Council Assessment Panel
Agenda & Reports

21 January 2025

Our Vision

A City which values its heritage, cultural diversity, sense of place and natural environment.

A progressive City which is prosperous, sustainable and socially cohesive, with a strong community spirit.

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
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Website www.npsp.sa.gov.au
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City of Norwood Payneham & St Peters

16 January 2025

To all Members of the Council Assessment Panel:

- Mr Stephen Smith (Presiding Member)
- Mr Julian Rutt
- Cr Christel Mex
- Mr Paul Mickan (Deputy Member)
- Mr Mark Adcock
- Mr Ross Bateup
- Cr Kester Moorhouse (Deputy Member)

NOTICE OF MEETING

I wish to advise that pursuant to Clause 1.5 of the Meeting Procedures, the next Ordinary Meeting of the Norwood Payneham & St Peters Council Assessment Panel, will be held in the Council Chambers, Norwood Town Hall, 175 The Parade, Norwood, on:

Tuesday 21 January 2025, commencing at 6.30pm.

Please advise Tala Aslat on 8366 4530 or email taslat@npsp.sa.gov.au if you are unable to attend this meeting or will be late.

Yours faithfully

Geoff Parsons
ASSESSMENT MANAGER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

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City of Norwood Payneham & St Peters

Page No.

VENUE Council Chambers, Norwood Town Hall

HOUR 6:30pm

PRESENT

Panel Members

Staff

APOLOGIES

ABSENT

1. COMMENCEMENT AND WELCOME

2. APOLOGIES

3. CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT PANEL HELD ON 16 DECEMBER 2024

4. DECLARATION OF INTERESTS

5. DEVELOPMENT APPLICATIONS – PDI ACT

5.1 DEVELOPMENT NUMBER ID 24000185 – ASBD DESIGN AND CONSTRUCT – 68 THIRD AVENUE ST PETERS SA 5069

DEVELOPMENT NO.:	24000185
APPLICANT:	asbd design & construct
ADDRESS:	68 THIRD AV ST PETERS SA 5069
NATURE OF DEVELOPMENT:	Variation to DA 155/820/2019 to increase the length of the boundary wall
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Historic Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Minimum Frontage (Minimum frontage for a detached dwelling is 18m) • Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level) • Site Coverage (Maximum site coverage is 50 per cent)
LODGEMENT DATE:	12 Jan 2024
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2023.19 - 21 December 2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Edmund Feary - Senior Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	David Brown

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development seeks to vary an existing approval to extend the length of a boundary wall. The boundary wall would now be 11.935m long, and 3.15m high from natural ground level.

BACKGROUND:

A dwelling on this site was originally approved under the Development Act as DA 155/820/2019. This included a boundary wall which was 5.37m long, a hip and valley roof over the front portion, and windows at the rear with a sill height of 1.5m.

The boundary wall in this original application was to the storeroom, powder room and WC.

Council's Compliance Officer attended the site and noted that the boundary wall was now 11.935m long, the roof had been changed to a hipped type over the front portion, that the windows were much larger than had been approved. The additional length of the boundary wall was in the living room i.e. it was extended towards the rear.

The applicant submitted a variation which sought to formalise these three discrepancies between the "as approved" and the "as built" proposals.

Based on a desktop assessment of the application, staff advised that they could not support the proposed variation to remove privacy treatment from the rear windows. A site inspection was undertaken, and this view was reinforced.

As a result of this, the applicant has amended the scope of this variation, so that it only includes the variation to the boundary wall. A separate minor variation was lodged and endorsed reflecting the roof changes and the window sizing changes, noting that this included privacy treatment on the windows up to 1.5m above floor level.

Therefore, this application only seeks for the approval of the boundary wall, as the other elements have all received retrospective approval via a minor variation.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 68 THIRD AV ST PETERS SA 5069

Title ref.: CT 5336/905 **Plan Parcel:** F135752 AL1 **Council:** The City of Norwood Payneham & St Peters

Shape: Rectangular

Frontage width: 15.2m

Area:	695m^2
Topography:	Mostly flat
Existing structures:	Dwelling under construction
Existing vegetation:	None

Locality

The locality is defined as extending approximately 150m in either direction along Third Avenue, ending at Winchester Street to the southwest and the Council reserve to the northeast, with the dwellings on the opposite sides of both Third Avenue and Fourth Lane also included.

The locality is wholly residential in character, with large, detached dwellings on allotments generally around 700m^2. The built form is predominantly single storey, with some two storey to the rear or hidden in the roof space of dwellings. Dwellings are generally pre-1940's, with some more recent constructions.

Tree canopy coverage is generally, relatively high, but this is mostly due to the street trees lining Third Avenue.

Separation between buildings is somewhat mixed, with boundary development being relatively commonplace, despite the generously sized dwellings and allotments. Boundary development is typically in the form of a carport or later addition and was not characteristic of the historic pattern of development.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  New housing
  Detached dwelling: Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code; Boundary wall exceeds 8m in length, windows not screened

PUBLIC NOTIFICATION

- **REASON**
  Boundary wall length exceeds 8m

- **LIST OF REPRESENTATIONS**

First Name	Surname	Address	Position	Wishes to be heard?
Steven	Evans	83A Fourth Avenue, St Peters	Support, with concerns	No
Anina	Evans	83A Fourth Avenue, St Peters	Opposed	No

- **SUMMARY**

  Representors were concerned by the differences between what has been built and the originally approved plans, noting in particular the northwestern facing windows. See the “Background” section

for further details of the variances between the original approved plans and what was built.
It is noted that the affected neighbour did not submit a valid representation but did return Council's letter with a note expressing confusion at receiving a letter, given that the wall had already been constructed.

AGENCY REFERRALS

None

INTERNAL REFERRALS

- David Brown, Heritage Advisor

Advice was sought from Council's Heritage Advisor regarding the amendments to the roof form. As these no longer form part of this application, this advice is no longer relevant to this application.

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One. Nonetheless, given the variation's limited scope, and the lack of visibility of the wall from the public realm, there are three key policies which are set out below, being Established Neighbourhood Zone PO 7.1, and Interface Between Land Uses PO's 3.1 and 3.2.

Established Neighbourhood Zone PO 7.1: *Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.*	*Established Neighbourhood Zone DPF 7.1:* *... side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:* *i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height* *ii) side boundary walls do not:* *A) exceed 3.2m in wall height from the lower of the natural or finished ground level* *B) exceed 8m in length* *C) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary* *D) encroach within 3m of any other existing or proposed boundary walls on the subject land.*
Interface Between Land Uses PO 3.1: *Overshadowing of habitable room windows of adjacent residential land uses in:* *a) a neighbourhood-type zone is minimised to maintain access to direct winter sunlight* *b) other zones is managed to enable access to direct winter sunlight.*	*Interface Between Land Uses DPF 3.1:* *North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.*

Interface Between Land Uses PO 3.2: *Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:* *a) a neighbourhood type zone is minimised to maintain access to direct winter sunlight* *b) other zones is managed to enable access to direct winter sunlight.*	*Interface Between Land Uses DPF 3.2:* *Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:* *a) for ground level private open space, the smaller of the following:* *i) half the existing ground level open space or* *ii) 35m^2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)* *b) for ground level communal open space, at least half of the existing ground level open space.*

Therefore, give the afore-mentioned policies, the merits of the application rest largely on the impact of the wall on the neighbouring property, with a note on the streetscape.

Streetscape Impact

The proposed wall is set back some 19.3m from the primary street boundary, and 8.9m behind the building line, meaning that it would not be noticeable from the street. Moreover, the originally approved portion of the boundary wall was the portion closest to the street, so what little streetscape impact there may be would not be altered as a result of this application.

Impact on Neighbouring Property

Visual Impact

The proposed wall abuts the side walkway of the neighbouring site to the southwest. This is not a space with a particularly high amenity value, being used primarily as a thoroughfare.

DPF 7.1 expects that a wall of 8m in length is reasonable, so essentially the wall in question is 4m longer than this guideline. PO 7.1 speaks only to “managing” visual impacts by “limiting” length, which is somewhat lacking in directional specificity.

The additional length would mean that the wall now abuts a window on the neighbouring property, which does increase its impact. However, the actual change in outlook between this window looking out onto a fence with a 3.7m tall wall 900mm behind it, and a 3m tall wall on the boundary, is relatively limited.

On balance, it is considered that the visual impact of the additional length is relatively limited.

Overshadowing

The Performance Outcomes above from the Interface Between Land Uses module consider shadowing of windows and private open space, so these are the factors which will be considered here.

Private open space will not be affected by additional overshadowing given that the space for 64 Third Ave is in the western corner of the site, with the dwelling in between this space and the wall.

Regarding windows, no floor plan is available online to show what rooms are along this side of the building, but it is understood that there are habitable rooms, and there is a kitchen at the rear. As noted in the background section, the extended section of the wall is at this rear part.

Notably, the DPF only considers "north-facing" windows; a term which is not defined in the Code. However, "south-facing" (with respect to walls) is defined, being:

In relation to building orientation, a side wall is south facing if the wall is orientated anywhere between E20°N/W20°S and E30°S/W30°N.

The orientation of the allotment is approximately W35°N, meaning that the boundary wall is not south-facing, and therefore by extension, the windows can be considered as not being "north-facing". This means that DPF 3.1 is not particularly instructive. It is noted, however, that PO 3.1 does consider overshadowing more broadly, not just north-facing windows.

The applicant has provided a section drawing showing that, compared to the approved plans with a 2.1m fence on the side boundary, on the summer solstice, the proposed variation would result in an extra nine minutes of shade to the windows along that side. This is of course for the summer solstice, when the PO seeks the minimise overshadowing in winter.

By way of example, at 12pm on the winter solstice, a 3.7m tall wall (the height of the approved wall 900mm from the boundary) would cast a shadow of 6.03m, compared to 4.89m for the 3m wall proposed. Therefore, the lower height offsets the removal of the side setback, meaning that the shadow is not as long. At 9am, the 3m wall would cast a shadow of 10.97m, compared to 13.53m for the 3.7m tall wall.

To be clear, the wall does still increase to that 3.7m height at the 900mm setback, but the point is that it is this taller section, not the boundary wall, which is casting the shadow on the neighbouring allotment. Therefore, the variation would not increase the extent of overshadowing as a result of the development.

Question of Seriously at Variance

The proposed development comprises a variation to extend a boundary wall. It is located in the Established Neighbourhood Zone. Development of this nature is appropriate within the site, locality or in the subject Zone for the following reasons.

- It is of a fundamentally residential nature, consistent with the generally residential land uses envisaged by the Zone; and
- The Zone does not include a Technical and Numeric Variation which may suggest that boundary development is inappropriate.

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

CONCLUSION

Given the limited scope of the variation, there is little to say in this report. The extension of the proposed boundary wall further towards the rear of the block would affect the outlook from one window on the neighbouring property, but ultimately, this impact in outlook is not substantial. Furthermore, the shadowing impact of the boundary wall is extremely limited because of the existing upper floor and raised ceiling heights internal to the site.

On the whole, the application is considered to sufficiently accord with the Planning and Design Code to warrant consent.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

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

of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 24000185, by asbd design & construct is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS
PLANNING CONSENT

Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any), noting that all previous stamped plans and documentation, including conditions previously granted Planning Consent for Development Application ID No. 155/820/2019 are still applicable except where varied by this authorisation.

ADVISORY NOTES
PLANNING CONSENT

Advisory Note 1
No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 2
Consents issued for this Development Application will remain valid for the following periods of time:

1. Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;
2. Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;
3. Works must be substantially completed within 3 years of the date on which Development Approval is issued.

