following updated comments were made:

- *Previous comments in respect of the existing dwelling and streetscape character (above) remain relevant.*
- *The amendments made improve the compatibility of the proposed dwelling with prevailing streetscape character.*
- *In particular, the reduction in height of the principal element has improved its proportions so that it now more closely reflects the proportions of the projecting gables of the adjacent villa. The change in the skillion roof element to a flat roof element and on the southern side removes a point of strong contrast and reinforces the relationship between the proposed dwelling and traditional built form. Care has been taken to adjust the heights of ancillary elements so that they correspond with the eaves and verandah heights of adjacent historic dwellings. Improvements in the fenestration pattern and solid to void ratio are also notable. In addition, the dwelling façade displays a high degree of modulation, reflecting the projecting elements and verandahs of traditional building forms.*

- *While some differences in built form presentation to the streetscape remain between the proposed dwelling and traditional built form, the proposed development achieves sufficient consistency in other respects when viewed from the street (front setback, side setbacks, scale, proportions, frontage width, height and, subject to the comments below, materials to be supportable.*
- *Clarification of the proposed material palette is helpful however the type of stone has not been nominated and it would be helpful to know what is intended.*
- *I also couldn't see a proposed colour schedule.*
- *The height of the proposed fence exceeds the height mentioned in Zone PDC 16 however the height is consistent with fences on adjacent properties and the simplified steel picket style is reasonably compatible with streetscape character.*

The applicant has since provided a material and colour schedule (see Attachment A).

8. PUBLIC NOTIFICATION

Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period three (3) representations were received as detailed below.

1. 14 Roberts St, Unley (oppose – does not wish to be heard)	
ISSUES RAISED	**APPLICANTS RESPONSE**
The replacement dwelling is at odds with the consistent architectural form on the eastern side of Roberts St	A streetscape elevation was provided with the application showing the immediately residences and we believe that the design of the proposed residence is a well-considered response to the form and scale of the surrounding residence.
The current proposal is very contemporary in style and does not consider adjacent property scale and proportions of form	We believe that the design of the proposed residence is a well-considered response to the form and scale of the surrounding residence. We have however reviewed the original design and have amended the front elevation to incorporate 2 windows within the feature wall. The height of this wall has also been reduced to 5455mm above footpath level.
The front parapet wall and skillion style roof to the southern side of the home is at odds with the adjacent building along the eastern side of Roberts St	We have reviewed the original design and have amended the front elevation to incorporate 2 windows within the feature wall. The height of this wall has also been reduced to

	5455mm above footpath level. The skillion roof style has also been eliminated. The revised design reinforces the horizontal lines of the surrounding Villas in the streetscape.
Concerns that overshadowing of 27 Roberts St will be excessive	The proposed flat roof to the main residence greatly reduces over-shadowing of the southern adjoining residence.
The second storey is not within the roof form and does not meet the minimum setback to the adjacent boundary	The two- storey to the rear of the property has been designed to minimise the height of the structure and the proposed flat roof structure enables the second storey to be constructed within this roof structure and maintaining a height consistent with the ridge line of the adjoining residences.
2. 27 Roberts St, Unley (oppose – does not wish to be heard)	
ISSUES RAISED	**APPLICANTS RESPONSE**
Walls on the southern boundary is not desirable as: • Creates overshadowing; • Encroaches on available open space; • Rather a 1.2m setback be maintained all the way to the rear; • Boundary wall for bathroom should be realigned flush with the front; • Boundary wall for garage is probably acceptable as a divider wall as long as their roofline and gutters do not slope southwards • Concerned with stormwater entering property	The floor level of the proposed residence is 45mm lower than existing floor level of Unit 2. We have included a sketch detailing the angle of the winter sun and the impact of the boundary wall on the existing windows of 27 Roberts St. At the lowest angle of the winter sun, the existing windows will receive direct sunlight of more than 50% of the glazing. We confirm that the roof and drainage design will ensure that all stormwater is contained within the property and discharged to the street in accordance with Council requirements.
Proposed Jacaranda Trees: • 3 is too many for the front space so suggest only 2; • Result in too much litter and having to constantly clean up after;	We confirm that only 2 Jacaranda Trees will be planted in the front yard. The third tree (southern most tree) has been deleted from the plans.

• Recommend remove existing trees along south fence line and replace with 1 tree otherwise recommend to regularly prune the foliage	The main Jacaranda tree to the side boundary will be retained however it will be trimmed to ensure no branches are over the boundary line.
Building Materials & Appearance • Colorbond steel cladding of whole building seems out of character for the area; • Assume windows of main dwelling and above garage will be such that they cannot see directly into our yard; • Façade looks very modern and fits well with surrounds; • Need clarification on roofline at front and materials of recessed niche.	The southern elevation of the proposed residence is a combination of different materials which are all present on the surrounding residences in varying proportion. We confirm that the southern facing windows to the bathrooms and the west facing window to the western bedroom are positioned 1700mm above floor level.
Other Concerns: • Impact on solar panels located on the northern roof of our house is unknown; • Impact of new house on recently installed satellite dish on the northern roof.	The roof to the proposed residence is at the same height as the gutter of the main roof of 27 Roberts St. The solar panels is located on the main roof of 27 Roberts which is higher that the gutters and therefore the will be no effect on the solar panel installation. Same goes for the antenna for the NBN.
Good Features • Triple garage with rooms on top; • Security of property at rear; • 30,000L underground water tank • Front fencing in line with others; • Outdoor covered areas and large windows on northern side • Underground cellar for additional storage	No response required.
3.28 Palmerston Rd, Unley (support – does not wish to be heard)	
ISSUES RAISED	**APPLICANTS RESPONSE**
I do not object to the proposed development provided the design is amended as follows:	We confirm we have discussed the concerns with the representor and agree to modify the design to address their concerns.

• Increase sill height of east facing upper level windows to 1850mm; • Setting back building by 500mm from the rear boundary and including a 'green wall'.	

(** denotes non-valid planning considerations)*

A full copy of the representor's comments as well as the applicant's response can be found within Attachment B and C of this report.

9. ADMINISTRATION NEGOTIATIONS

Following lodgement of the application, Administration raised concerns with:

- The front façade and how it references the positive contextual conditions of the locality;
- Lack of design context and fencing details;
- Side boundary setbacks of the upper level; and
- Overlooking.

A number of revisions have been provided to Administration and the final documentation has addressed each of those concerns to varying degrees.

10. DEVELOPMENT DATA

Site Characteristics	Two storey dwelling inc garage and verandahs	Development Plan Provision
Total Site Area	627.3m^2 – As existing	600m^2
Frontage	**13.72m** – As existing	15m
Depth	45.72m – As existing	20m
Building Characteristics		
Floor Area		
Ground Floor	333m^2	
Upper Floor	87m^2 26.1% of ground floor	□50% of ground floor
Site Coverage		
Roofed Buildings	**52.5%**	□50% of site area
Total Impervious Areas	>57.4%	□70% of site□
Total Building Height		
From ground level	6.5m (upper floor)	-
Setbacks		
Ground Floor		
Front boundary (west)	5.0m	Same distance as the adjoining dwelling with the same street frontage

Side boundary (north)	1.2m		On boundary or 1.0m (on boundary on one side only)
Side boundary (south)	0m		On boundary or 1.0m (on boundary on one side only)
Rear boundary (east)	0.5m		0m to laneway
Upper Floor			
Front boundary (west)	32.6m		
Side boundary (north)	**1.6m**		3.0m
Side boundary (south)	**1.0m**		3.0m
Rear boundary (east)	**0.5m**		8.0m
Wall on Boundary			
Location	south	south	
Length	8.0m	7.7m	□9m or □50%□of the boundary length, whichever is the lesser
	Total Length – 15.7m		
Height	3.0m	3.0m	□3m
Private Open Space			
Min Dimension	6.3m x 20.7m		□4m minimum
Total Area	32.9%		□20%
Car parking and Access			
On-site Car Parking	3 spaces		3 per dwelling where 4 bedrooms or more or floor area 250m^2 or more
Covered on-site parking	3 spaces		□2 car-parking spaces
On-street Parking	2 spaces (once crossover closed)		0.5 per dwelling
Driveway Width	N/A		
Garage/ Carport Internal Dimensions	10.7m x 7.4m		5.8m x 6m for double
Colours and Materials			
Roof	Colorbond		
Walls	Front stone feature wall & rendered walls Colorbond steel wall cladding – Monument Timber batten wall cladding		
Fencing	Stone pier and plinth with black steel infill		

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

11. ASSESSMENT

Zone Desired Character and Principles of Development Control

Residential Streetscape (Built Form) Zone
Objective 1 – Enhancement of the desired character of areas of distinctive and primarily coherent streetscapes by retaining and complementing the siting, form and key elements as expressed in the respective policy areas *Objective 2 – A residential zone for primarily street-fronting dwellings, together with the use of existing non-residential buildings and sites for small-scale local businesses and community facilities*

Objective 3 – *Retention and refurbishment of buildings including the sensitive adaptation of large and non-residential buildings as appropriate for supported care or small households*

Objective 4 – *Replacement of buildings and sites at variance with the desired character to contribute positively to the streetscape.*

Desired Character

Streetscape Value

The zone is distinguished by those collective features (termed "streetscape attributes") making up the variable, but coherent streetscape patterns characterising

its various policy areas and precincts. These attributes include the:

(a) rhythm of building sitings and setbacks (front and side) and gaps between buildings; and

(b) allotment and road patterns; and

(c) landscape features within the public road verge and also within dwelling sites forward of the building façade; and

(d) scale, proportions and form of buildings and key elements.

Streetscape Attributes

It is important to create high quality, well designed buildings of individuality and design integrity that nonetheless respect their streetscape context and contribute

positively to the desired character in terms of their:

(a) siting —open style front fences delineate private property but maintain the presence of the dwelling front and its garden setting. Large and grand residences are on large and wide sites with generous front and side setbacks, whilst compact, narrow-fronted cottages are more tightly set on smaller, narrower, sites. Infill dwellings ought to be of proportions appropriate to their sites and maintain the spatial patterns of traditional settlement; and

(b) form – there is a consistent and recognisable pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and forms associated with the various architectural styles. Infill and replacement buildings ought to respect those traditional proportions and building forms; and

(c) key elements – verandahs and pitched roofs, the detailing of facades and the use of traditional materials are important key elements of the desired character. The use of complementary materials, careful composition of facades, avoidance of disruptive elements, and keeping outbuildings, carports and garages as minor elements assist in complementing the desired character.

Assessment

Firstly, it is noted that the locality in which the subject dwelling is proposed is at variance with the desired character statement of the Built Form Zone. Only two Roberts Street dwellings within the locality are character dwellings. Other dwelling styles such as the 1970's two storey apartment buildings and the two-storey semi-detached dwelling at 21 Roberts St, are considered to add little to the streetscape value. The locality therefore cannot be described as an area of distinctive and coherent streetscapes.

The applicant proposes to demolish an existing dwelling that is considered to be at variance to the desired character of the Zone as it is of a conventional

style that is not consistent with the traditional building style and proportions. The replacement dwelling has been designed to better reflect that desired by the policies of the Streetscape (Built Form) Zone whilst remaining contemporary in nature.

Relevant Zone Principles of Development Control	Assessment
PDC 6 – Replacement Dwelling *Demolition of the whole of a building should only be undertaken – where the replacement building(s) makes a comparable or more positive contribution to the desired character than the building to be demolished, or alternatively where the building to be demolished:* *a) Is structurally unsafe or so unsound as to be unreasonably economically rehabilitated; or* *b) Is so compromised or altered that there is no reasonable prospect of its original character being revealed; or* *c) Adds little value to the desired character due to its discordant form and poor streetscape contribution; or* *d) Is incongruous with, and makes a poor contribution to the particular character of its streetscape*	The demolition of the existing dwellings is considered to be acceptable as the existing dwellings are not of a character style and therefore add little value to the desired character and have a poor streetscape contribution.
PDC 9 – New Development *Development should present a single storey built scale to the streetscape. Any second storey building elements should be integrated sympathetically into the dwelling design, and be either:* *(c) incorporated primarily into the roof or comprise an extension of the primary single storey roof element without imposing excessive roof volume or bulk, or massing intruding on neighbouring spacious conditions, nor increasing the evident wall heights as viewed from the street; or* *(d) set well behind the primary street façade of the dwelling so as to be inconspicuous in the streetscape, without being of a bulk or mass that intrudes on neighbouring properties.*	The applicant has designed the new dwelling to present as a single storey to Roberts Street. The two-storey element is to be located above the proposed garage, some 32 metres from the front boundary, adjacent to a neighbour's garage and as such is considered to satisfy PDC 9(b).