If an extension is required to any of the above-mentioned timeframes a request can be made for an extension of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

Advisory Note 3
Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 4
The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 5
The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

The Applicant's attention is particularly drawn to the requirements of the *Fences Act 1975* regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Advisory Note 6
The Applicant is advised that construction noise is not allowed:

1. on any Sunday or public holiday; or
2. after 7pm or before 7am on any other day

Advisory Note 7
The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections), or works that require the closure of the footpath and / or road to undertake works on the development site, will require the approval of the Council pursuant to the *Local Government Act 1999* prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 8
The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and, in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 9
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Address: 68 THIRD AV ST PETERS SA 5069

Click to view a detailed interactive SAILIS in SAILIS

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

Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) *(All structures over 110 metres)*
Historic Area *(NPSP20)*
Hazards (Flooding - General)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Urban Tree Canopy

Local Variation (TNV)

Minimum Frontage *(Minimum frontage for a detached dwelling is 18m)*
Minimum Site Area *(Minimum site area for a detached dwelling is 600 sqm)*
Maximum Building Height (Levels) *(Maximum building height is 1 level)*
Site Coverage *(Maximum site coverage is 50 per cent)*

Selected Development(s)

Detached dwelling

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

Detached dwelling - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.	**DTS/DPF 1.1** Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.	**DTS/DPF 2.1** Development will not result in more than 1 dwelling on an existing allotment or Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road or Allotments/sites for residential purposes accord with the following: (a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): **Minimum Site Area** Minimum site area for a detached dwelling is 600 sqm and (b) site frontages (or allotment frontages in the case of land division) are not less than: **Minimum Frontage** Minimum frontage for a detached dwelling is 18m In relation to DTS/DPF 2.1, in instances where: (c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	**DTS/DPF 2.2** Where the site of a dwelling does not comprise an entire allotment: (a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: (i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site coverage	
PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	**DTS/DPF 3.1** Development does not result in site coverage exceeding: **Site Coverage** Maximum site coverage is 50 per cent In instances where: (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
Building Height	
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	**DTS/DPF 4.1** Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: **Maximum Building Height (Levels)** Maximum building height is 1 level (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. (d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
Primary Street Setback	
PO 5.1 Buildings are set back from primary street boundaries consistent with	**DTS/DPF 5.1** Buildings setback from the primary street boundary in accordance with

the existing streetscape.	the following table: **Development Context** / **Minimum setback** There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings. There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building. There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. — (a) Where the existing building shares the same primary street frontage – the setback of the existing building; (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. — No DTS/DPF is applicable. For the purposes of **DTS/DPF 5.1:** (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table
Secondary Street Setback	
PO 6.1 Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.	**DTS/DPF 6.1** Building walls are set back from the secondary street boundary (other than a rear laneway): (a) no less than: or (b) 900mm, whichever is greater or (c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street. In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.
Boundary Walls	
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	**DTS/DPF 7.1** Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below: (a) or

	(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below: (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: A. exceed 3.2m in wall height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours.	**DTS/DPF 8.1** Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary: (a) no less than: (b) in all other cases (i.e., there is a blank field), then: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level (iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	**DTS/DPF 9.1** Other than in relation to an access lane way, buildings are set back from the rear boundary at least: (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.	**DTS/DPF 10.1** Garages and carports facing a street (other than an access lane way): (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2	**DTS/DPF 10.2**

The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	None are applicable.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development **(Column A)**	**Exceptions** **(Column B)**
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1

	or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
6. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	

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

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

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay* (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay.*	The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	**DTS/DPF 2.1** Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.

Procedural Matters (PM) - Referrals

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

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

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	**DTS/DPF 1.1** None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from	**DTS/DPF 2.1** None are applicable.

the public realm are consistent with the prevailing historic characteristics of the historic area.	
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	**DTS/DPF 2.2** None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	**DTS/DPF 2.3** None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	**DTS/DPF 2.4** None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	**DTS/DPF 2.5** None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	**DTS/DPF 6.1** None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	**DTS/DPF 6.2** None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	**DTS/DPF 8.1** None are applicable.

Historic Area Statements

Statement#	Statement
Historic Areas affecting City of Norwood, Payneham and St Peters	
	The Avenues Historic Area Statement (NPSP20) The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that

Statement#	Statement

provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

Eras, themes and context	Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war. Detached dwellings.
Allotments, subdivision and built form patterns	Historic streetscape created by the regularity of the avenues and the development patterns that have formed around them. Primary dwelling frontages to streets, not lanes.
Architectural styles, detailing and built form features	Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions. Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions. Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions. The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling. Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments. Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows.
Building height	Predominantly single-storey, up to two storeys in some locations.
Materials	Bluestone or sandstone dressed and coursed.
Fencing	Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling. Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period. Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings. Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows, Tudors and inter-war dwellings. Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.
Setting, landscaping, streetscape and public realm	Landscaping around a dwelling, particularly in the front garden, is an important design element. In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages

NPSP20

Statement#	Statement
	features
	Representative Buildings — Identified - refer to SA planning database.

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Residential development is designed to capture and re-use stormwater to: (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality.	**DTS/DPF 1.1** Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank Site size | Minimum | Minimum detention

Site size per dwelling (m^2)	Tree size* and number required per dwelling	Minimum soil volume (Litres)
<200	1 small tree	1000
200-400	1 small tree	2000
>401	1 medium tree	4000

Site size per dwelling (m^2)	Minimum rainwater retention volume (Litres)	Minimum detention volume (Litres)
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Procedural Matters (PM) - Referrals

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

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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	**DTS/DPF 1.1** Tree planting is provided in accordance with the following: Site size per dwelling (m^2) / Tree size* and number required per dwelling \<450 / 1 small tree

450-800	1 medium tree or 2 small trees
>800	1 large tree or 2 medium trees or 4 small trees

*refer Table 1 Tree Size

Table 1 Tree Size			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	$10m^2$ and min. dimension of 1.5m
Medium	6 m	4 m	$30m^2$ and min. dimension of 2m
Large	12 m	8m	$60m^2$ and min. dimension of 4m

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

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

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister

	under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	**DTS/DPF 6.1** Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	**DTS/DPF 7.1** None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	**DTS/DPF 8.1** Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	**DTS/DPF 8.2** Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3	**DTS/DPF 8.3**

Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	**DTS/DPF 8.4** None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	**DTS/DPF 8.5** None are applicable.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	**DTS/DPF 10.1** Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	**DTS/DPF 10.2** One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	**DTS/DPF 17.1** Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the	**DTS/DPF 17.2** Dwellings with a frontage to a public street have an entry door visible

street and provide a legible entry point for visitors.	from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	**DTS/DPF 18.1** A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
Residential Development - Low Rise	
External appearance	
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	**DTS/DPF 20.2** Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	**DTS/DPF 20.3** None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	**DTS/DPF 21.1** Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	**DTS/DPF 21.2** Private open space is directly accessible from a habitable room.
Landscaping	

PO 22.1

Soft landscaping is incorporated into development to:

(a) minimise heat absorption and reflection
(b) contribute shade and shelter
(c) provide for stormwater infiltration and biodiversity
(d) enhance the appearance of land and streetscapes.

DTS/DPF 22.1

Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):

(a) a total area for the entire development site, including any common property, as determined by the following table:

Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

(b) at least 30% of any land between the primary street boundary and the primary building line.

Car parking, access and manoeuvrability

PO 23.1

Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.

DTS/DPF 23.1

Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):

(a) single width car parking spaces:
  (i) a minimum length of 5.4m per space
  (ii) a minimum width of 3.0m
  (iii) a minimum garage door width of 2.4m

(b) double width car parking spaces (side by side):
  (i) a minimum length of 5.4m
  (ii) a minimum width of 5.4m
  (iii) minimum garage door width of 2.4m per space.

PO 23.2

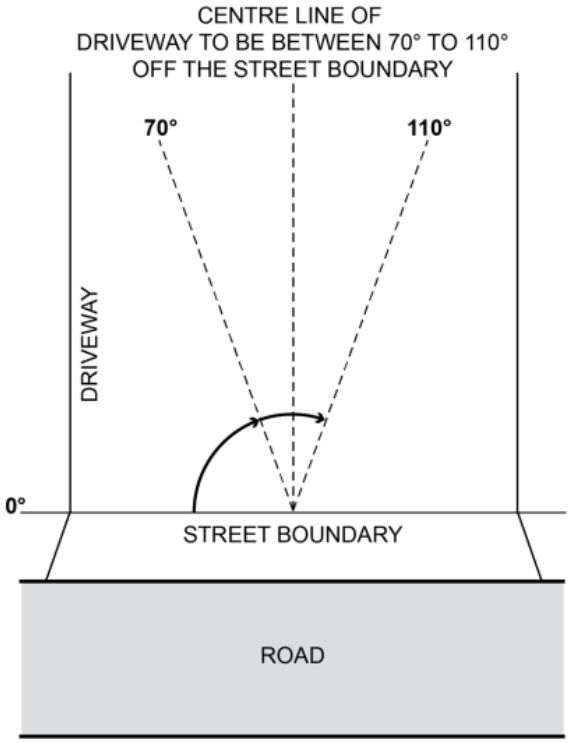
Uncovered car parking space are of dimensions to be functional, accessible and convenient.

DTS/DPF 23.2

Uncovered car parking spaces have:

(a) a minimum length of 5.4m

	(b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	**DTS/DPF 23.3** Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	**DTS/DPF 23.4** Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	**DTS/DPF 23.5** Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:



(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.

PO 23.6

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.

DTS/DPF 23.6

Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:

(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)
(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly
(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

Waste storage

PO 24.1

Provision is made for the convenient storage of waste bins in a location screened from public view.

DTS/DPF 24.1

Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:

(a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and
(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Buildings

PO 25.1

The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.

DTS/DPF 25.1

Buildings satisfy (a) or (b):

(a) are not transportable
(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.

Group Dwellings, Residential Flat Buildings and Battle axe Development

Amenity

PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	**DTS/DPF 31.2** None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	**DTS/DPF 31.3** None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	**DTS/DPF 31.4** Dwelling sites/allotments are not in the form of a battle-axe arrangement.

Car parking, access and manoeuvrability

PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	**DTS/DPF 33.1** Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	**DTS/DPF 33.4** Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	**DTS/DPF 33.5** Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.

Soft landscaping

PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	**DTS/DPF 34.2** Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).

Laneway Development

PO 44.1	DTS/DPF 44.1
Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m^2, which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	**DTS/DPF 11.2** A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	**DTS/DPF 12.1** Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	**DTS/DPF 12.2** Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	**DTS/DPF 3.1** North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	**DTS/DPF 3.2** Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	**DTS/DPF 3.3** None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	**DTS/DPF 5.1** Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.

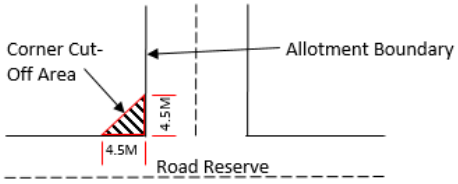
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	**DTS/DPF 10.1** Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.

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

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres	Capital City Zone City Main Street Zone

		2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone

Attachment 1

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

15 October 2024

City of Norwood, Payneham and St Peters
Via: PlanSA Portal

Attention: Mr Ned Feary
Our Ref: 53790

Dear Mr Feary

Response to Request for Information Development Application 24000185
68 Third Avenue, St Peters SA 5069

MasterPlan Pty Ltd has been engaged by Mr Fernando D'Apollonio ('our client') to assist in responding to a Request for Further Information received on 3 October 2024 for the abovementioned Development Application, lodged by ASDB Design & Construct on behalf of our client on a site located at 68 Third Avenue, St Peters ('the subject site').

An application to vary DA 155/820/2019 was lodged on 12 January 2024, comprising primarily an extension to the length of the boundary wall and amendments to the upper-level windows, as well as minor changes to the roof form.

Following discussions with Council and noting that the extension to the boundary wall would trigger the need for public notification, it was resolved to remove the proposed changes to the upper-level windows from the application. Accordingly, this application henceforth only refers to the matters relating to the proposed extension of the boundary wall length.

It is noted that the application is partially retrospective, with the extended boundary wall having been partially constructed at the time the application was lodged.

The proposed variation to the boundary wall involves an increase in length to 11.935 metres. The height of the extension of the boundary wall is to be 3.0 metres to match the existing.