Relevant Zone Principles of Development Control	Assessment
PDC 10 *Buildings should be of a high-quality contemporary design and not replicate historic styles. Buildings should nonetheless suitably reference the contextual conditions of the locality and contribute positively to the desired character, particularly in terms of:* *a) Scale and form of buildings relative to their setbacks as well as the overall size of the site; and* *b) Characteristic patterns of buildings and spaces (front and side setbacks), and gaps between buildings; and* *c) Primarily open front fencing and garden character and the strong presence of buildings fronting the street.*	The proposed new dwelling is of a contemporary design that adequately references the positive contextual conditions of the locality, in regards to: • The proportions and scale of the dwelling as seen from the street; • Proportions of the front feature wall reflecting the gable elements of the adjacent Villa and Cottage; • Complementary gutter and verandah heights; • Consistent floor levels; • Incorporating verandahs into the front façade; • Predominantly open front fencing that is consistent with the fencing styles of the adjoining properties.
PDC 12 *In localities where the built character and streetscape qualities are incoherent or generally in discord with the desired character, development should redevelop a site by replacing the discordance elements, key features or materials and better support the desired character.*	The front dwelling façade has been designed to complement the existing positive attributes of the streetscape. This includes a front verandah, a feature wall that references the gable elements of the adjoining dwellings, an asymmetrical form, and building heights and proportions that are consistent with the neighbouring dwellings.

Policy Area Desired Character

Policy Area 9 - Spacious
Desired Character
The streetscape attributes include the: *(a) low scale building development; and* *(b) spacious road verges and front and side building setbacks from the street; and* *(c) forms and detailing of the predominant architectural styles (variously Victorian and Turn-of-the-Century double fronted cottages and villas; and Inter-War era housing, primarily bungalow but also Tudor and art deco and complementary styles; and* *(d) varied but coherent rhythm of buildings and spaces along its streets.* *Development will:* *(a) be of a street-front dwelling format, primarily detached dwellings; and* *(b) maintain or enhance the streetscape attributes comprising:*

(i) siting - the regular predominant subdivision and allotment pattern, including the distinctive narrow-fronted sites associated with the various cottage forms (found only in the Unley (North) and Wayville Precincts). This produces a streetscape pattern of buildings and gardens spaces set behind generally open fenced front boundaries. Street setbacks are generally 6 to 8 metres and side setbacks consistently no less than 1 metre and most often greater, other than for narrow fronted cottages. Such patterns produce a regular spacing between neighbouring dwellings of generally between 5 metres and 7 metres (refer table below); and
(ii) form - the consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof heights, volumes and shapes associated with the architectural styles identified in the table below; and
(iii) key elements – the iconic and defining design features including, in particular the detailed composition and use of materials on facades and roofing of the predominant architectural styles identified in the table below.

Precinct		Predominant Allotment Size		Predominant Setbacks		
	Predominant Architectural Style	Area	Width	Street setbacks	Minimum side setbacks	Collective side setbacks†
9.7 Unley (North)	Cottages (inc narrow fronted styles), Villas and Bungalows	600m²	15m	6.0m	1.0m	5.0m

Assessment

The subject site is located within the Spacious Policy area of the Residential Streetscape (Built Form) Zone. The proposed development is to demolish existing dwellings and construct a replacement dwelling that fronts onto Roberts Street. The new dwelling will enhance the streetscape attributes by:

- referencing and complementing the few positive attributes found within the locality;
- reinstating a single storey detached dwelling to the street;
- being sited to complement the setbacks of the neighbouring dwellings and to allow for an open front garden to be established;
- using modulation and materials to reflect the traditional building forms.

Relevant Council Wide Objectives and Principles of Development Control

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

City-wide Objectives and Principles of Development Control		
Design and Appearance	*Objectives*	1
	PDCs	1, 2, 3, 5, 9, 10, 11, 12, 13, 14, 15
Landscaping	*Objectives*	1
	PDCs	1, 2
Residential Development	*Objectives*	1, 2
	PDCs	1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 30, 31, 32, 33, 34, 35, 36, 38, 39, 41, 43, 45, 46, 47, 48, 51

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

Relevant Council Wide Provisions	Assessment
Residential Development	
PDC 13 – Side and Rear Boundary setbacks **PDC 11 – Setbacks to a Public Lane**	The ground floor of the proposed dwelling has been sited in accordance with PDC 13. The upper floor however does not meet the requirements of PDC 13. Firstly, it is noted that the rear boundary abuts a laneway. PDC 11 provides direction on setbacks where a dwelling adjoins a public lane. PDC 11 allows for no building setback to a laneway except where windows are provided and then the appropriate setbacks should be provided. It is unknown what those appropriate setbacks are and therefore reference to PDC 13 is made. The reduced rear setback is considered acceptable in this instance as: • if no windows were to be located on the eastern façade, no setback would be required; • Roberts Place has a width of 6.1 metres and therefore the upper floor is setback 6.6 metres from the rear boundary of the dwellings along the eastern side of the laneway; • It allows the upper storey to be inconspicuous to the primary streetscape; • It allows for the bulk of the upper floor to be located away from the habitable rooms of the adjacent dwellings for overshadowing and visual amenity purposes. In regards to the side boundary setbacks, the following is noted:

Relevant Council Wide Provisions	Assessment
	• A 1 metre wide balcony is located along the northern façade of the upper storey. The wall of the upper storey is therefore 2.6 metres from the northern side boundary. 1 metre wide balcony is not overly functional and cannot be utilised for entertainment/ recreational purposes; • The northern adjacent property has a garage, inground swimming pool and then landscaping along the common boundary; • The southern adjacent allotment has a garage located along its northern boundary; • Overlooking has been addressed by screening or siting windows sills at least 1.7m above the floor level; • Overshadowing impacts will be minimal as the upper level will predominantly overshadow an outbuilding located on the southern adjacent property. Given this, the reduced upper level setbacks, in this instance are considered to be acceptable.
PDC 14 - Wall on Boundary	The combined length of wall along the southern boundary exceeds 9 metres. It is noted however that one of the walls will abut a garage that is measured to be 7.2m long. As such only 1 metre of this wall will be visible to these neighbours, then there will be a gap of approximately 9.5 metres to the next wall that is 8m in length. The proposed walls on the southern boundary satisfies all other requirements of PDC 14. The dwelling to the south is also setback 1.4 metres from their northern boundary. Given this, the proposed boundary wall lengths are considered to be acceptable.
PDC 38 & 39 - Overlooking	Given the upper level and balcony is sited towards the rear boundary, opportunities for overlooking into the private open space areas of adjacent properties is quite high. Outbuildings and other ancillary non-habitable structures will provide some screening; however, this has not been demonstrated. In order to address overlooking concerns, some window sill heights are proposed at either 1.7m or 1.85m and the balcony is to be screened to 1.7m in height. This satisfies the requirements of PDC 39. Windows along the staircase and to the western façade of the upper level have not been obscured to any degree. As

Relevant Council Wide Provisions	Assessment
	such a standard condition has been included that all upper level windows are obscured.
PDC 41 – Overshadowing	As the upper floor is set closer to the side boundaries, particularly the southern side boundary, impacts in regards to overshadowing have been considered. A majority of the overshadowing, that will occur particularly during the winter months, will be over the adjacent garage and laneway. Some overshadowing of a portion of the private open space area of 27 Roberts St is expected however the majority of the private open space area will not be impacted by the upper storey due to the garage.

12. CONCLUSION

In summary, the application is not considered to be seriously at variance with the Development Plan and is considered to satisfy the provisions of the Development Plan for the following reasons:

- The demolition of the existing dwellings allows for a replacement dwelling to be constructed that will make a more positive contribution to the streetscape of the locality;
- The proposed dwelling is appropriately designed and sited to support the desired character of the Residential Streetscape (Built Form) Zone and Spacious Policy area;
- The proposed upper storey of the new dwelling is considered to be inconspicuous within the streetscape and is sited to minimise impacts on neighbouring properties;
- The length of walls on the southern boundary have been designed and sited to so will not cause undue impact upon the visual amenity and access to natural light of the neighbouring properties.

The application is therefore recommended for Development Plan CONSENT.

13. RECOMMENDATION

MOVED: SECONDED:

That Development Application 090/754/2019/C2 at 25 Roberts Street, Unley 5061 to 'Demolish existing dwellings and construct one dwelling including cellar, verandah, garage with upper level living area and balcony', is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. That the upper floor windows be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels (not film coated) to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.
3. The finished floor level of the garage/carport hereby approved shall be no greater than 75mm above the level of the adjacent Lane level.
4. That the existing crossover to Roberts Street shall be closed and reinstated with kerb and water table in accordance with Council requirements, and at the applicant's expense, prior to occupation of the development.
5. All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

NOTES PERTAINING TO DEVELOPMENT PLAN CONSENT:

14. 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.
15. 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**.
16. 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.
17. 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.
18. That any necessary alterations to existing public infrastructure (stobie poles, lighting, traffic signs and the like) shall be carried out in accordance with any requirements and to the satisfaction of the relevant service providers.

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

ATTACHMENT A

AMENDED PLAN / DOCUMENT
DATE: 04/02/2020

A

NO.21 GUTTER HEIGHT= 47.03
RIDGE HEIGHT= 48.99

ROBERTS STREET

ROBERTS LANE

PLACE

ROBERTS

No.23
SINGLE STOREY
BRICK DWELLING

No.25
SINGLE STOREY
BRICK DWELLING

No.27
SINGLE STOREY
BRICK DWELLING

No.30
DOUBLE STOREY
R/BRICK DWELLING

RIDGE 45.50
CARPORT
GUTTER 43.65

CARPORT

GUTTER 44.65
TOP OF WALL 43.80
T.O.W. 43.90
RIDGE 46.65
RIDGE 44.15
RIDGE 45.75
VERANDAH
FLOOR LEVEL 40.86
VER. FL 40.69
GUTTER 43.20
GUTTER 44.64
TOP OF VER. 44.05
7.00
5.10

GARDEN
BRICK FOOTPATH
CONCRETE FOOTPATH
CONCRETE CROSSOVER
DRIVEWAY
LAWN
GRAVEL DRIVEWAY
GATE
EXOTIC

VERANDAH
FLOOR LEVEL 40.77
FLOOR LEVEL 40.83
CARPORT
METAL SHED
GUTTER 43.60
RIDGE 44.40
METAL GARAGE

GUTTER 44.62
4.95
RIDGE 46.65
RIDGE 45.50
GUTTER 44.62
RIDGE 46.60
RIDGE 46.25
VER. FL 40.59
FLOOR LEVEL 40.66
GUTTER 43.15
VERANDAH
TOP OF VER. 43.90
RIDGE 44.40
VERANDAH
GUTTER 43.25
5.00

GUTTER 45.28
RIDGE 47.80
GUTTER 45.30
RIDGE 47.30

TBM: NAIL IN
BRICK FOOTPATH
AHD: 40.05m

N

SCALE
0 1 2 4 6 8 10 METRES

A	AMENDED TEXT	MG	17/1
B	NO.21 ROOF & GUTTER HEIGHT ADDED	JL	20/1
C			
D			
E			
F			
G			
	REVISIONS	BY	DATE

LEGEND

GAS, GAS METER, TELSTRA PIT, TELSTRA PILLAR, HYDRANT, GRATING, TRAFFIC LIGHT, POLE,STEEL, TAP, SEWER PIT, FIRE PLUG / STOP VALVE, STONE
STORM WATER PIT, WATER METER, ELECTRICAL, LIGHT POLE, PEG, METAL PIN, DOWNPIPE, BOREHOLE, SIGN POST, SURVEY STATION, PERMANENT SURVEY MARK
UNDERGROUND GAS, UNDERGROUND SEWER, UNDERGROUND TELSTRA, UNDERGROUND WATER, UNDERGROUND ELECTRICAL, OVERHEAD POWER, BOUNDARY, FENCE, GATE, ROOF LINE

NOTE:
SERVICES AND FEATURES LOCATED ON THIS PLAN ARE AS INSTRUCTED BY OUR CLIENT
NO RESPONSIBILITY IS TAKEN TO ANY THIRD PARTY RELYING ON INFORMATION CONTAINED IN THIS PLAN

NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND SERVICES
IF EXCAVATION WORKS ARE REQUIRED ON SITE THEN FURTHER INVESTIGATION
MUST BE UNDERTAKEN INCLUDING USING "DIAL BEFORE YOU DIG"

BUILDING SETBACKS ARE MEASURED FROM FRONT FENCE LINE
TITLE BOUNDARY HAS NOT BEEN SURVEYED
RIDGE AND GUTTER LEVELS HAVE BEEN ROUNDED TO THE NEAREST 0.05m