The following documentation is **enclosed** to accompany this correspondence:

- Updated architectural plans, prepared by ASBD Design & Construct.
- Shadow diagrams, prepared by ASBD Design & Construct.

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We note that Council's RFI has highlighted the potential overshadowing impacts on the neighbouring windows from the amended boundary wall. We provide below a discussion on the planning considerations related to this variation.

Planning Assessment Discussion

We consider the following policy of the Established Neighbourhood Zone to be relevant to the matters raised in Council's correspondence.

> *PO 7.1*
>
> *Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.*
>
> *DTS/DPF 7.1*
>
> *Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:*
>
> *...*
>
> *(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:*
>
> *(ii) side boundary walls do not:*
>
> *A. exceed 3.2m in wall height from the lower of the natural or finished ground level*
>
> *B. exceed 8m in length*
>
> *C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary*
>
> *D. encroach within 3m of any other existing or proposed boundary walls on the subject land.*

The boundary wall is 3.0 metres in height, will not result in a combined boundary wall more than 45 per cent of the length boundary, and will not be within 3.0 metres of another boundary wall on the subject land. Although the proposed variation exceeds the boundary wall length limit prescribed by DTS/DPF 7.1, the intent of PO 7.1 seeks to manage visual and overshadowing impacts on adjoining properties.

As depicted in **Image 1** below, the boundary wall is adjacent to the side service area of the adjoining property containing a rainwater tank, used by the occupant for the storage of bins and other chattels; with the only nearby window being a partial height window. The outdoor area on the adjacent allotment is not one that is utilised for active recreational uses, or which adds significant amenity benefit to the adjacent dwelling.

It is important to recognise that the existing approval features a wall, of greater height than the proposed boundary wall extension, which is located 600 millimetres from the boundary. The proposal shifts the lower 3.0 metres of this wall to sit on the boundary. Having regard to the limited use of the outdoor space and the position of the window of the adjacent dwelling closest to the proposed boundary wall extension, the visual impacts from the boundary wall on the neighbouring property are considered minimal.

Additionally, the **enclosed** shadow diagrams clearly demonstrate that the extension of the boundary wall would not increase the overshadowing impacts on the adjacent property beyond those emanating from what is currently approved.

Image 1: Looking south-east, showing the proposed boundary wall (left) in relation to the adjacent dwelling (right).

Conclusion

We have reviewed the proposed variation of Development Approval 155/820/2019, as now amended, for the extension of a boundary wall.

The proposed variation is, in our view, reasonably consistent with the relevant policies of the Planning and Design Code as it is not considered to result in negative visual and overshadowing impacts on the adjacent property. On this basis, we believe it warrants the granting of Planning Consent, given the matters described above.

Should you have any further questions please do not hesitate to contact the undersigned.

Yours sincerely

Michael Richardson
MasterPlan SA Pty Ltd

enc: Updated Architectural Plans.
Shadow Study.

cc: Mr Fernando D'Apollonio (via email).

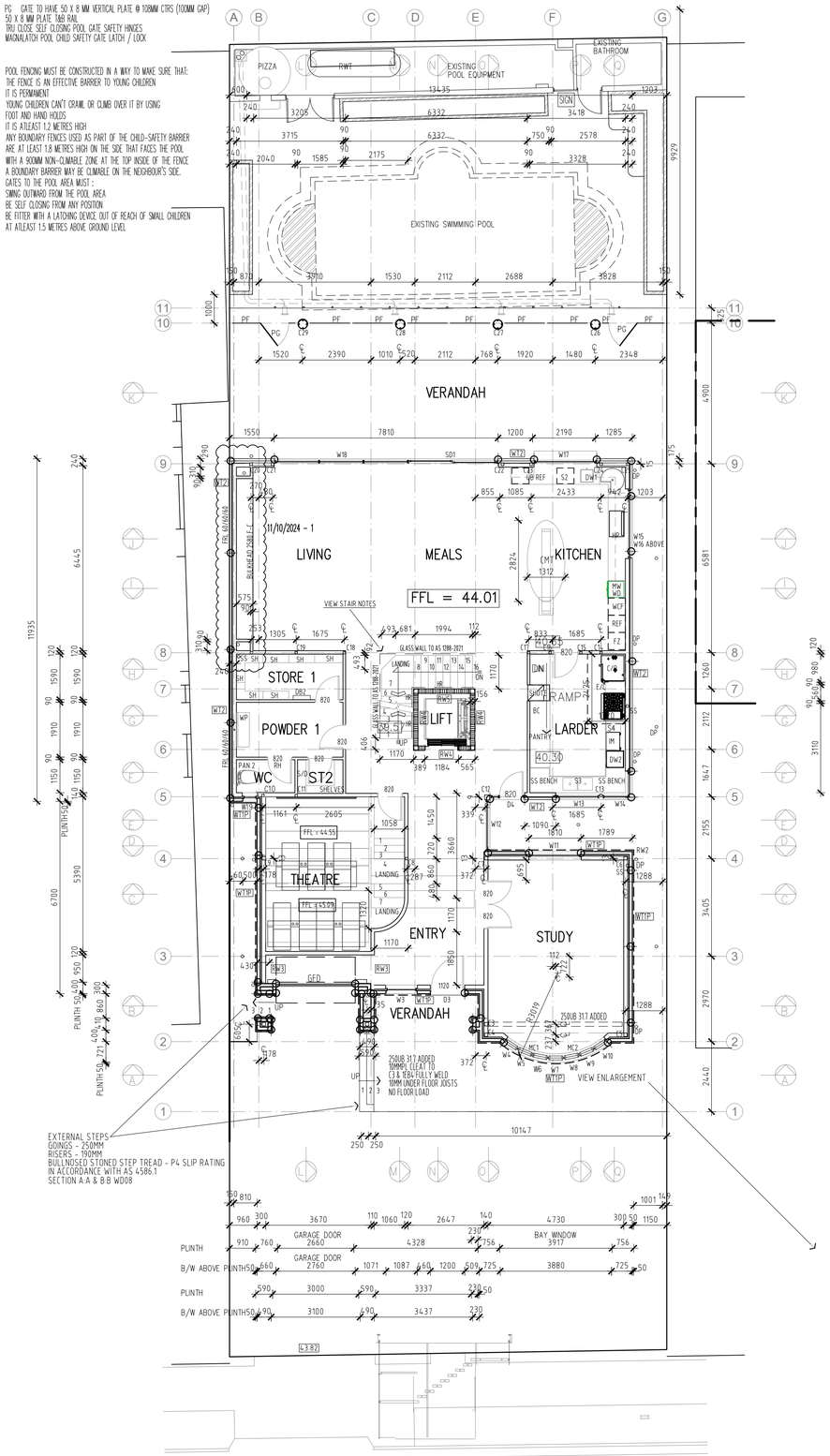
Attachment 1

POOL FENCE NOTES (PF)

POOL FENCE TO BE INSTALLED IN ACCORDANCE WITH AS 1926.1
75 X 8 MM VERTICAL PLATE @1084MM CTRS (100MM GAP)
75 X 50 X 8 EA BOTTOM PLATE – 2 M12 MASONRY ANCHORS @ 600 CTRS
ALL MEMBERS TO BE FULLY WELDED – HDG – POWDERCOATED

PG GATE TO HAVE 50 X 8 MM VERTICAL PLATE @ 1084M CTRS (100MM GAP)
50 X 8 MM PLATE TBB RAIL
TRU CLOSE SELF CLOSING POOL GATE SAFETY HINGES
MAGNALATCH POOL CHILD SAFETY GATE LATCH / LOCK

POOL FENCING MUST BE CONSTRUCTED IN A WAY TO MAKE SURE THAT:
THE FENCE IS AN EFFECTIVE BARRIER TO YOUNG CHILDREN
IT IS PERMANENT
YOUNG CHILDREN CAN'T CRAWL OR CLIMB OVER IT BY USING
FOOT AND HAND HOLDS
IT IS ATLEAST 1.2 METRES HIGH
ANY BOUNDARY FENCES USED AS PART OF THE CHILD-SAFETY BARRIER
ARE AT LEAST 1.8 METRES HIGH ON THE SIDE THAT FACES THE POOL
WITH A 900MM NON-CLIMABLE ZONE AT THE TOP INSIDE OF THE FENCE.
A BOUNDARY BARRIER MAY BE CLIMABLE ON THE NEIGHBOUR'S SIDE.
GATES TO THE POOL AREA MUST :
SWING OUTWARD FROM THE POOL AREA
BE SELF CLOSING FROM ANY POSITION
BE FITTED WITH A LATCHING DEVICE OUT OF REACH OF SMALL CHILDREN
AT ATLEAST 1.5 METRES ABOVE GROUND LEVEL



SWIMMING POOL NOTES

SIGN DENOTES LOCATION OF FIRST AID & CARDIOPULMONARY RESUSCITATION SIGN

PROVED EARTH STAKE CONNECTED TO POOL FENCE & POOL RECO
SB SKIMMER BOX
AL WATERCO AUTOLEVELER – DISCHARGE INTO GULLY TRAP / SEWER IN POOL EQUIP. ROOM
SH SOLAR HEATING PIPES

POOL ROOM EQUIPMENT IS EXISTING

SKIMMER BOXES, OUTLETS & OUTLET COVERS – TESTED AND MANUFACTURED
TO COMPLY WITH AS 1926.3 – 2010 SEC 6

FLOOR PLAN NOTES

NOTE: SOME STEEL MEMBERS ARE LARGER THAN SPECIFIED BY ENGINEER

GROUND FLOOR COLUMNS

C1 – C7&C9	125 X 125 X 6 SHS REFER ENGINEER
C8 & C11	89 X 89 X 6 SHS REFER ENGINEER
C10	89 X 89 X 3.5 SHS REFER ENGINEER
C12	200 X 200 X 4.8 SHS REFER ENGINEER
C13 - C19	89 X 89 X 6 SHS REFER ENGINEER
C20 - C25	100 X 100 X 6 SHS REFER ENGINEER
C26 - C29	323.9 X 6.4 CHS REFER ENGINEER
MC1 – MC2	75 X 50 X 3.0 RHS REFER ENGINEER (MULLION COLUMNS)

UPPER FLOOR COLUMNS

1C1 – 1C4	75 X 75 X 5 SHS REFER ENGINEER
1C5	89 X 89 X 3.5 2000 H
1C6 – 1C11	75 X 75 X 5 SHS REFER ENGINEER
1C12 – 1C15	89 X 89 X 3.5 SHS REFER ENGINEER
1C16 – 1C17	89 X 89 X 3.5 2000 H
1C18 & 1C21	89 X 89 X 3.5 SHS REFER ENGINEER
1C19 & 1C20	89 X 89 X 3.5 SHS & 150 X 50 X 3 RHS (BETWEEN WINDOWS) REFER ENGINEER

SANITARYWARE / PLUMBING

S2	KITCHEN UNDERMOUNT DOUBLE SS SINK DOUBLE BOWL 700 X 450 O/A
S3	LARDER DOUBLE SS SINK 500 X 500 IN SS BENCHES
S4	LARDER SS SINK 400W X 500 IN SS BENCHES
WP	POWDER ROOM WASH PLANE TO BE SELECTED
SS	SEWER STACK
BA	COUNTERTOP BASIN - TBS
PAN 2	TOTO PAN
PAN 3	SEL PAN
PAN 4	SEL PAN
PAN 5	TOTO PAN
SG2	2120 X 100 FULL WIDTH SMART SHOWER GRATE
SG3	1580 X 100 FULL WIDTH SMART SHOWER GRATE
SG4	1640 X 100 FULL WIDTH SMART SHOWER GRATE
ST	150 WIDE X 300 H SHOWER FOOTSTEP WITH 20MM STONE TOP
SW	90MM THICK LOW WALL 1200H C.O.S & TILE SEL. 20MM STONE STOP