Michael Grear Surveys
Licensed & Engineering Surveyors
5 Gulfview Road, Blackwood SA 5051, Phone: (08) 8278 8732
17B-19A Darling Tce, WHYALLA SA 5600, Phone: (08) 8644 2040

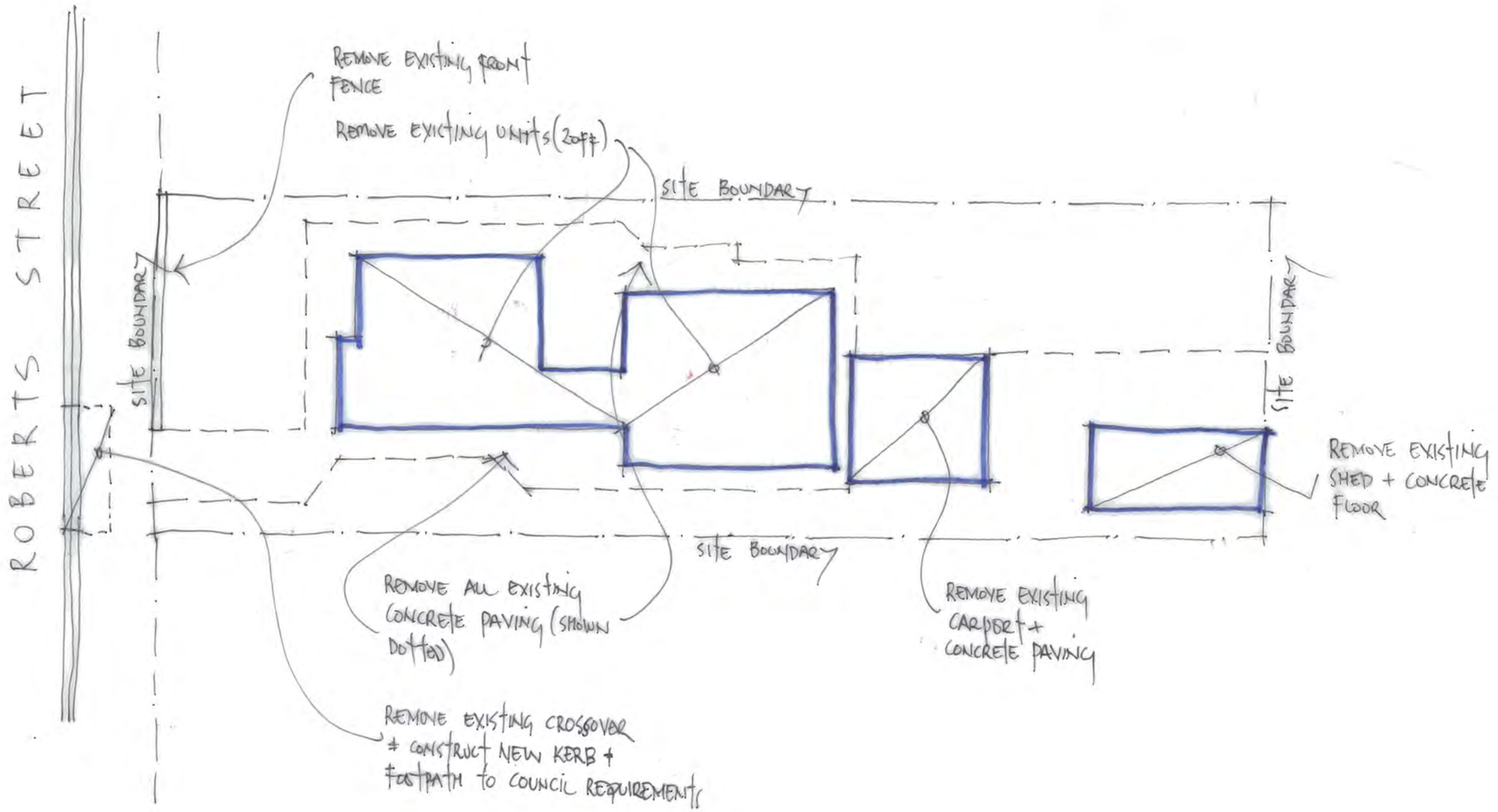
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CLIENT:	ANDREW PHILLIPS	JOB NUM:	2019247
SURVEYED:	JW	DATE:	08/01/2020
DRAFTED:	JW	DATE:	10/01/2020
CHECKED:	MG	DATE:	16/01/2020
COORDINATES:	LOCAL	HEIGHT DATUM:	AHD
CONTOUR INTERVAL:	0.20	DATUM MARK:	PM 6628/27626

25 ROBERTS STREET
UNLEY
DETAIL AND CONTOUR SURVEY

DRAWING REF: 2019247-1	REV B	PAGE 1 OF 1	A1

A

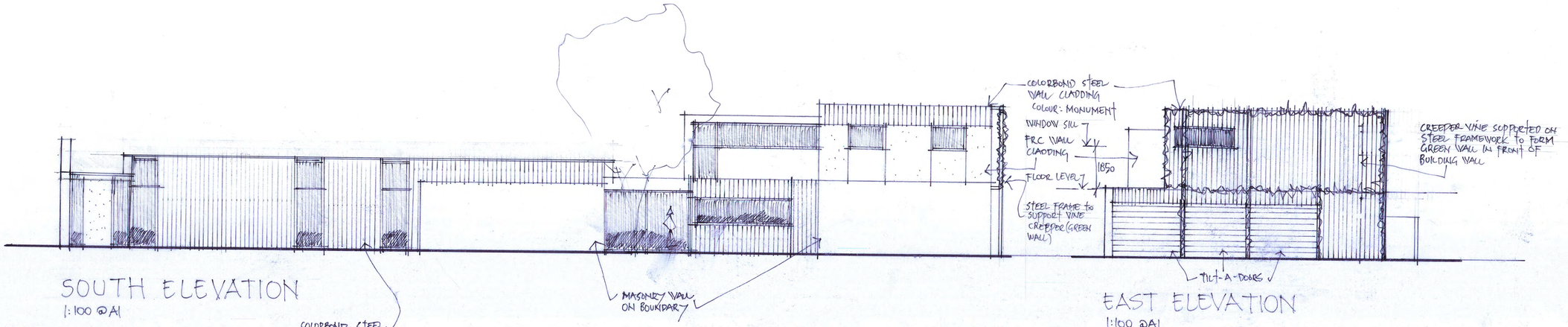


DEMOLITION PLAN
SCALE 1:200

PROPOSED RESIDENCE FOR MR + MRS PHILLIPS
25 ROBERTS STREET, NORTH UNLEY 19165 SK4

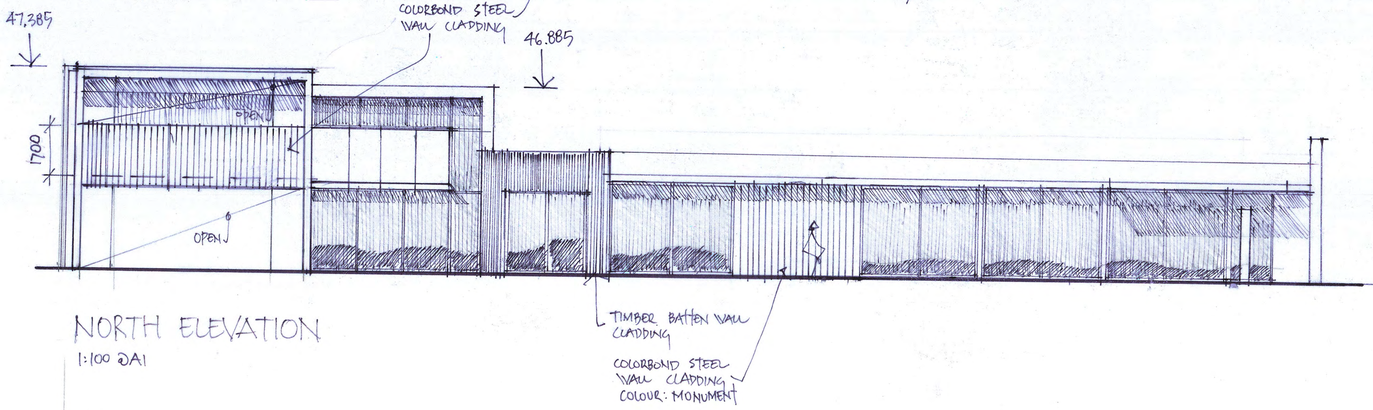
AMENDED PLAN / DOCUMENT
DATE: 30/03/2020

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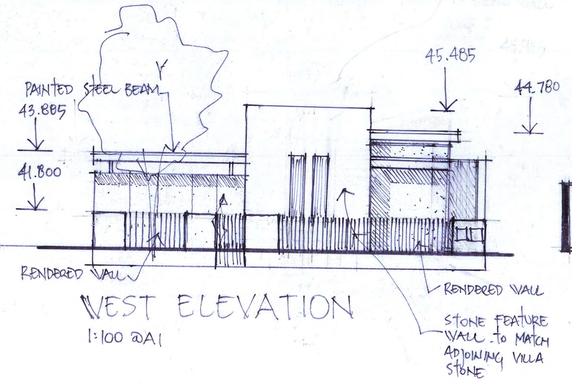


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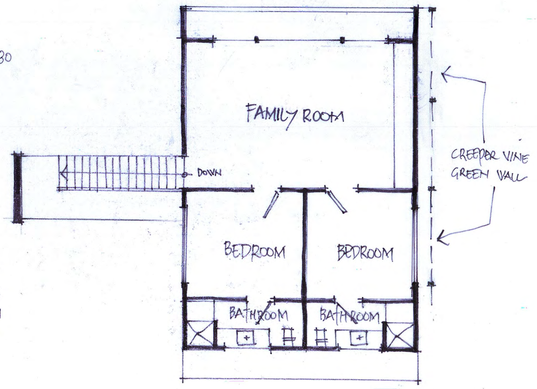
EAST ELEVATION
1:100 @A1



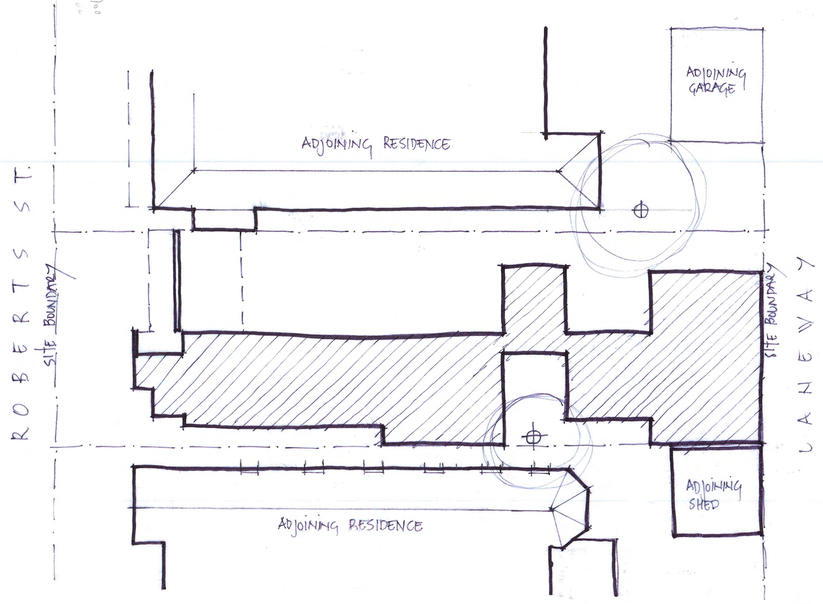
NORTH ELEVATION
1:100 @A1



WEST ELEVATION
1:100 @A1

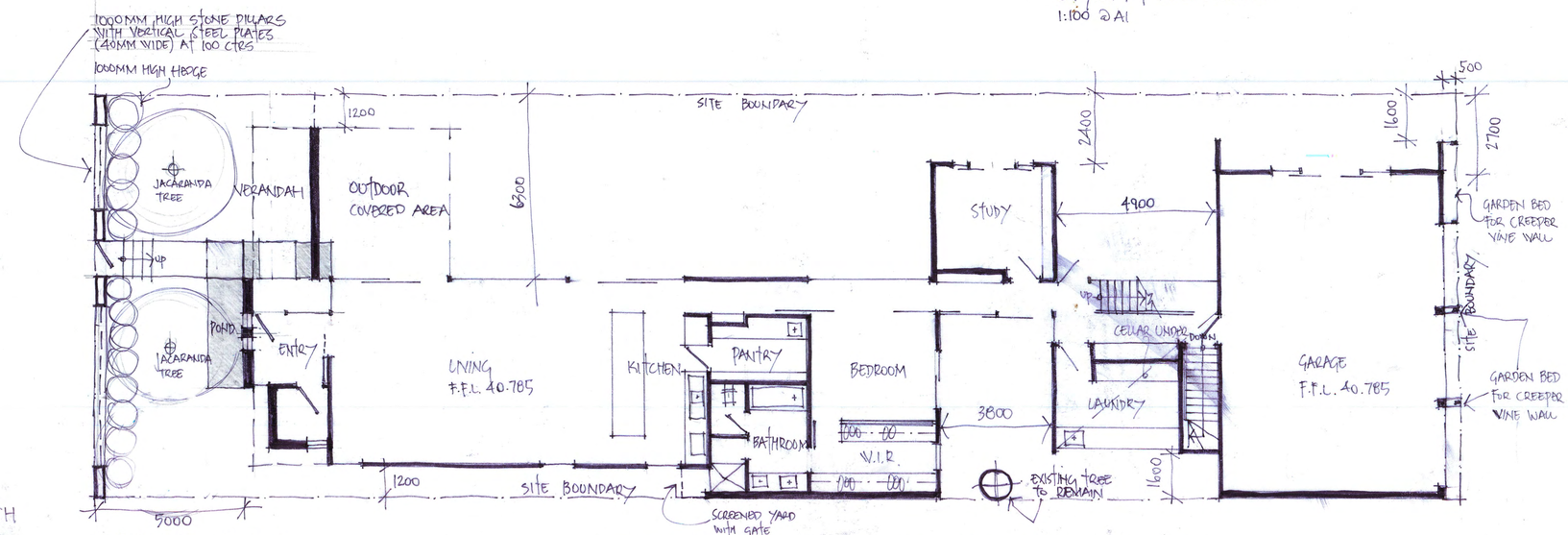


UPPER FLOOR LEVEL
1:100 @A1



SITE PLAN
1:200 @A1

NORTH



GROUND FLOOR
1:100 @A1

PROPOSED RESIDENCE FOR MR+MRS PHILLIPS
25 ROBERTS STREET, NORTH UNLEY

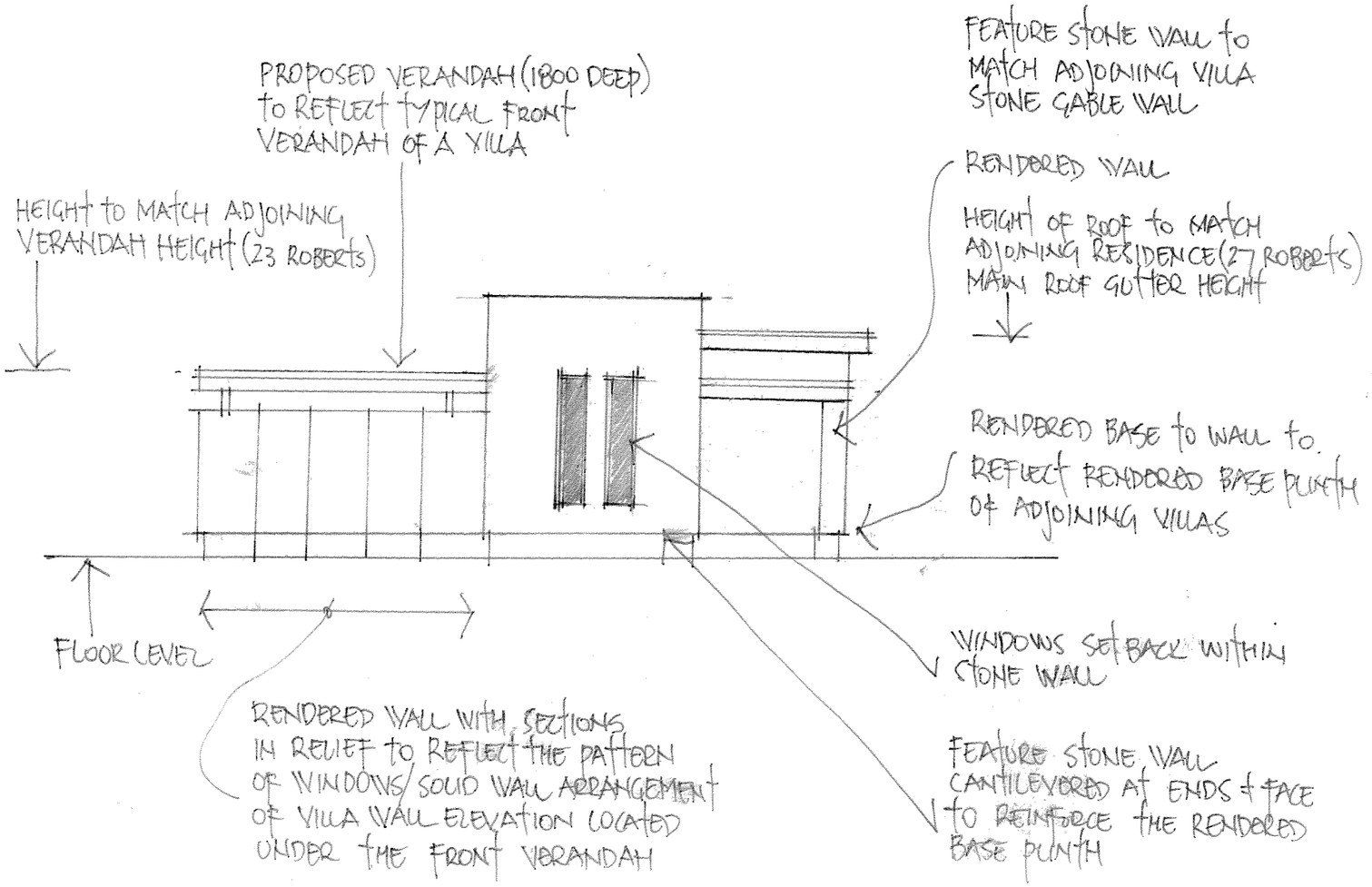
19165 SK1c

AMENDED PLAN / DOCUMENT
DATE: 15/05/2020

Document Set ID: 6829809
Version: 8, Version Date: 01/06/2020

A

AMENDED PLAN / DOCUMENT
DATE: 15/05/2020



PROPOSED RESIDENCE FOR MR + MRS PHILLIPS
25 ROBERTS STREET, NORTH UNLEY 19165 SK7A

A

From: Andrew Phillips
Sent: Sun, 31 May 2020 19:37:19 +0930
To: Chelsea Spangler
Subject: RE: 25 Roberts St, Unley
Attachments: IMG_4564.JPG

Hi Chelsea,
Further to the matters raised by your heritage advisor we provide the following information for your consideration.
With respect to the feature stone wall facing the street it has always been the design intention to construct this wall with stone to match or be similar to the adjoining Villa stonework. Our inhouse heritage architects have advised that the quarries that provided the stone for villas in the early 1900's were Carey Gully and Basket Range and whilst both quarries are still operating the quality of the stone from Carey Gully is no longer suitable for construction so it will be our intention to construct the stone walls with stone sourced from Basket Range. This approach reinforces our commitment to utilising South Australian products.
We have attached a photograph of one of villas in the street to illustrate the stone and whilst the original stone has been dressed in a particularly manner it is the design intention that the stone will be more contemporary in appearance (i.e. stones will be quarried as square faced stone).

A summary of the materials and finishes would be as follows;

Street Elevation

Stonework	Basket Range Stone
Rendered Walls	Warm White Colour
Window Frames	Dark Charcoal Colour
Steelwork	Dark Charcoal Colour
Fence Stonework	Basket Range Stone
Metal Fencing	Dark Charcoal Colour

Other Elevations

Metal Wall Cladding	Colorbond Monument
Window Frames	Dark Charcoal Colour
Flat Sheet Cladding	Natural fibre cement sheeting finish (unpainted)
Steelwork	Dark Charcoal Colour
Timber Battens	Western Red Cedar (natural finish)

If you require any further information please contact me.
Kind Regards,

Andrew Phillips
Director
+61 414 466 903
andrew.p@
swanburypenglase.com

AMENDED PLAN / DOCUMENT
DATE: 1/06/2020

Example of Material Only

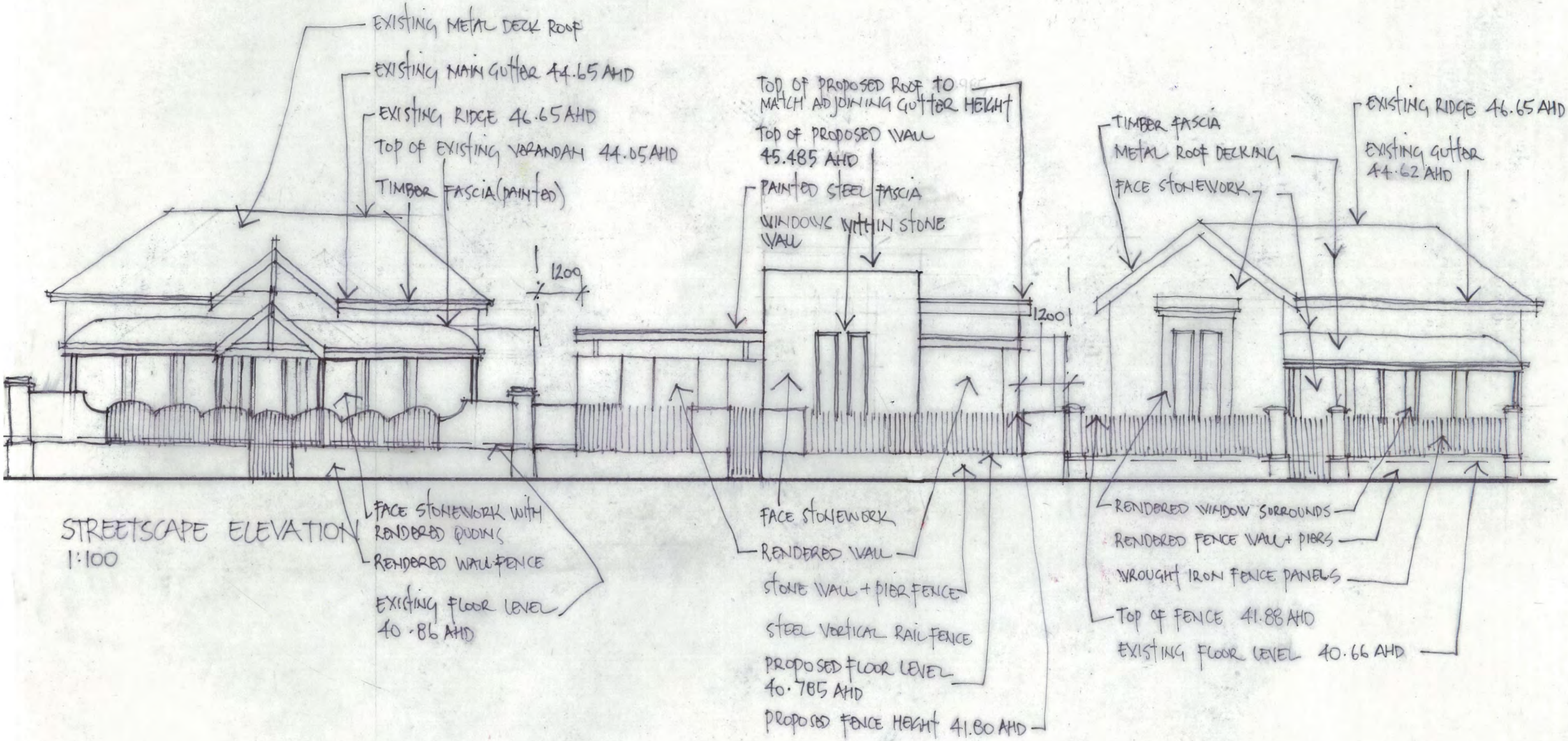
A



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Version: 3, Version Date: 01/06/2020