PLANT ROOM

HWS	WILSON THERMACOIL WTC250 HOT WATER SERVICE - 320KG
HEX 1-4	MITSUBISHI HEAT EXCHANGERS
BOOST 1	MITSUBISHI BOOSTER
HRV	MITSUBISHI LOSSNAY LGH-150RX5-E ENERGY RECOVERY VENTILATOR - 120KG
AC1	MITSUBISHI P300 OUTDOOR CONDENSER UNIT - 231 KG
AC2	MITSUBISHI P350 OUTDOOR CONDENSER UNIT - 273 KG
HR1	1000MM H PROP. ALUMINIUM HANDRAIL TO AS 1657-2013
PL	PROPRIETARY ALUMINIUM ROOF ACCESS PLATFORM TO AS 1657-2013
SC	2400 H COLORBOND SLAT SCREEN WITH INBUILT ACCESS GATE
CW42	CASEMENT WINDOW 900 WIDE X 1500 HIGH - SILL AT 1000MM MIN FROM PLANT ROOM FLOOR LEVEL - REFER WINDOW SCHEDULE WD07

JOINERY (REFER JOINERY DRAWINGS)

CMT	CUSTOM MADE TABLE
EU1	ENTERTAINMENT UNIT 1
SH	SHELVES
OH	OVERHEAD CUPBOARDS
BC	BROOM CUPBOARD
LIN	LINEN CUPBOARD
CAB1	BENCH CUPBOARD - REF JOINERY
RB1	SWING DOOR ROBE - REF JOINERY
V1	ENSUITE DOUBLE FLOATING VANITY - REF JOINERY
V2	BATH 1 SINGLE FLOATING VANITY - REF JOINERY
V3	BATH 2 SINGLE FLOATING VANITY - REF JOINERY

GARAGE DOORS

GFD	SMARTECH GARAGE FOLDING DOOR 100 FRAME SLE TYPE - OPENING 3200 HIGH X 2760 WIDE C.O.S

APPLIANCES

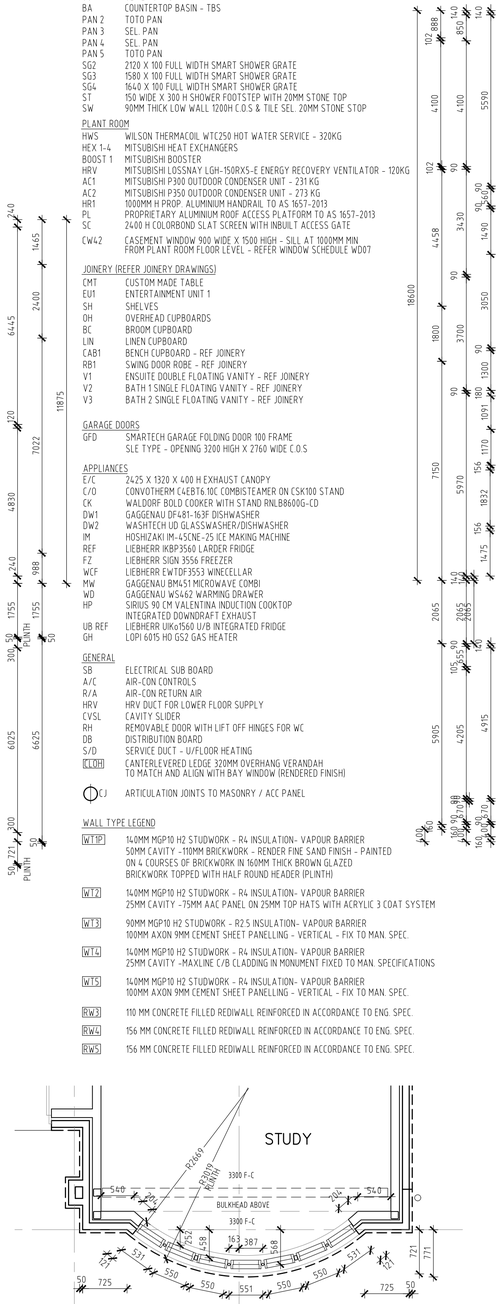
E/C	2425 X 1320 X 400 H EXHAUST CANOPY
C/O	CONVOTHERM C4EB7G.10C COMBISTEAMER ON CSK100 STAND
CK	WALDORF BOLD COOKER WITH STAND RNLBB600G-CD
DW1	GAGGENAU DF481-163F DISHWASHER
DW2	WASHTECH UD GLASSWASHER/DISHWASHER
IM	HOSHIZAKI IM-45CNE-25 ICE MAKING MACHINE
REF	LIEBHERR IKBP3560 LARDER FRIDGE
FZ	LIEBHERR SIGN 3556 FREEZER
WCF	LIEBHERR EWTDF3553 WINECELLAR
MW	GAGGENAU BM451 MICROWAVE COMBI
WD	GAGGENAU WS462 WARMING DRAWER
HP	SIRIUS 90 CM VALENTINA INDUCTION COOKTOP
	INTEGRATED DOWNDRAFT EXHAUST
UB REF	LIEBHERR UIKo1560 U/B INTEGRATED FRIDGE
GH	LOPI 6015 HO GS2 GAS HEATER

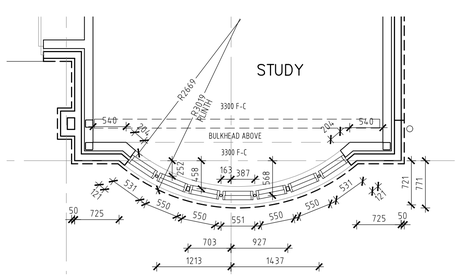
GENERAL

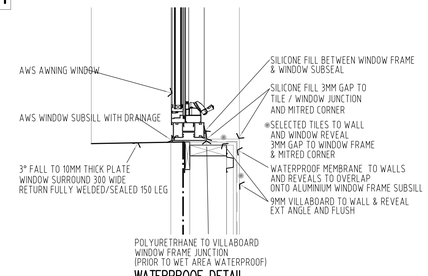
SB	ELECTRICAL SUB BOARD
A/C	AIR-CON CONTROLS
R/A	AIR-CON RETURN AIR
HRV	HRV DUCT FOR LOWER FLOOR SUPPLY
CVSL	CAVITY SLIDER
RH	REMOVABLE DOOR WITH LIFT OFF HINGES FOR WC
DB	DISTRIBUTION BOARD
S/D	SERVICE DUCT - U/FLOOR HEATING
CLOTH	CANTERLEVERED LEDGE 320MM OVERHANG VERANDAH TO MATCH AND ALIGN WITH BAY WINDOW (RENDERED FINISH)
CJ	ARTICULATION JOINTS TO MASONRY / ACC PANEL

WALL TYPE LEGEND

WT1P	140MM MGP10 H2 STUDWORK - R4 INSULATION- VAPOUR BARRIER 50MM CAVITY -110MM BRICKWORK – RENDER FINE SAND FINISH - PAINTED ON 4 COURSES OF BRICKWORK IN 160MM THICK BROWN GLAZED BRICKWORK TOPPED WITH HALF ROUND HEADER (PLINTH)
WT2	140MM MGP10 H2 STUDWORK - R4 INSULATION- VAPOUR BARRIER 25MM CAVITY -75MM AAC PANEL ON 25MM TOP HATS WITH ACRYLIC 3 COAT SYSTEM
WT3	90MM MGP10 H2 STUDWORK - R2.5 INSULATION- VAPOUR BARRIER 100MM AXON 9MM CEMENT SHEET PANELLING - VERTICAL - FIX TO MAN. SPEC.
WT4	140MM MGP10 H2 STUDWORK - R4 INSULATION- VAPOUR BARRIER 25MM CAVITY -MAXLINE C/B CLADDING IN MONUMENT FIXED TO MAN. SPECIFICATIONS
WT5	140MM MGP10 H2 STUDWORK - R4 INSULATION- VAPOUR BARRIER 100MM AXON 9MM CEMENT SHEET PANELLING - VERTICAL - FIX TO MAN. SPEC.
RW3	110 MM CONCRETE FILLED REDIWALL REINFORCED IN ACCORDANCE TO ENG. SPEC.
RW4	156 MM CONCRETE FILLED REDIWALL REINFORCED IN ACCORDANCE TO ENG. SPEC.
RW5	156 MM CONCRETE FILLED REDIWALL REINFORCED IN ACCORDANCE TO ENG. SPEC.







WATERPROOF DETAIL
WINDOWS IN SHR AREA

STAIR NOTES

BAL, HR & GLASS WALL BY HAARK

HR CONTINUOUS HANDRAIL 865MM ABOVE TREAD
FIXED TO MASONRY LIFT SHAFT WALL

BAL UPPER FLOOR 1000MM H SPIGOT FRAMELESS GLASS BALUSTRADE AROUND STAIRWELL
HAARK BALUSTRADE SYSTEM
GLASS PANELS IN ACC TO AS 1288-2021
LOADS TO AS1170.1

BASEMENT – GROUND FLOOR STAIRS
16 RISERS @ 185MM HIGH
14 TREADS @ 265MM LONG & 1 LANDING
R10 SLIP RATING TO NOSINGS
POLISHED CONCRETE FORMED STAIRS
060 BMT BONDEK – 1 LAYER SL92 – 120MM MIN THROAT THICKNESS
90X90X10EA SUPPORT ANGLE M16 CHEMSET 200 CTRS INTO REDIWALL EITHER SIDE

GROUND FLOOR TO UPPER FLOOR STAIRS
22 RISERS @ 193.6MM HIGH
21 TREADS @ 265MM LONG & 2 LANDINGS
79 THICK OPEN TREAD / NOSING - 104MM GAP IN BETWEEN NOSINGS
NOSING / TREAD CANTILEVERED SUPPORTED AT LIFT SHAFT WALL
IN ACCORDANCE WITH ENGINEER'S SPECIFICATION
NOSING / TREAD STEEL SUPPORT DRESSED WITH SEL. TIMBER
TIMBER LINED R10 SLIP RATING TO NOSING/TREADS

GLASS WALL TO AS 1288-2021 - BY MT BARKER GLASS
USE FGS WET GLAZE CHANNELS TOP AND BOTTOM FOR GLASS SUPPORT
50MM GAP BETWEEN GLASS PANELS
1 X 38MM FGS GLASS ANCHORS TO END OF TREADS

THEATRE ROOM STEPS
3 RISERS @180MM RIGH TO FIRST LANDING & FIRST PLATFORM FFL = 44.55
3 RISERS @180MM HIGH TO SECOND LANDING & SECOND PLATFORM FFL = 45.09
5 TREADS @ 240MM LONG & 1 INTERMEDIATE LANDING
CARPET LINED R10 SLIP RATING TO NOSINGS

GENERAL NOTES

SEALS ARE TO BE PROVIDED TO ALL EDGES OF EXT. SWING DOORS TOGETHER WITH A DRAFT PROTECTION DEVICE TO BOTTOM EDGE

INSULATION NOTES
ALL INTERNAL STUD WALLS – R2.5 CONDENSED BATTS
ALL EXTERNAL WALLS – 140MM STUD – R 4.0 BATTS
ALL CEILING SPACE – R5.0 INSULATION + R1.5 BLANKET UNDER ROOF CLADDING
ALL UPPER FLOOR SYSYEM IN BETWEEN JOISTS – R2.0 BATTS
ALL INSULATION TO COMPLY WITH AS 4859.1