A



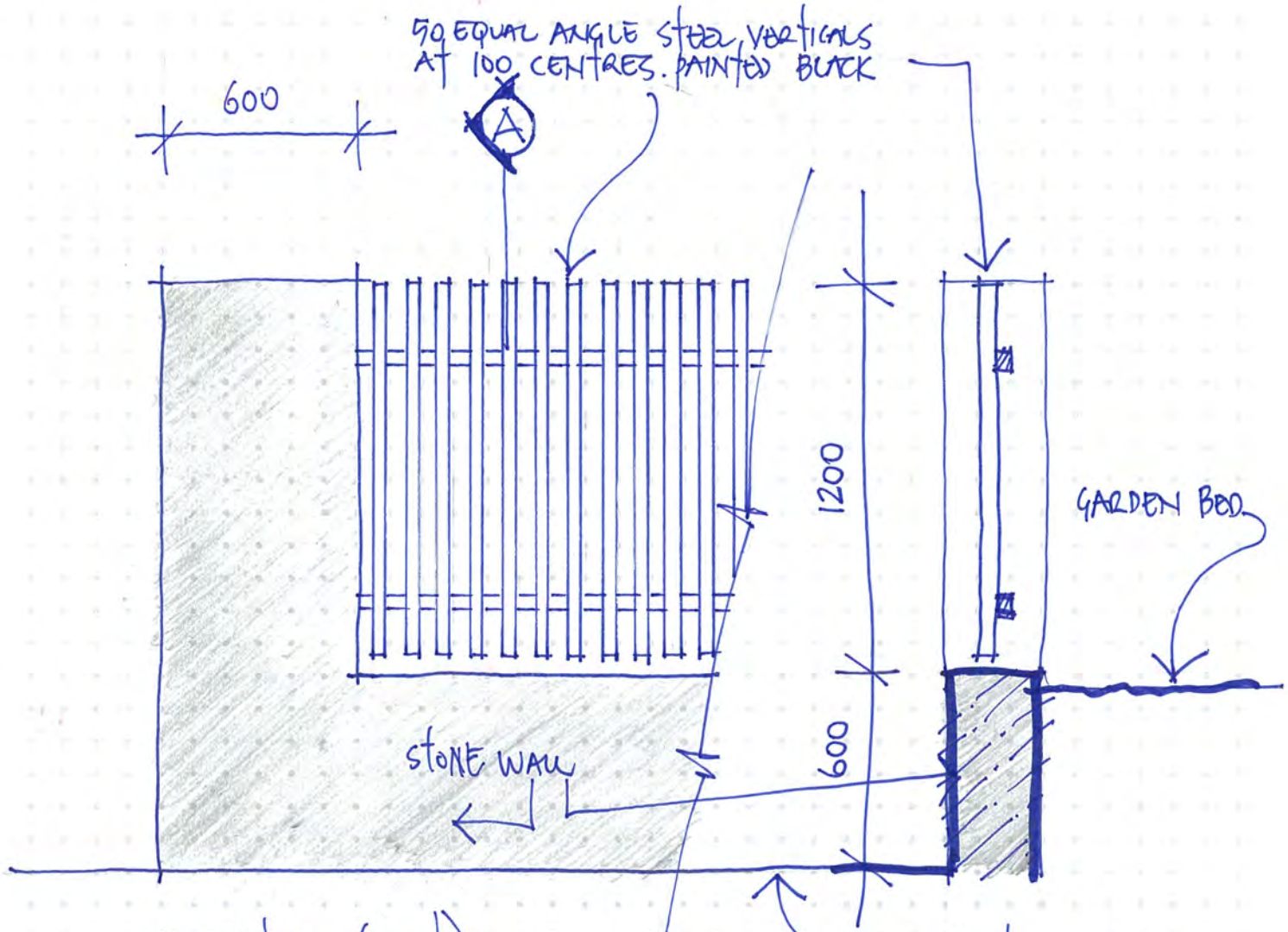
STREETSCAPE ELEVATION
1:100

PROPOSED RESIDENCE FOR MR + MRS PHILLIPS
25 ROBERTS STREET, NORTH UNLEY 19165SK3A

AMENDED PLAN / DOCUMENT
DATE: 15/05/2020

AMENDED PLAN / DOCUMENT
DATE: 30/03/2020

A



ELEVATION (PART)

SCALE 1:20

SECTION A

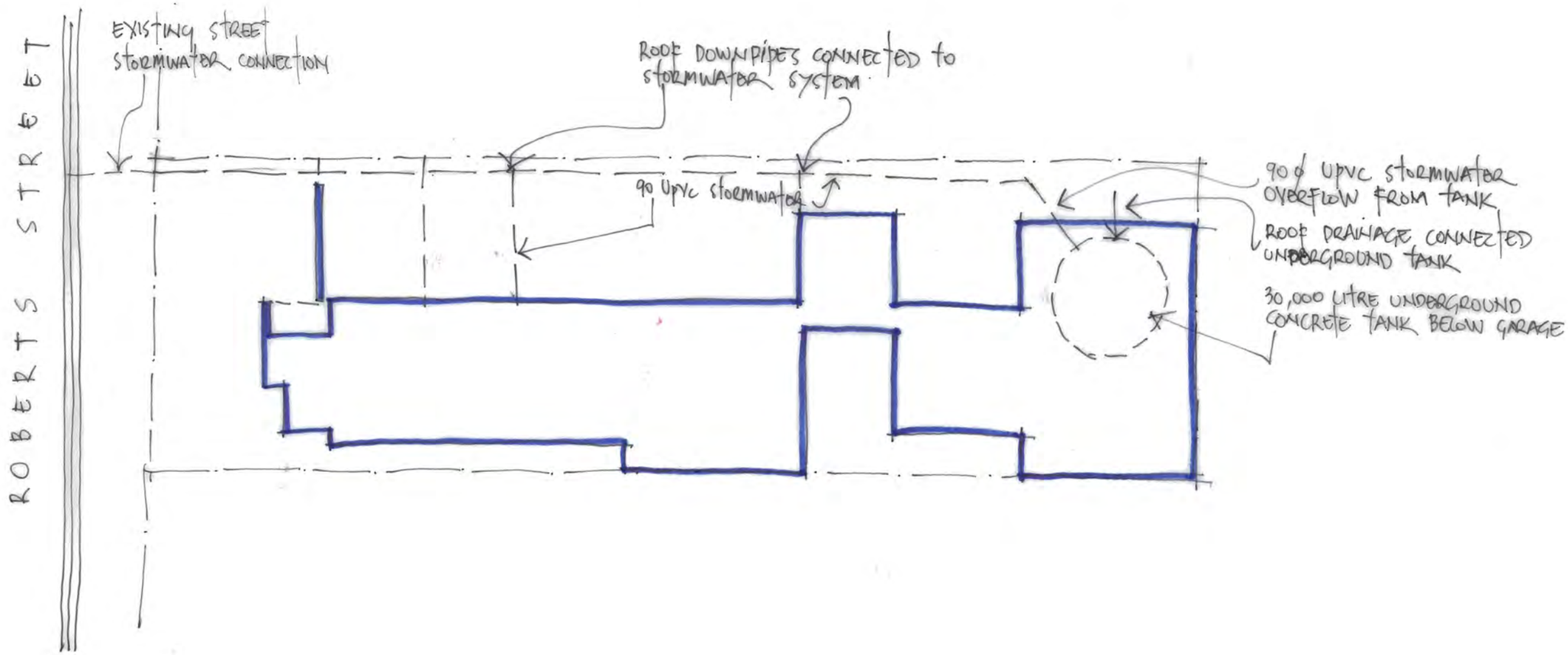
SCALE 1:20

FRONT FENCE DETAIL

PROPOSED RESIDENCE FOR MR + MRS PHILLIPS
25 ROBERTS STREET, NORTH UNLEY

19165 SK6

A



STORMWATER PLAN
SCALE 1:200

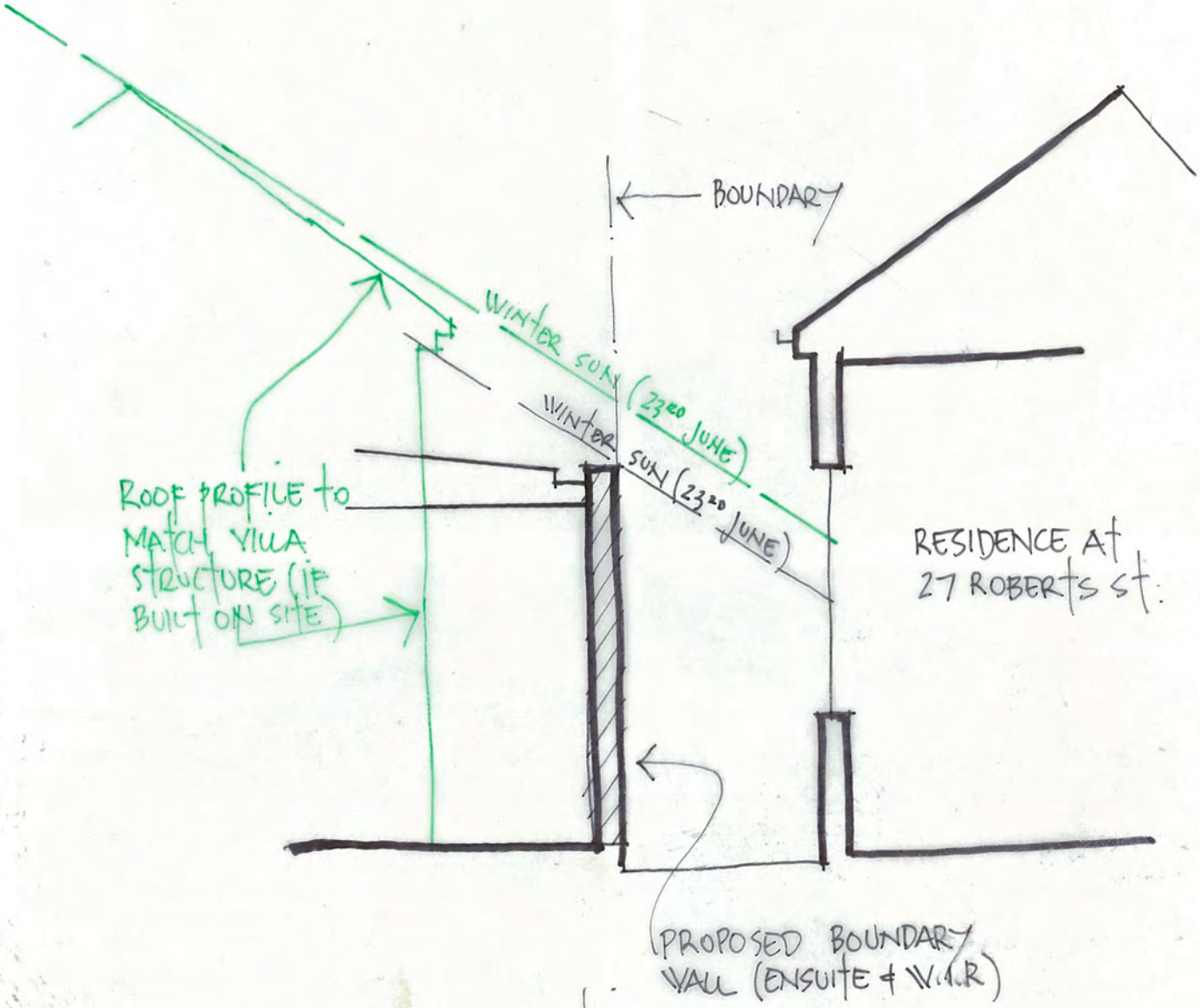
PROPOSED RESIDENCE FOR MR + MRS PHILLIPS
25 ROBERTS STREET, NORTH UNLEY

19165 SK5

AMENDED PLAN / DOCUMENT
DATE: 30/03/2020

A

AMENDED PLAN / DOCUMENT
DATE: 15/05/2020



SUN ANGLE SECTION
1:50

PROPOSED RESIDENCE FOR MR + MRS PHILLIPS
25 ROBERTS STREET, NORTH UNLEY
19165 SK8

Swanbury Penglase

214 Gilbert Street
Adelaide SA 5000
+61 8 8212 2679
space@
swanburypenglase.com
ABN 36 008 202 775

A

Design Context Report

25 Roberts Street
Unley, South Australia

31 January 2020
Ref. 19165

General Background

The property is located within the Residential Streetscape (Built Form) Zone and Policy Area 9 (S[BF] 9.7) and the predominant architectural style are cottages, villas and bungalows.

A survey of houses in Roberts Street (i.e. from Greenhill Road to Young Street) indicates a number of properties that don't align with the predominant architectural type of the Policy area which represents 40% of the properties within the street. These properties are listed as follows:

No. 5: Double storey townhouses (common wall between townhouses)



No. 7: Single storey unit development



Document Set ID: 4329809
Version: 1, Version Date: 05/02/2020

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No. 8: Skillion roof 1960's style house



No. 10: 1970's style house



No. 12: Contemporary style 2000's house



Document Set ID: 6329809
Version: 2, Version Date: 05/06/2020

A

No. 16: Contemporary style 2000's house



No. 18 -20: 1970's style two storey brown brick flats with no front fence



No. 21: Double storey townhouses (common wall between townhouses)



Document Set ID: 4829807
Version: 1, Version Date: 05/02/2020

A

No. 22A: 1970's rendered house



No. 25: 1970's style single storey



The predominantly walling material of the residences along the street is sandstone, however this isn't the case with the recent developments in the street (i.e. No. 7 [brown brick], 8 [cream brick], 10 [rendered], 12 [rendered], 16 [rendered], 18-20 [brown brick], 22 [rendered] and 25 [painted blockwork]).