FOR APPROVAL

AMENDMENTS:
11/10/2024 - 1 LIVING ROOM EXTENDED TO BDY- BEAM ADDED

FINAL AMENDED ISSUE 11/10/2024

DRAWING TITLE:
GROUND FLOOR PLAN
UPPER FLOOR PLAN

DRAWN	AS
DATE	1-09-2022
SCALE	1: 100
JOB NO:	SPDAP
DRAWING NO:	WD04/A

PROJECT:
PROPOSED RESIDENCE

CLIENT:
MR & MRS F & A D'APOLLONI

JOB LOCATION:
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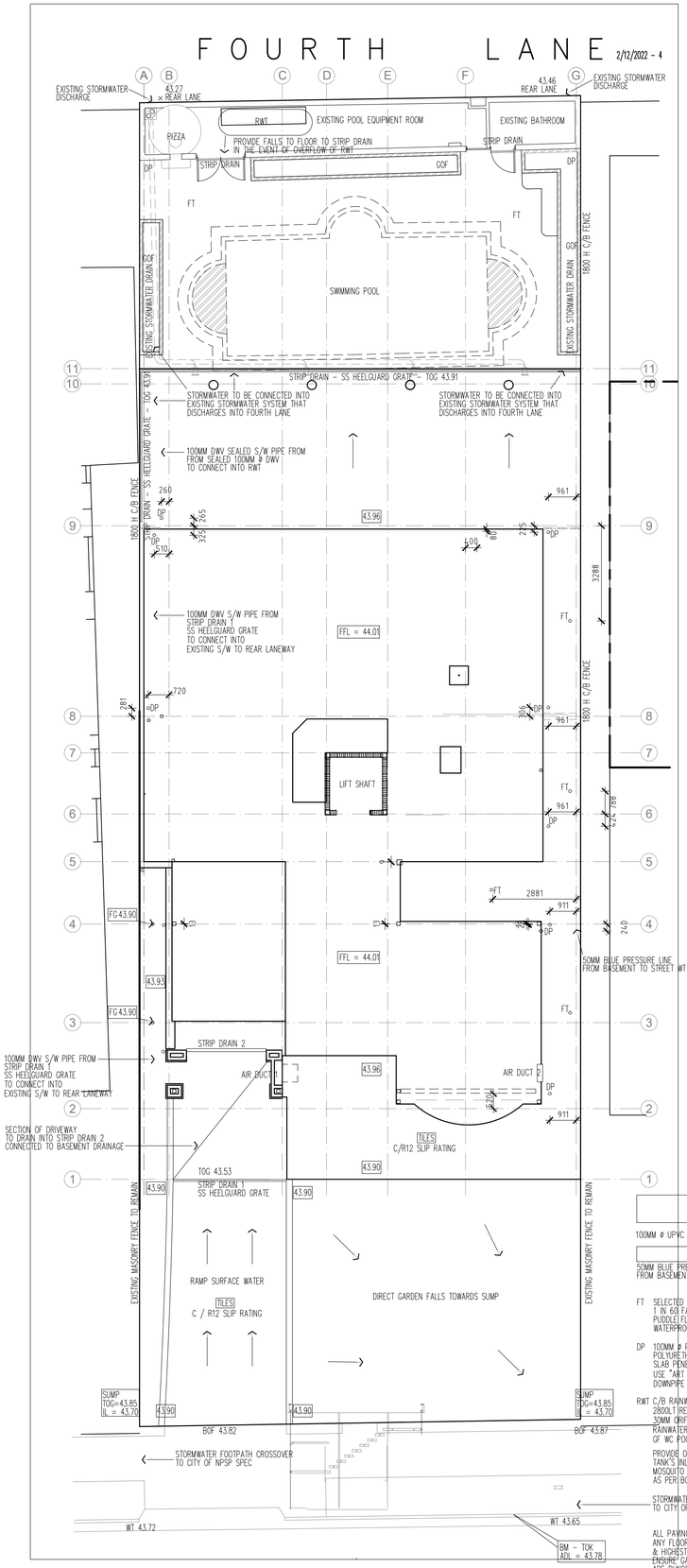
m 0418805652

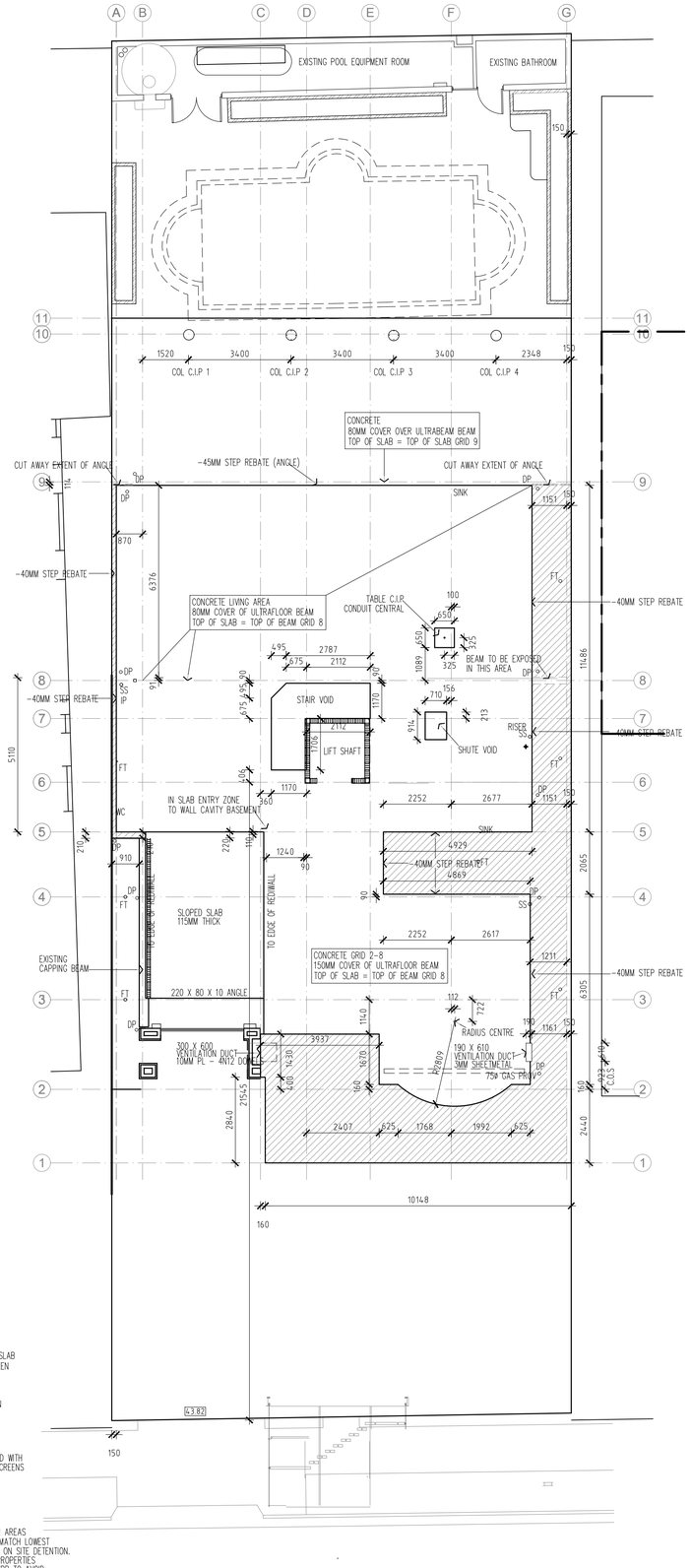
GROUND FLOOR PLAN

UPPER FLOOR PLAN

Attachment 1

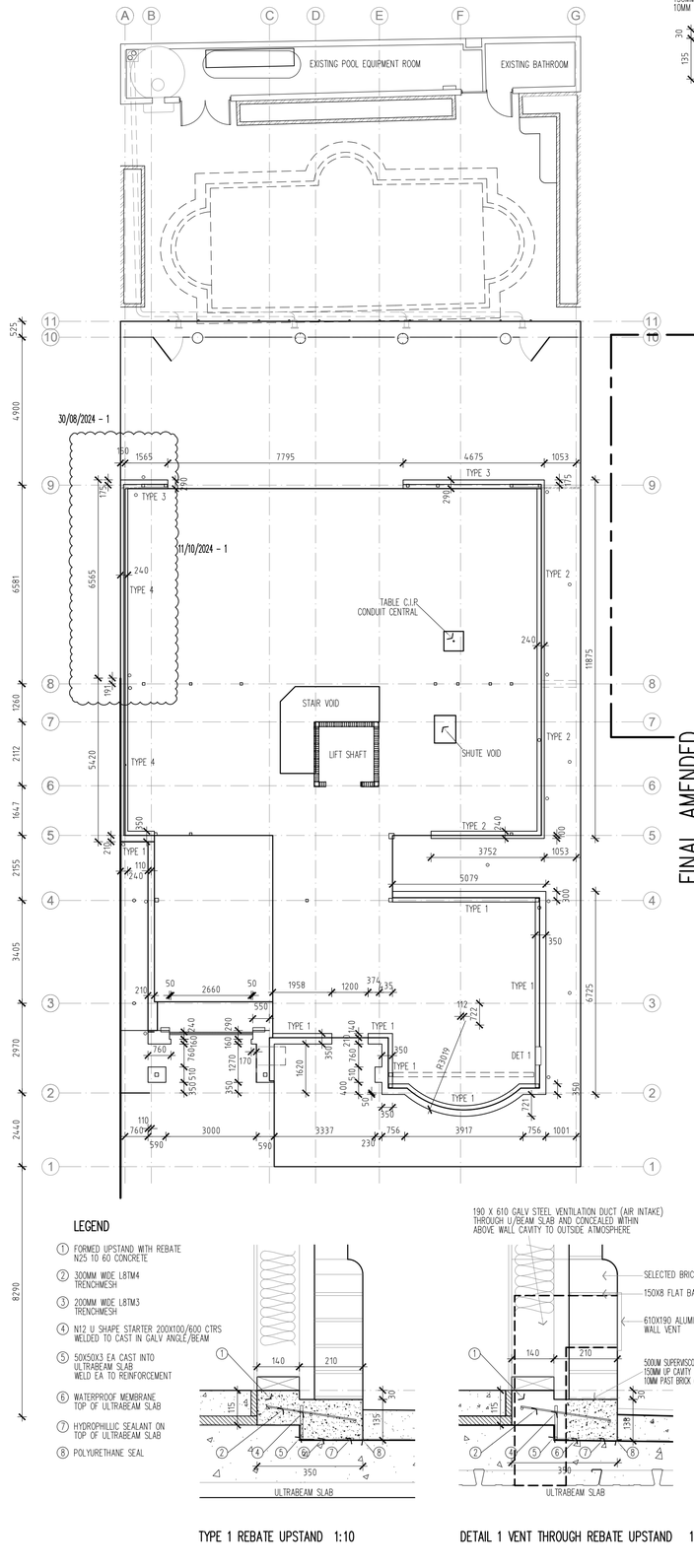


SITE & GROUND FLOOR DRAINAGE PLAN



GROUND FLOOR CONCRETE SLAB PLAN

SLAB IN ACCORDANCE WITH PT DESIGN & ULTRABEAM REPORTS



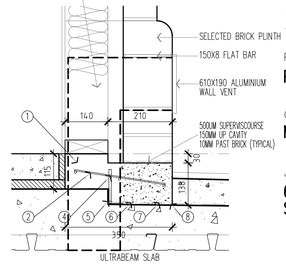
CONCRETE UPSTAND PLAN

LEGEND

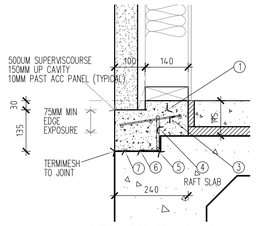
1. FORMED UPSTAND WITH REBATE N25 TO 60 CONCRETE
2. 300MM WIDE L8TM4 TRENCHMESH
3. 200MM WIDE L8TM3 TRENCHMESH
4. N12 U SHAPE STARTER 200X100/600 CTRS WELDED TO CAST IN GALV ANGLE/BEAM
5. 50X50X3 EA CAST INTO ULTRABEAM SLAB WELD EA TO REINFORCEMENT
6. WATERPROOF MEMBRANE TOP OF ULTRABEAM SLAB
7. HYDROPHILLIC SEALANT ON TOP OF ULTRABEAM SLAB
8. POLYURETHANE SEAL

TYPE 1 REBATE UPSTAND 1:10

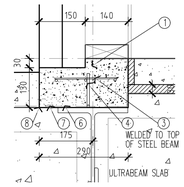
190 X 610 GALV STEEL VENTILATION DUCT (AIR INTAKE) THROUGH U/BEAM SLAB AND CONCEALED WITHIN ABOVE WALL CAVITY TO OUTSIDE ATMOSPHERE



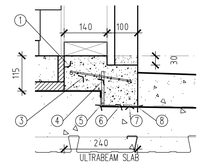
DETAIL 1 VENT THROUGH REBATE UPSTAND 1:10



TYPE 4 REBATE UPSTAND 1:10



TYPE 3 REBATE UPSTAND 1:10



TYPE 2 REBATE UPSTAND 1:10

FOR APPROVAL

FINAL AMENDED ISSUE 11/10/2024

AMENDMENTS:

11/10/2024 - 1 LIVING ROOM EXTENDED TO BOY- BEAM ADDED

DRAWING TITLE:

GROUND FLOOR STORMWATER DRAINAGE PLAN CONCRETE SLAB PLAN

DRAWN	AS
DATE	1-09-2022
SCALE	1: 100
JOB NO:	SPDAP
DRAWING NO:	WD06/A

PROJECT:

PROPOSED RESIDENCE

CLIENT:

MR & MRS F & A D'APOLLONIO

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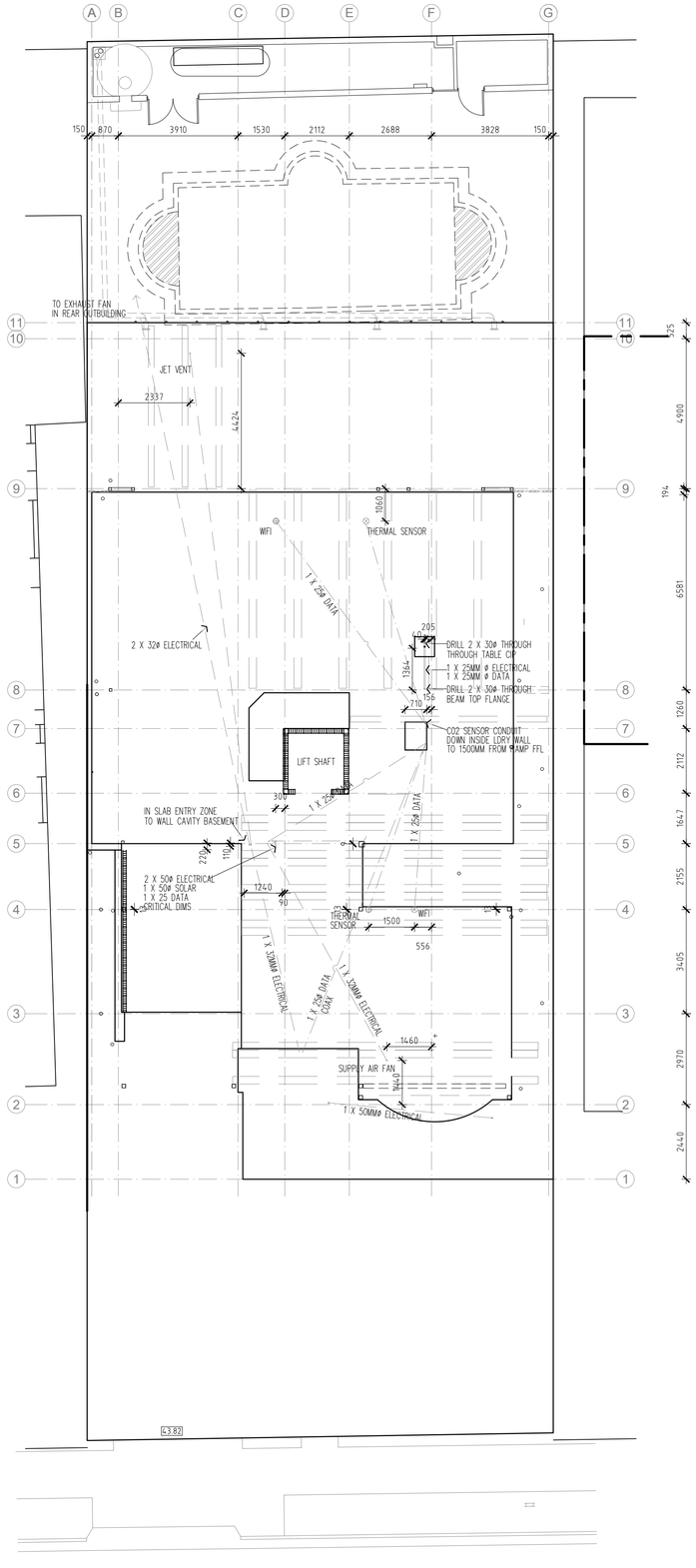
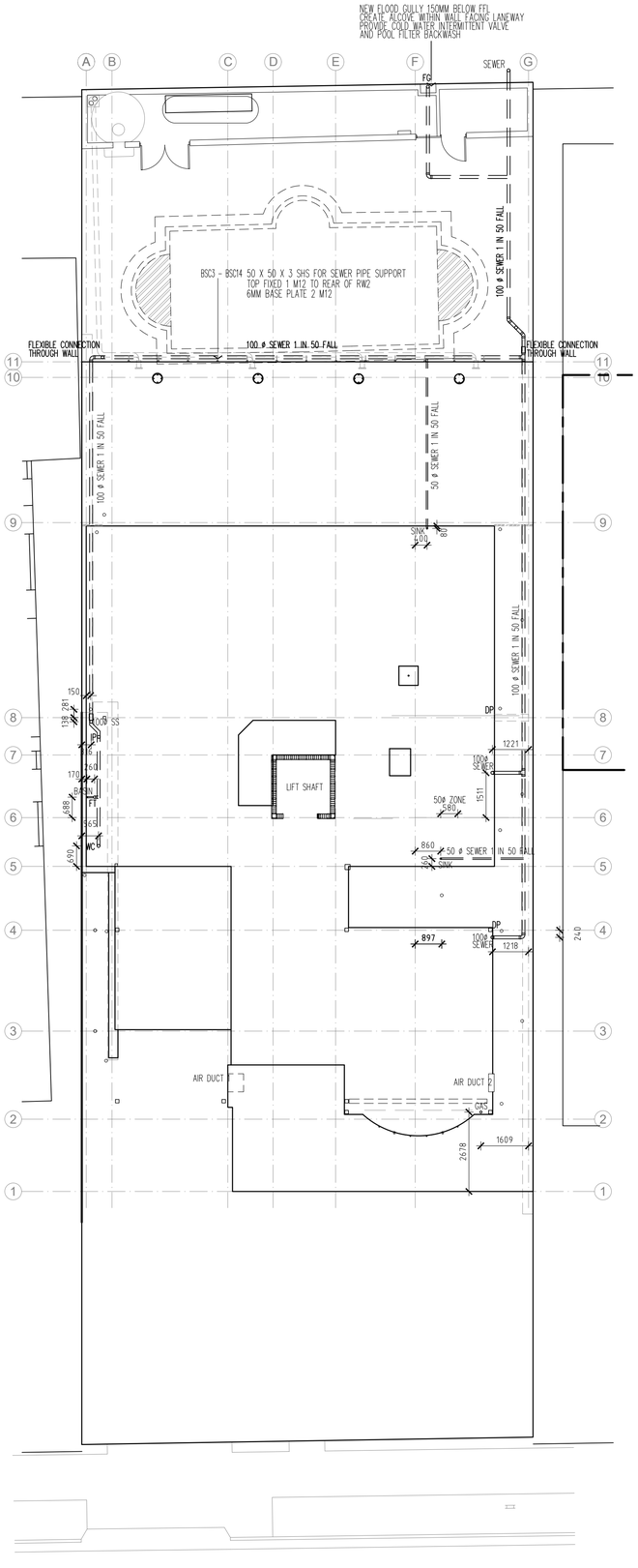
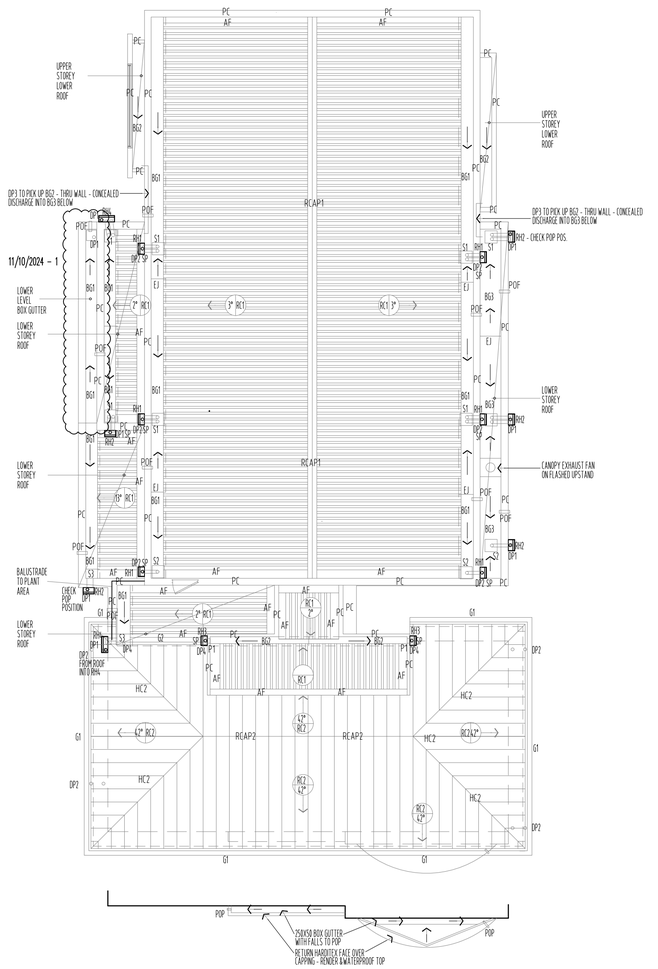
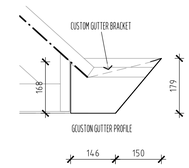


GROUND FLOOR SLAB CONDUIT PLAN



GROUND FLOOR SEWER PLAN





ROOF CLADDING PLAN

ROOFING LEGEND

RC1	0.48BMT TRIMDEK - ZINCALUME - 2° ROOF PITCH - FIX TO MAN. SPEC.
RC2	MAXLINE ROOF CLADDING - COLORBOND MATT MONUMENT - FIX TO MAN. SPECS
R1.5MM BLANKET UNDER ALL RC1 & RC2 ROOF SHEETING	
BG1	480 W X 150 D Z/A BOX GUTTER - 1/100 FALL - POLE PLATE FLASHING
BG2	300 W X 150 D Z/A BOX GUTTER - 1/100 FALL - POLE PLATE FLASHING
BG3	680 W X 150 D Z/A BOX GUTTER - 1/100 FALL - POLE PLATE FLASHING
EJ	BOX GUTTER EXPANSION JOINT
G1	C/B MATT MONUMENT CUSTOM FOLDED URBIS TYPE GUTTER PROVIDE POLE PLATE FLASHING & 100 X 50 OVERFLOW TO GUTTER
G2	C/B MATT MONUMENT PROPRIETRY SQUARE FASCIA GUTTER
DP1	100MM ø UPVC DWV DOWNPIPE -SEALED
DP2	90MM ø UPVC DOWNPIPE - SEALED
DP3	50MM ø UPVC DOWNPIPE - SEALED - INTERNAL TO DISCHARGE INTO BG1 LOWER FLOOR
DP4	75MM ø UPVC DOWNPIPE
NOTE: USE "ART PLASTICS" OR SIM TO ALL SEEN DOWNPIPES CONNECTIONS& CORNERS	
POP	40 X40 MM SQUARE POP FOR FRONT ROOF CANOPY , BAY WINDOW & COURT BG2
SP	SPREADER DP ONTO BG/ROOF
S1	400 x 400 x 750 SUMP - 2 x 100ø POPS
S2	400 x 400 x 750 SUMP - 1 X 100ø POP
S3	480W X 300L X 100D SUMP - 200X100 Z/A HORIZONTAL POP THROUGH WALL
P1	150 X 100 POP THROUGH WALL FROM BG2 INTO RH3
RH1 X 6	300W X 220D X 300H RAINHEAD - C/B MATT MONUMENT 100 X 50 OVERFLOW - 50MM ø POP BOTTOM OF RH TO REDUCE TO 170D TOP EDGE BEADED 40X10 APPROX
RH2 X 6	300W X 220D X 300H RAINHEAD - C/B MONUMENT 100 X 50 OVERFLOW - 1 X100MM ø POP BOTTOM OF RH TO REDUCE TO 170D TOP EDGE BEADED 40X10 APPROX
RH3 X 2	300W X 220D X 300H RAINHEAD - C/B MATT MONUMENT 100 X 50 OVERFLOW - 75MM ø POP BOTTOM OF RH TO REDUCE TO 170D TOP EDGE BEADED 40X10 APPROX
RH4 X 2	500W X 220D X 300H RAINHEAD - C/B MATT MONUMENT 100 X 50 OVERFLOW - 100MM ø POP - OFFSET - C.OS BOTTOM OF RH TO REDUCE TO 170D TOP EDGE BEADED 40X10 APPROX
PC	PARAPET CAPPING - WITH BEAD - COS C/B MATT MONUMENT
AF	APRON FLASHING - SCRIBED
POF	100 X 50MM OVERFLOW THRU- C/B MATT MONUMENT
HC2	FOLDED OVER STANDING SEAM HIP
RCAP1	RIDGE CAP Z/A
RCAP2	FOLDED OF STANDING SEAM RIDGE