Due to the contours of the street, the majority of properties on the eastern side of the street are elevated above the street water table and in some cases in the order of 1000-1400mm.

The predominant fencing style in the street is a combination of stone plinth base and wrought iron/metal open fencing which allows transparency through to the front yards, however there are numerous properties which have solid masonry walls, brush fence or hedges which in most cases obscures the front door of the residences (i.e. 7 [low level brick], 8 [chain mesh fence], 10 [hedge], 11 [brush/hedge], 12 [hedge], 16 [solid timber fence], 18-20 [no fence], 19 [brush fence] and 25 [brush fence])

The survey identified that the setback from the street boundary of the residence's ranges from five to eight metres.

Document Set ID: 4329695
Version: 1, Version Date: 05/02/2020

A

The side setback of the residences in the street are consistently in the order of 1500mm from the side boundary and the exceptions to this are as follows:

View from street

No. 5:	Two storey high (seven metres in height), but only 1000mm from side boundaries
No.12	Garage [approx. seven metres long] and living space [approx.7 metres long] is constructed on the northern boundary. Garage is 7 metres from front boundary
No. 14	Living Area [approx. 14 metres long] is constructed on southern boundary and is located approx. 30 metres back from front boundary
No.16	Garage [approx. 10 metres long] is constructed on southern boundary and is located approx. seven metres from front boundary
No. 21:	Two storey high (seven metres in height), but only 1000mm from side boundaries
No. 23	(located on northern boundary of applicant's property): Ensuite on boundary (10 metres from front street boundary)

View from laneway

Roberts Street

No. 21:	Garage is located on both side boundaries and rear boundary
No. 23	Garage located on northern boundary of property and rear boundary
No. 27:	(located on southern boundary of applicant's property): Garage is located on side boundary at rear and rear boundary

Palmerston Road

No. 22:	Garage is located on both side boundaries and rear boundary
No. 24:	Garage located on side boundary and rear boundary
No. 26:	Garage located on side boundary and rear boundary
No. 30:	Garage located on side boundary and rear boundary

In summary whilst the Policy area identifies that the predominant style in the street is traditional Villas, Cottages and Bungalows the survey identified that 40% of the residences don't fit this category.

Proposed Residence

The proposed residence is designed for a family with teenage children with a strong emphasis on sustainability and contemporary living.

The front fence is a combination of stone plinth and vertical steel rail to reflect the common fencing style and general rhythm of the streetscape. The front gate within the fence identifies the formal entrance to the property and the pathway from the gate reinforces the entry to the residence. The entrance to the residence is located on the side of the residence. The arrangement of the main door being located on the side of residence is reflective of the arrangement of a returned Villa where the front door is positioned on the side elevation of the residence. The returned Villa style is part of this Policy Area the closest examples of this type of dwelling can be found at 3 Roberts Street, 228 and 224 Young Street (located within 50 metres of the proposed site).

The attached photograph of 228 Young Street illustrates the arrangement of the entrance gate, pathway to the entrance and the front door on the side of the residence.

Document Set ID: 4329600
Version: 2, Version Date: 05/06/2020



The proposed residence is set back 5m from the street boundary and matches the residence each side of the proposed site (i.e. 23 & 27 Roberts Street). The side setbacks on both sides of the property is 1200mm and matches the general arrangement in the street except where the ensuite bathroom and rear garage are located on the southern boundary. The Ensuite Bathroom is located 20.7 metres from front boundary however this doesn't have a visual impact of the streetscape. It is noted that residences at 12 and 16 have garage structures built on their side boundaries which are only seven metres from the front boundary with no visual screening.

No. 23 Roberts Street (adjoining property on northern boundary) has an Ensuite Bathroom on the southern boundary and it's 10 metres from the front boundary.

With respect to the rear garage the majority of the properties on the eastern side of Roberts Street have rear garages on at least one side boundary and in some cases on both side boundaries. Refer to statement in general background section of report.

The composition of the street facing façade is in proportion with the villas located in the street. The arrangement of the gable façade and abutting verandah in the traditional villa have been reflected in the arrangement of the stone parapet front wall to the residence and abutting verandah.

The horizontal aspect of the proposed verandah reflects the horizontal elements of the traditional verandah of the villa. The height of the proposed stone wall is sympathetic with the traditional Villa gable structure. Refer to attached drawing 19165 SK3.

The proposed landscaping of the front yard will comprise one metre hedge located directly behind the steel front fence with two jacaranda trees. The existing mature Jacaranda trees in the street are major contribution to the character of the locality and streetscape and the introduction of the jacaranda trees within the front yards would link the property with the streetscape reinforcing the connection between the front yard and the streetscape.

The remainder of the front yard will be landscaped with low level spreading ground covers divided by the proposed slate paving. The slate paving connects the front gate with the entry to the residence.

In summary the proposed development replaces an existing built form which clearly doesn't match the characteristics of the Policy area or the streetscape with a contemporary residence which is sympathetic with the traditional form, materials and proportion of the residence found in the policy area. In addition, the proposed fencing and landscaping reinforces the transparency to the front yards from the street

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Version: 1, Version Date: 05/06/2020

ATTACHMENT B

B

REPRESENTATION Category 2 (Page 1)

To: Chelsea Spangler, City of Unley Development Section

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The **closing date** for Representations is **5pm on 28 April 2020.**

Application: 090/754/2019/C2 25 Roberts Street, Unley 5061

Details of Person(s) making Representation:

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

[redacted]

JM
(Signature)

28/4/2020
(Date)

Document Set ID: 6129827
Version: 2, Version Date: 28/06/2020

B

Attach any extra pages to this form

REPRESENTATION Category 2 (Page 2)

To: Chelsea Spangler, City of Unley Development Section

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The **closing date** for Representations is **5pm on 28 April 2020.**

Application:	090/754/2019/C2 25 Roberts Street, Unley 5061
Property affected by Development	14 ROBERTS ST. UNLEY.

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

PLEASE SEE ATTACHED

My concerns (if any) could be overcome by:

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

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

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96 King William Road
Goodwood SA 5034
PO Box 465 Unley BC 5061

08 8373 1231
admin@urbanhabitats.com.au
urbanhabitats.com.au

urbanhabitats
design // build // develop

B

28 April 2020

Attention: Chelsea Spangler

City of Unley Development section.

Dear Chelsea

Re: Development Application 090/754/2019/C2 25 Roberts street Unley 5061

Demolition existing dwelling and construct two storey dwelling including garage and verandah in Residential Streetscape (Built Form) Zone – Policy Area 9 - Spacious

I refer to the above application and advise that I object to the proposed development based on the following comments and concerns.

The proposed development falls within the residential streetscape (built form zone), where the objectives highlight the need for coherent streetscape, retaining and complementing the siting, form and key elements. Replacement of buildings and sites at variance with the desired character to contribute positively to the street scape.

- The proposed replacement is at odds with the consistent architectural form on the Eastern side of Roberts street. I note the applicant has shown various examples of the housing stock on Robert street. It should be noted these are predominately on the Western side of Roberts street, where the housing style is quite varied. The eastern Side of Roberts street has a consistent form, and style notably Victorian style Villas with a recognizable pattern. We believe addition of a streetscape image including the proposed building would further highlight this.

Consistently this Zone calls for a proposal that contributes positively to existing rhythm of buildings, including scale, proportions and form of buildings and key elements of buildings within this zone.

- The current proposal, is very contemporary in style, and currently does consider adjacent property scale and proportions of form. Current determination of proposed heights identifies the feature block work parapet wall shown on the Western Façade (a material foreign to the street) is approximately 5.95 meters above the footpath. This wall has no openings and is a singular leaf, is excessive in scale and would read more like a commercial building than that a Residential home. This issue is further increased by the lack of windows facing the street at ground level.

The focus of Form within this zone, suggest there is a consistent and recognisable pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and forms associated with the various architectural styles. Infill and replacement buildings ought to respect those traditional proportions and building forms;

- Both the front parapet wall, the skillion style roof clearly visible to the southern side of the home is again at odds to the adjacent buildings and pattern along the Eastern Side of Roberts street.

B

The main roof form being a skillion roof is of excessive scale in relation to its southern boundary. Currently the proposal is showing a roof form approximately 5.6 above the adjacent floor lever of no 27. This scale will be out of balance to the home on its Southern Boundary and we have concerns the overshadowing will be excessive.

Finally, we note the second storey to the rear, and highlight council policy that second storey's should be built within roof form, and have a minimum offset to the adjacent boundary. We don't believe either of these conditions have been met.

Finally we make this representation in an effort to be proactive in seeing a better outcome proposed where contemporary design can be more sympathetic to its current surroundings. We don't believe the current proposal best addresses this and therefore Object to this proposal.

We currently don't wish to be heard at a council meeting.

Yours sincerely

[redacted]

(resident no 14 Robert street Unley)

B

REPRESENTATION Category 2 (Page 1)

CITY OF UNLEY
28 APR 2020
REF:

To: Chelsea Spangler, City of Unley Development Section

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Application: 090/754/2019/C2 25 Roberts Street, Unley 5061

Details of Person(s) making Representation:

Name:

Postal Address:

EMAIL ADDRESS:

Daytime Phone No.

Property affected by Development

[redacted]

A Patsouris — (Signature)

28/4/2020. — (Date)

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REPRESENTATION Category 2 (Page 2)

To: Chelsea Spangler, City of Unley Development Section

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The **closing date** for Representations is **5pm on 28 April 2020.**

Application:	090/754/2019/C2 25 Roberts Street, Unley 5061
Property affected by Development	27 Roberts Street, North Unley 5061.

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

See letter attached

My concerns (if any) could be overcome by: Solutions outlined in letter.

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

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

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B

Mr Peter Tsokas

Chief Executive Officer

The City of Unley

UNLEY COUNCIL - property development Application by Mr & Mrs Phillips

25 Roberts Street, North Unley 5061 (090/754/2019/C2)

I refer to the application by Mr & Mrs Phillips to develop their property located at 25 Roberts Street, North Unley 5061.

I received Unley Council letter of 9 April 2020 with an attachment for us to respond to the application. Time has passed quickly with covid19 isolation conditions, Australian Easter and Greek Easter "Christos Anesti/ Christ has Risen"

We live at 27 Roberts Street, North Unley, 5061. Today I obtained copies of their submitted plans from your Council. I provide the following concerns and comments about the development:

1. **Elevation Plan (No. 19165 SK1A)**

   The Proposal to build a masonry wall on south elevation approximately half-way of structure, along common boundary, is not desirable for a number of reasons:

   a) Masonry wall is on boundary thereby encroaching on available open space between the two buildings and creates overshadowing. (3 windows)
   b) We ask that the 1.2m laneway from the front continue all the way to the open space towards the rear (2/3 of the block) with side gate placed at that juncture.
   c) To accommodate this, their southern wall for bathroom/ WIR should be realigned to be flush with the front, thereby (perhaps) requiring the northern window extended by 1.2 to 1.5m to enlarge main bedroom and studio.
   d) The masonry wall for the garage at back boundary is probably acceptable as a "divider wall" alongside our Garage north wall, as long as their roofline and gutters do not slope southwards, thereby creating stormwater over-run onto our garage. Not very clear on the plan, but we assume all stormwater gutters and pipes are diverted to northern walls.
   e) Can't tell if the proposed house's ground level will be raised. However, based on the 3-5 steps indicated at the front entry point, this concerns me very much from safety/structural point of view, as it is possible for rainwater seepage onto our property.

Document Set ID: 6129893
Version: 2, Version Date: 09/06/2020

B

f) Therefore, if it is raised, they **MUST** be required to install appropriate pvc/pipes along the length of their southern perimeter and raise our existing fence-line <u>footings</u> appropriately, to be well above 25 Roberts Street, to prevent any possible future problems for our home at 27 Roberts Street.