FINAL AMENDED ISSUE 11/10/2024
FOR APPROVAL

AMENDMENTS:

11/10/2024 - 1 LIVING ROOM EXTENDED TO BDY- BEAM ADDED

DRAWING TITLE:
GROUND FLOOR
IN SLAB CONDUIT PLAN
SEWER DRAINAGE PLAN
ROOF CLADDING PLAN

All levels shown are in AHD.

DRAWN	AS
DATE	1-09-2022
SCALE	1: 100
JOB NO:	SPDAP
DRAWING NO:	WD05/A

PROJECT:
PROPOSED RESIDENCE

CLIENT:
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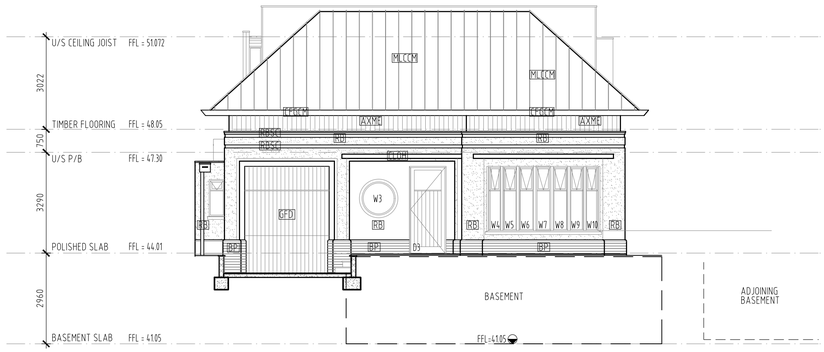
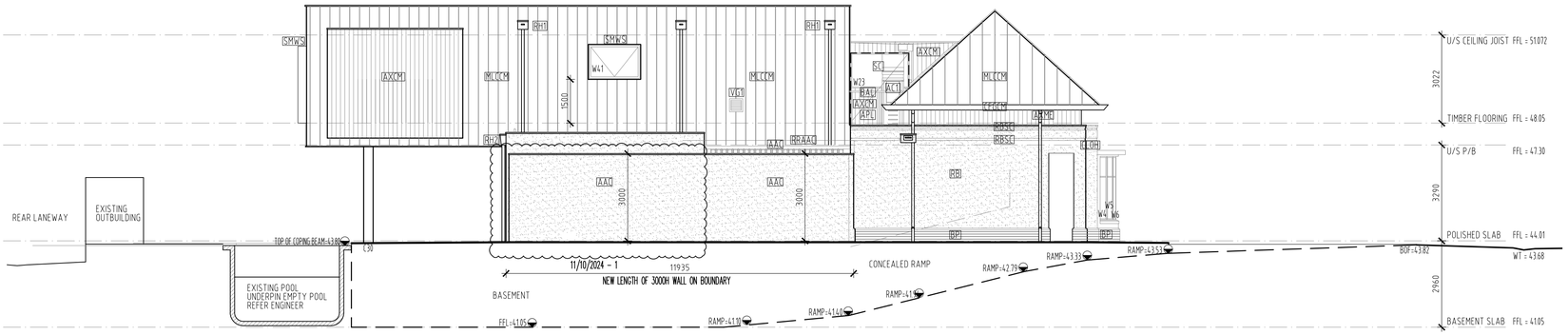
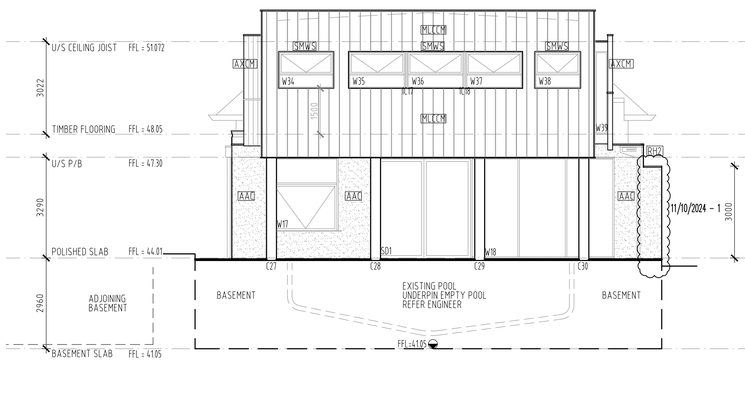


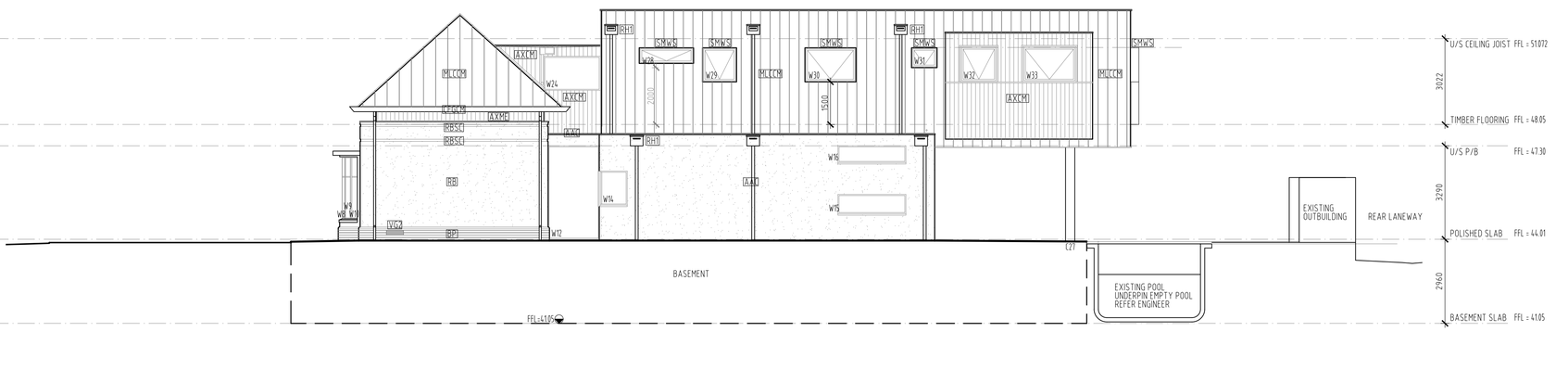
SOUTH ELEVATION SOUTHEAST (SE)



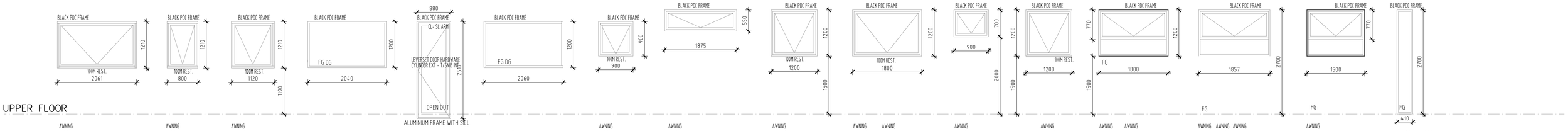
WEST ELEVATION NORTHWEST (NW)



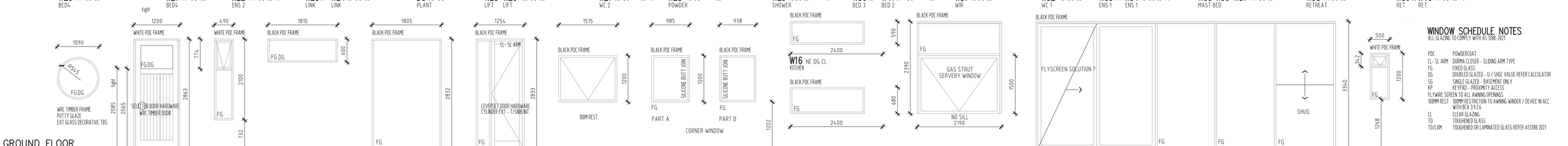
NORTH ELEVATION NORTH WEST (NW)



EAST ELEVATION NORTHEAST (NE)



UPPER FLOOR



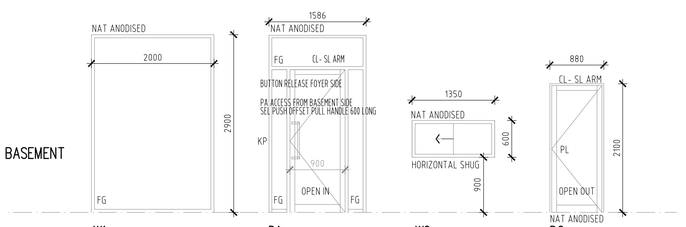
GROUND FLOOR

WINDOW SCHEDULE NOTES

ALL GLAZING TO COMPLY WITH AS 1288-2021

PDC	POWDERCOAT
CL- SL ARM	DORMA CLOSER - SLIDING ARM TYPE
FG	FIXED GLASS
DG	DOUBLED GLAZED - U / SHGC VALUE REFER CALCULATOR
SG	SINGLE GLAZED - BASEMENT ONLY
KP	KEYPAD - PROXIMITY ACCESS

FLYWIRE SCREEN TO ALL AWNING OPENINGS
100MM REST 100MM RESTRICTION TO AWNING WINDER / DEVICE IN ACC. WITH BCA 3.9.2.6
CL CLEAR GLAZING
TO TOUGHENED GLASS
TO/LAM TOUGHENED OR LAMINATED GLASS REFER AS1288 2021