1. **<u>Jacaranda Trees</u>**. The proposal indicates 3 trees in front garden.
   a) I suggest that 3 is too many for the space and ask that they gauge the size of mature trees as seen in the streetscape and the one in front of our property and RECOMMEND they plant only two jacaranda trees. Beautiful in bloom, but too much litter all year round! There was a jacaranda planted on their verge, but it disappeared/died – maybe that could be the third tree?
   b) The plan indicates that they would like to retain the jacaranda tree on their south fence-line in the open space. There are 2-3 trees in that space and the 1-2 smaller trees are too close to the common fence. Most of the foliage from these trees hang over our property. I think smaller ones may have just grown by themselves from seed. I am daily blowing/cleaning their jacaranda leaves and pods. RECOMMEND they remove the existing trees and plant a new one some 2-3 metres from fence-line and make it a feature, seen/enjoyed from their bedroom and study. Otherwise, we strongly RECOMMEND that they be required to REGULARLY prune the foliage, way back from our fence-line, a couple of times a year!
   c) As a result of these trees, we have had to get gutters cleaned few times a year, especially the back section of our home where jacaranda fine leaves and thin branches become matted and hard!
   d) Our front gutters get filled with the <u>eucalyptus</u> leaves from the huge trees across the road and the trees at the corner of Roberts street and the side lane.

2. **<u>Building materials.</u>**
   a) <u>Colorbond Steel Cladding</u> of whole building, except façade seems to be out of character for the area, which buildings are mostly brick. My concern is the southern walls, as the northern wall has sufficient open space to the common fence-line.
   b) Assume that the windows of main dwelling and the 2 bedrooms/bathrooms above garage, will be such that neighbours cannot see directly into our property/yard.
   c) The façade looks very modern and fits in well with surrounds. Are they windows in recessed niche wall or just different brick/glass brick?
   d) What is the slanting roofline at the front? Is it a veranda? We can't tell.

3. **<u>Good features</u>**
   a) Triple garage terrific idea, with 2bedrooms/bathrooms & family room on top.
   b) The garage will provide strong security for back of their property & back gate.
   c) Underground 30,000 litres concrete water tank under garage is a sound idea due to rising water costs. Suggest they get this water linked to their toilets!!

Front fencing in line with others - well done ✓

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B

d) Outdoor covered areas on northern side is terrific idea, and large windows in order to gather the afternoon sun, especially in winter months.
e) Underground cellar terrific extra storage considering they are digging for water tank.
f) WELCOME TO THE NEIGHBORHOOD Mr & Mrs Phillips – it is a good suburb!!

4. **Additional concerns**
   a) Due to increasing energy costs and strong recommendations from Government and Councils, during last few years, mid-2019 we installed Solar Panels on the northern roof of our house, at a considerable cost. The panels have been installed to maximise saving sunshine, taking into account the shadows the current trees of 25 Roberts Street, at additional costs for boosters. I have not seen **shadows diagrams** to gauge if the new building will impact on the solar panels. I hope not.
   b) After the installation of NBN, it was necessary for us to review our internet requirements. We have an antenna, but it was necessary to install a satellite dish to improve service delivery. The best position for this was above the gutter on the northern roof, at a cost. Trust that the new building will not impact on this new installation.

Yours sincerely,

[redacted] 28/4/2020

(on behalf of [redacted])

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Version: 2, Version Date: 09/06/2020

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REPRESENTATION Category 2 (Page 1)

To: Chelsea Spangler, City of Unley Development Section

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Application: 090/754/2019/C2 25 Roberts Street, Unley 5061

Details of Person(s) making Representation:

Name: [redacted]

Postal Address: [redacted]

EMAIL ADDRESS: [redacted]

Daytime Phone No. [redacted]

Property affected by Development 23 PALMERSTON ROAD UNLEY SA 5000

(Signature) 28.4.20 (Date)

NB ONE PAGE LETTER ATTACHED

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Version: 2, Version Date: 28/06/2020

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REPRESENTATION Category 2 (Page 2)

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The **closing date** for Representations is **5pm on 28 April 2020.**

Application:	090/754/2019/C2 25 Roberts Street, Unley 5061
Property affected by Development	28 PALMERSTON ROAD UNLEY

☐ **I support the proposed development.**

OR *(Tick one only)*

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

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

I DO NOT OBJECT TO THE PROPOSED DEVELOPMENT PROVIDED THE DESIGN IS AMENDED IN THE MANNER SET OUT IN THE LETTER FROM PHILLIP BRUNNING & ASSOCIATES PTY LTD DATED ON OR ABOUT 27/9/2020

My concerns (if any) could be overcome by:

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

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

PROVIDED THE DESIGN IS AMENDED AS INDICATED ABOVE

Document Set ID: 6120990
Version: 2, Version Date: 28/06/2020

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Unley 1877 001a

28 April 2020

Town Planning
Development Advice
Strategic Management

Ms Chelsea Spangler
Development Officer
The City of Unley
pobox1@unley.sa.gov.au

Dear Chelsea,

Development Application 090/754/2019/C2

I refer to the abovementioned Development Application to demolish two existing dwellings and construct one dwelling including a cellar, verandah, and garage with an upper level living area and balcony on land at 25 Roberts Street, Unley.

As provided for, I make the following representation in relation to this proposal on behalf of [redacted], the owner and occupier of 28 Palmerston Road, Unley.

My client is understandably concerned with the visual bulk (as viewed from their property) and the impact on their privacy resulting from the proposed development.

However, they wish to adopt a conciliatory approach and have had discussions directly with the Applicant with the view to attempting to reach a compromise that addresses, at least in part, their concerns.

As a consequence of those discussions, the Applicant has agreed to amend the design in the manner indicated on the attached plan. I note more particularly the increased sill height of the east facing upper level bedroom window(s) from 1700 mm to 1850 mm, and the 'green wall' to the lane which has been achieved by setting back the building by 500 mm from the rear boundary.

On the basis that the Development Application proceeds according to the attached amended plan, my Client does not wish to object to the proposed development.

As you will see, I have copied the Applicant into this letter for his information.
Yours faithfully

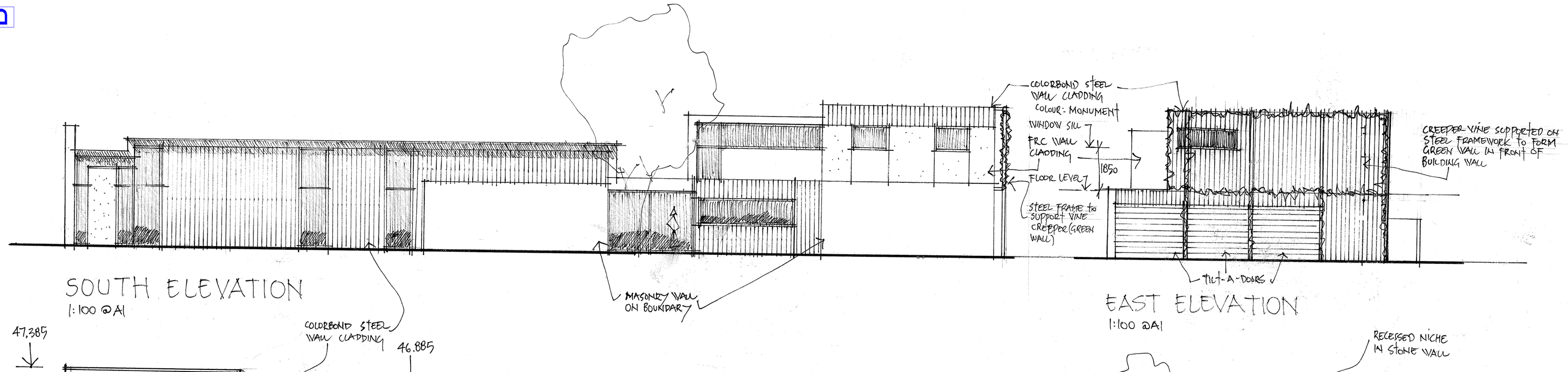
PHILLIP BRUNNING & ASSOCIATES PTY LTD

PHILLIP BRUNNING RPIA
Registered Planner

cc. Mr Andrew Phillips, andrew.p@swanburypenglase.com

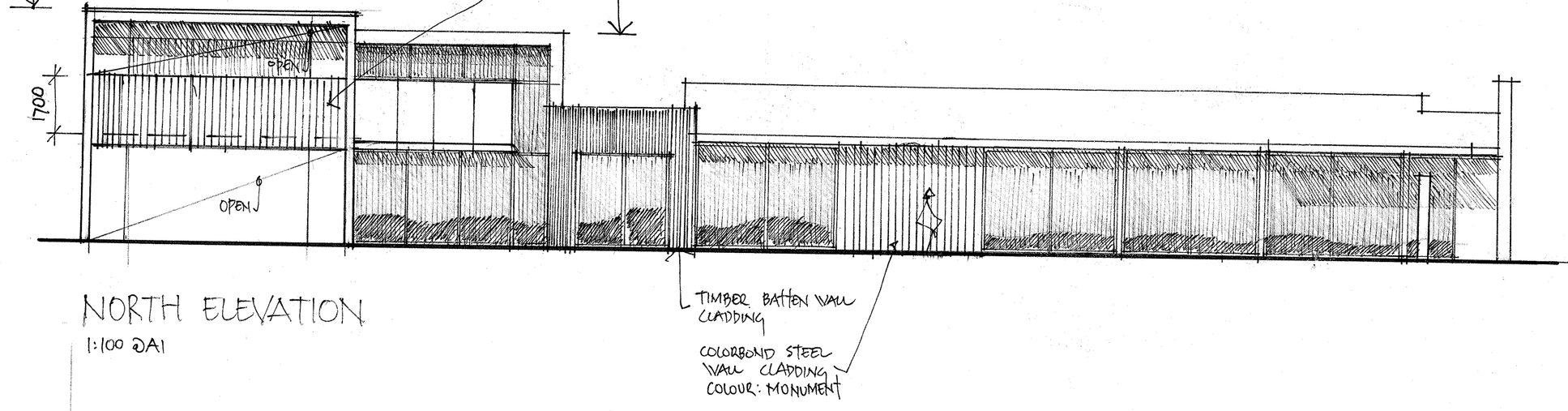
Phillip Brunning & Associates
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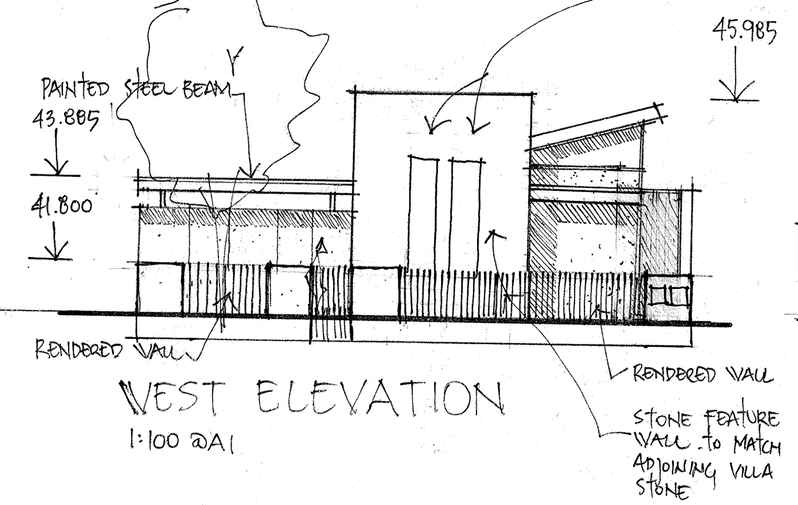


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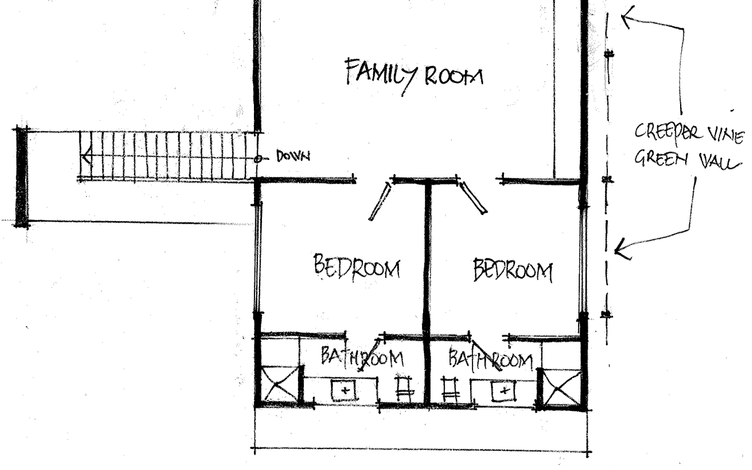
EAST ELEVATION
1:100 @A1



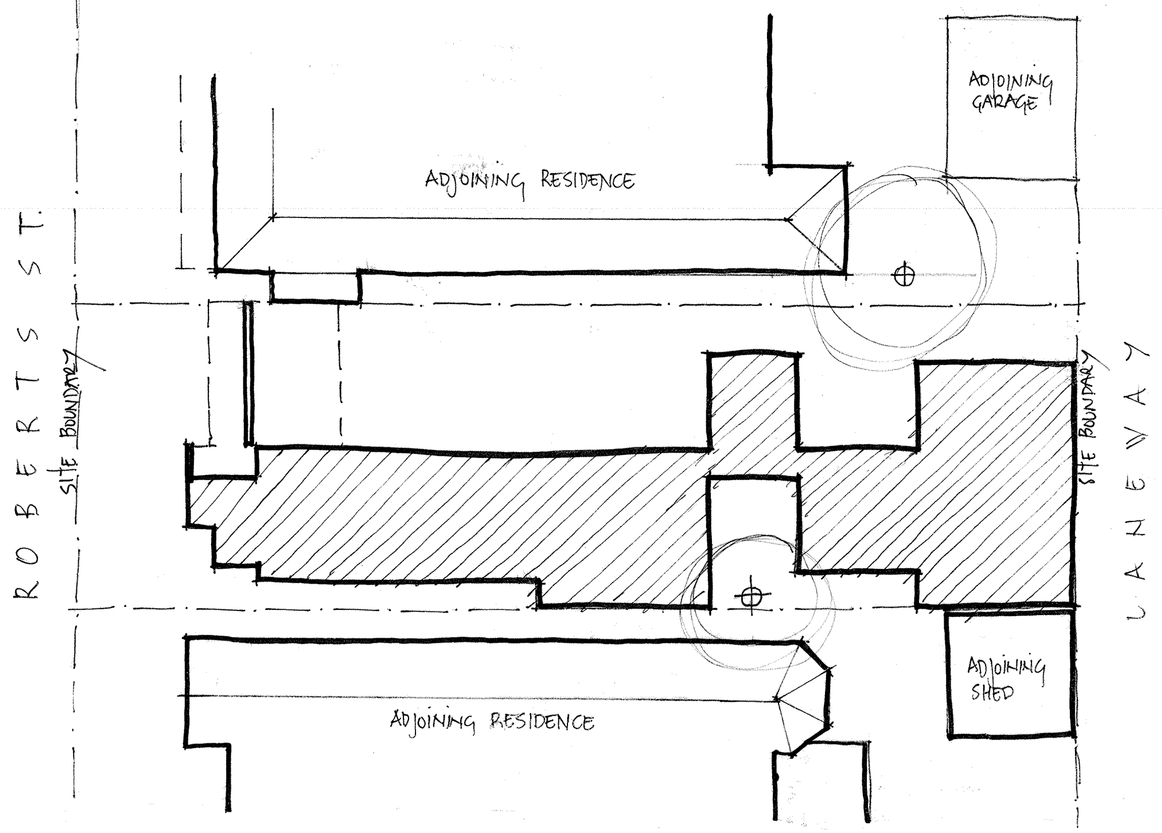
NORTH ELEVATION
1:100 @A1



WEST ELEVATION
1:100 @A1

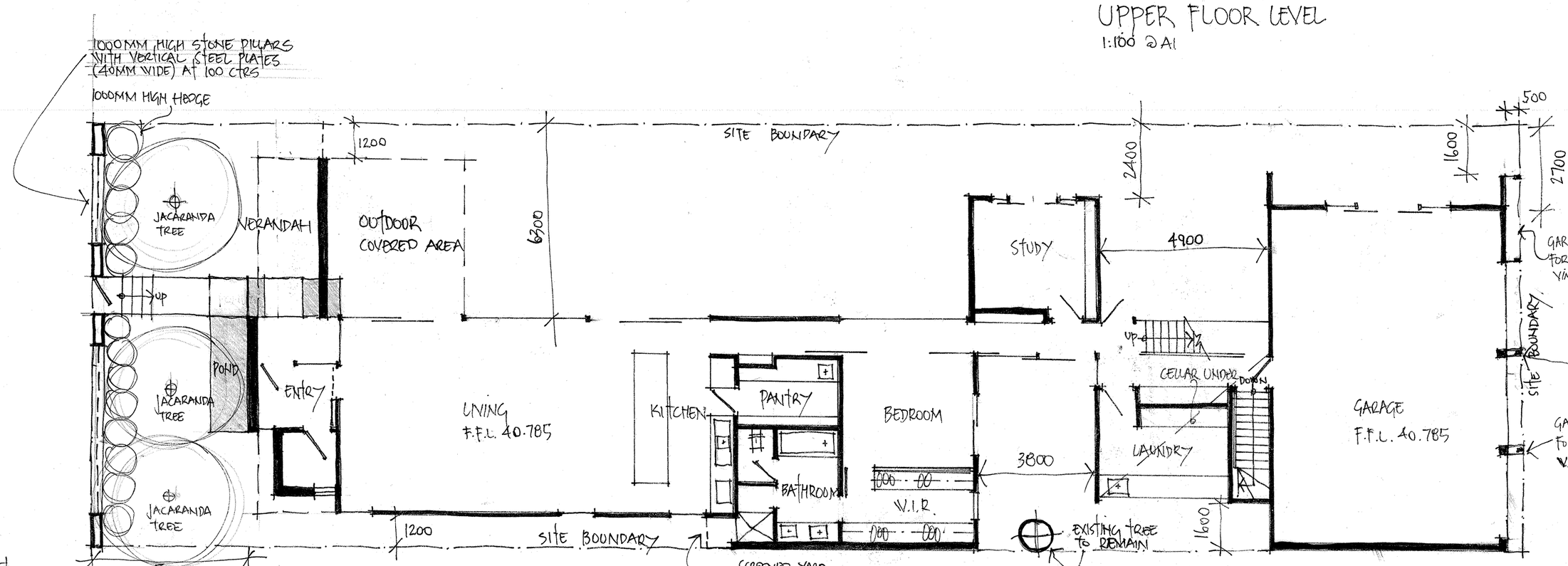


UPPER FLOOR LEVEL
1:100 @A1



SITE PLAN
1:200 @A1

NORTH



GROUND FLOOR
1:100 @A1

PROPOSED RESIDENCE FOR MR+MRS PHILLIPS
25 ROBERTS STREET, NORTH UNLEY

19165 SK1B

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ATTACHMENT C

Swanbury Penglase

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space@
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ABN 36 008 202 775

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14 May 2020
Ref: 19165

The City of Unley
PO Box 1
UNLEY SA 5061

Attention: Ms C Spangler

Dear Chelsea

Re: DA 090/754/2019/C2

Further to your letter dated 01/05/2020 in respect to the representations received for the above mentioned application, we have reviewed the matters raised by the representation and provide the following response:

No. 14 Roberts Street

1. A streetscape elevation (drawing 19165 SK3A) was provided with the application showing the immediately adjacent residences in the streetscape.

2. We believe that the design of the proposed residence is a well-considered response to the form and scale of the surrounding residence.

3. The feature wall of the residence facing the street has always been a stone wall to match the surrounding villas, (There is no mention on the drawings of a block work parapet wall).

4. We have reviewed our original design and have amended the front elevation (refer drawing 19165 SK1C) to incorporate two windows within the store feature wall. In addition, the height of this wall has been reduced to 5455mm above footpath level, but maintaining a proportion which is constant with the surrounding Villa gable ends. We note that the height of the gable wall to 27 Roberts Street is 6550mm above footpath level.

5. We have reviewed our original design and have amended the design to eliminate the skillion roof style (refer drawing 19165 SK1C). The revised design reinforces the horizontal lines of the surrounding villas in the streetscape. The proposed verandah structure aligns with the horizontal lines of surrounding villa verandah gutter lines. The proposed flat roof to the main residence greatly reduces over-shadowing of the southern adjoining residence.

6. The two-storey to the rear of the property has been designed to minimise the height of the structure and the proposed flat roof structure enables the second storey to be constructed within this roof structure and maintaining a height constant with the ridge line of the adjoining residences. In response to the concern from representation at 28 Palmerston Street, the two-storey building has been set back from the rear boundary. We note that the contemporary extension at 14 Roberts Street has a two-storey extension which has the second storey component semi-built into the roof structure, however due the slope of the roof it

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has a far greater height than the proposed two storey component of this application.

27 Roberts Street

1. Elevation Plan

We confirm that the floor level of the proposed residence is actually 45mm lower than the existing floor level of Unit 2 currently on the property. With respect to overshadowing, we have included a sketch (19165 SK8) detailing the angle of the winter sun and the impact of boundary wall on the existing windows to 27 Roberts Street.

At the lowest angle of the winter sun, the existing windows will receive direct sunlight onto these windows of more than 50% of the glazing. On this diagram we have also shown the effect of overshadowing if a villa residence to match the adjoining residence was constructed on the property with the same setbacks as 27 Roberts Street. This is highlighted in green on the diagram and as shown will result in a greater overshadowing of the existing windows (i.e. 70% shaded).

We confirm that the roof and drainage design will ensure that all stormwater is contained within the property and discharged to the street in accordance with council requirements.

2. Jacaranda Trees

We confirm the main Jacaranda Tree adjacent to the side boundary which is a healthy tree will be retained however it will be trimmed to ensure no branches are over the boundary line. The smaller trees adjacent to the boundary will be removed. With respect to the Jacaranda Trees proposed in the front yard, we confirm that only two trees will be planted in the front yard with the southern most tree (closest to 27 Roberts Street) has been deleted from the design.

3. Building Materials

With respect to the materiality of the southern elevation we note that there is an existing 1850mm high Colorbond fencing along the entire boundary which will largely prevent the southern elevation being viewed. , The southern elevation of the proposed residence is a combination of different materials which are all present on the surrounding residences in varying proportion. With the proposed residence the materials are equally balanced as follows:

Masonry	30%
Colorbond Cladding	32%
Glazing	25%
FRC Sheeting	13%

We confirm that the southern facing windows to the bathrooms and the west facing window to the western bedroom are positioned 1700mm above floor level. This sill height is in accordance with council planning requirements to prevent overlooking.

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4. Additional Concerns

The roof to the proposed residence is proposed at the same height as the gutter height of the main roof of 27 Roberts Street. The solar panels are located on the main roof of 27 Roberts Street which is higher than the gutter height therefore there will be no effect on the solar panel installation.

We do not believe the antenna for the NBN will be affected by the proposed development as the roof of the proposed residence adjacent to the antenna is lower than the antenna.

28 Palmerston Road

1. We confirm that we have discussed the concerns with the representor and agree to modify the design (i.e. increase window height to eastern bedroom to 1850mm and the creation of a green wall on the eastern wall to the two storey residence) as detailed on drawing 19165 SK1C to address their concerns.

We have enclosed the following amended drawings in response to the matters raised by the representations:

19165 SK1C	Plans, Elevations
19165 SK3A	Streetscape Elevation
19165 SK7A	Detailed Western Elevation
19165 SK8	Sun Diagram

If you require any further information please do not hesitate to contact me.

Yours faithfully

Andrew Phillips
Director
SWANBURY PENGLASE

encs.

Document Set ID: 6129897
Version: 2, Version Date: 01/06/2020

DECISION REPORT

REPORT TITLE:	CONFIDENTIALITY MOTION FOR ITEM 10 PLANNING APPEAL – ERD COURT ACTION NO ERD-20-2 (DA 80/2019/C2) 5 HACKETT AVENUE MILLSWOOD SA 5034
ITEM NUMBER:	9
DATE OF MEETING:	16 JUNE 2020
AUTHOR:	AMY BARRATT
JOB TITLE:	ACTING SENIOR PLANNING OFFICER
RESPONSIBLE OFFICER:	MEGAN BERGHUIS
JOB TITLE:	GENERAL MANAGER COMMUNITY
COMMUNITY GOAL:	GOE/2 Generate an approach to all Council operations which maintains the principles of good governance such as public accountability, transparency, integrity, leadership, cooperation with other levels of government and social equity.
ATTACHMENTS:	NIL

PURPOSE

To recommend that Item 10 be considered in confidence at the 16 June 2020 Council Assessment Panel meeting.

RECOMMENDATION

MOVED: SECONDED:

That:

1. The report be received.

2. Pursuant to Regulation 13(2) (a) (ix) of the Planning, Development and Infrastructure (General) Regulations 2017, as amended, the Council Assessment Panel orders the public be excluded with the exception of the following:

    - Megan Berghuis, General Manager Community
    - Gary Brinkworth, Assessment Manager
    - Andrew Raeburn, Acting Team Leader Planning
    - Amy Barratt, Acting Senior Planning Officer
    - Lily Francis, Development Administration Officer

on the basis that considerations at the meeting should be conducted in a place open to the public has been outweighed on the basis that the information relating to actual litigation or litigation that the Panel believes on reasonable grounds will take place.