BASEMENT

LEGEND

MLCCM	MAXLINE CLADDING - C/B MONUMENT - TO BE INSTALLED IN ACC. TO MANUFACTURER'S INSTALLATION RECOMMENDATIONS
CFGCM	CUSTOM FOLDED GUTTER - C/B MONUMENT
SMWS	5MM SHEETMETAL WINDOW SHADE SURROUND 300 DEEP POWDER COATED IN SATIN BLACK
AXCM	AXON CLADDING - 133MM SMOOTH - C/B MONUMENT - INSTALL IN ACC. TO MANUFACTURER'S INSTALLATION RECOMMENDATIONS
AXMB	AXON CLADDING - 133MM SMOOTH - MURABOND EGGSHELL - INSTALL IN ACC. TO MANUFACTURER'S INSTALLATION RECOMMENDATIONS
RB	RENDERED BRICKWORK - MURABOND EGGSHELL
RBSC	RECESSED STRING BRICK COURSE - RENDERED - MURABOND EGGSHELL
BP	BRICK PLINTH - RECYCLED BROWN GLAZED BRICKS AND ROUND HEADER BRICKS
AAC	75MM AAC PANEL - 3 COAT TEXTURE SYSTEM - PAINTED MURABOND EGGSHELL
RRAAC	ROUTERED RECESS TO MATCH IN 75MM AAC PANEL TO MATCH RBSC 3 COAT TEXTURE SYSTEM - PAINTED MURABOND EGGSHELL
CLOH	CANTERLEVERED LEDGE 320MM OVERHANG VERANDAH TO MATCH AND ALIGN WITH BAY WINDOW (RENDERED FINISH)
RWT2	POLY "THINTANK" 2.1M X 0.5W X 2.8L RAINWATER TANK
AC1	MITSUBISHI P300 OUTDOOR CONDENSER UNIT - 231 KG
VG1	PLANT ROOM VENTILATION GRILL - C/B MONUMENT - 450 X 450
VG2	BASEMENT VENTILATION GRILL - C/B MONUMENT - 600 X 200
BAL	1000MM MIN HEIGHT ALUMINIUM BALUSTRADE TO EXT. PLANT AREA. TO COMPLY WITH NCC FALL PREVENTION BARRIER P2.5.2 & CLAUSE 3.9.2.3 (a) (c) (e)
APL	PROPRIETARY ALUMINIUM ROOF ACCESS PLATFORM TO AS 1657-2013
SL	2400 H ALUMINIUM SLAT SCREEN WITH INBUILT ACCESS GATE
GFD	SMARTECH GARAGE FOLDING DOOR 100 FRAME SLE TYPE - OPENING 3200 HIGH X 2760 WIDE C.O.S VULCAN TIMBER CLADDING IN Sioo:X FINISH
RH1	450W X 355 HIGH X 170MM DEEP CB MONUMENT RAINHEAD WITH 210MM X 30MM OVERFLOW 40 X 15MM BEAD TO TOP OF RAINHEAD 100MM UPVC DOWNPIPE AND SPREADER TO ROOF BELOW/ SW PIPE
RH2	700W X 370H X 170MM DEEP TRIANGLE CB SUKKMST RAINHEAD WITH 210MM X 30MM OVERFLOW 40 X 15MM BEAD TO TOP OF RAINHEAD 100MM UPVC DOWNPIPE INTO SW PIPE
C27 - C30	323.9 X 6.4 CHS REFER ENGINEER
1C17 & 1C18	100 X 100 X 5.0 SHS & 150 X 50 X 3 RHS (BETWEEN WINDOWS) REFER ENGINEER

FINAL AMENDED ISSUE 11/10/2024 FOR APPROVAL

AMENDMENTS:

11/10/2024 - 1 LIVING ROOM EXTENDED TO 8DT- BEAM ADDED

DRAWING TITLE:

ELEVATIONS

DRAWN	AS
DATE	30-08-2024
SCALE	1:100 UNO
JOB NO:	SPDAP
DRAWING NO:	WD07/A

PROJECT:
PROPOSED RESIDENCE

CLIENT:
MR & MRS F & A D'APOLLONIO

JOB LOCATION:
68 THIRD AVENUE ST PETERS ST PETERS SA 5069

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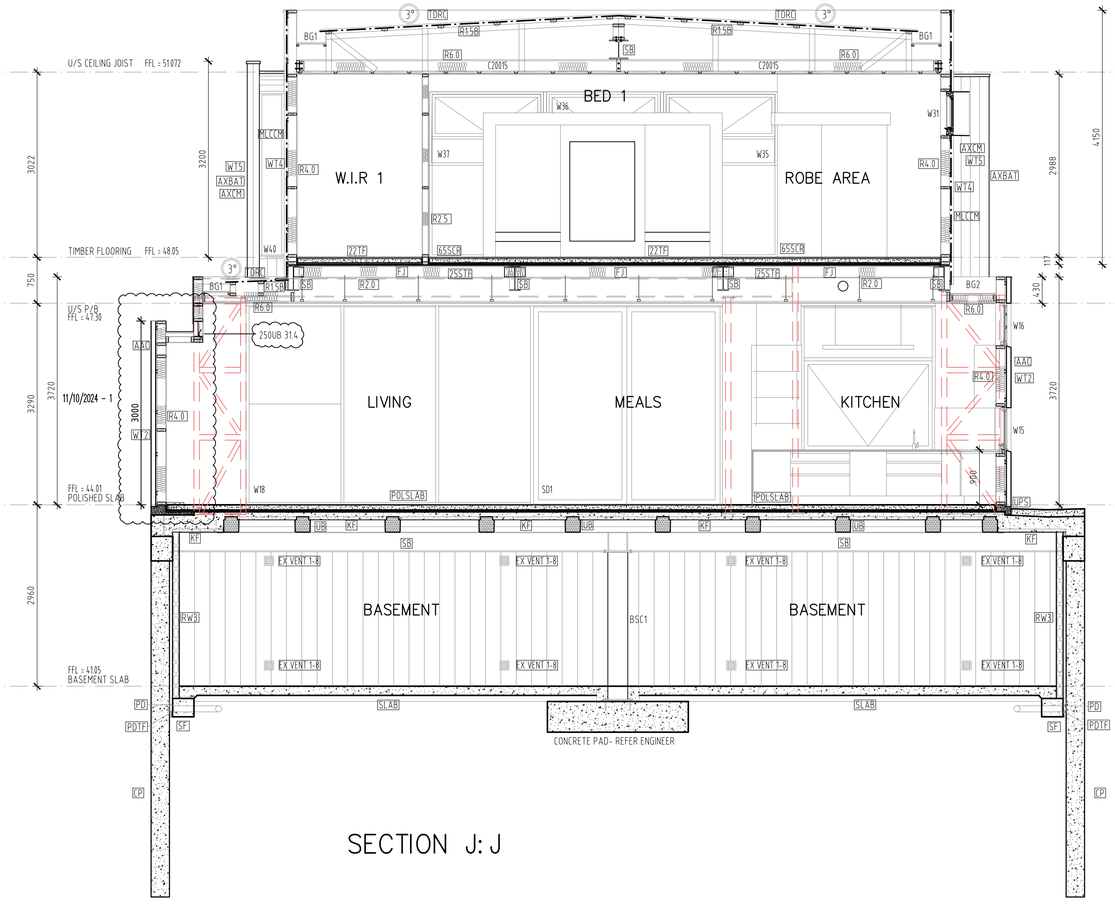
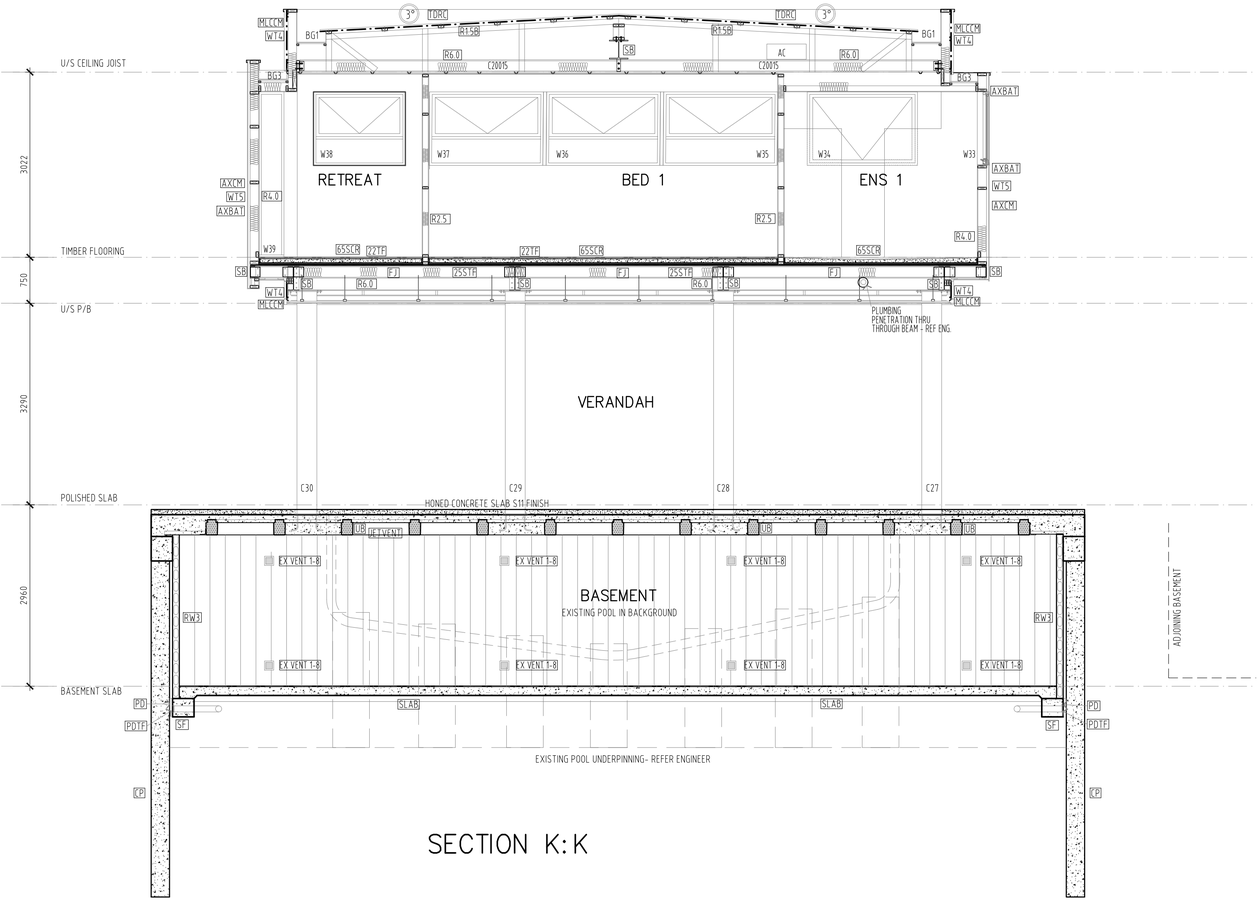
WINDOW SCHEDULE 1:50



SECTION J: J



SECTION K: K

LEGEND

BASEMENT

BSC1	323.9 X 6.5 CHS - CONCRETE FILLED REFER ENGINEER
BSC2	89 x 89 x 3.5 SHSFOR WINDOW FRAME SUPPORT ONLY
BSC3 - BSC14	50 X 50 X 3 SHS FOR SEWER PIPE SUPPORT - TOP FIXED 1 M12 TO REAR OF RW2 6MM BASE PLATE 2 M12

GROUND FLOOR

C1 - C12	89 x 89 x 6.0 SHS REFER ENGINEER
C13	89 x 89 x 3.5 SHS REFER ENGINEER
C14 - C19	89 x 89 x 6.0 SHS REFER ENGINEER
C20 - C26	100 X 100 X 6.0 SHS REFER ENGINEER
C27 - C30	323.9 X 6.4 CHS REFER ENGINEER
MC1 - MC2	75 X 50 X 3.0 RHS REFER ENGINEER (MULLION COLUMNS)

UPPER FLOOR

1C1 - 1C10	75 X 75 X 5 SHS REFER ENGINEER
1C11 - 1C15	89 X 89 X 3.5 SHS REFER ENGINEER
1C16 & 1C19	100 X 100 X 5.0 SHS REFER ENGINEER
1C17 & 1C18	100 X 100 X 5.0 SHS & 150 X 50 X 3 RHS (BETWEEN WINDOWS) REFER ENGINEER

STRUCTURAL

CP	300MM Ø REINFORCED CONCRETE PILES - REFER ENGINEER
CB	350W X 400 H REINFORCED CONCRETE CAPPING BEAM - REFER ENGINEER
SF	REINFORCED CONCRETE STRIP FOORINGS - REFER ENGINEER
RFS	REINFORCED CONCRETE RAFT SLAB - REFER ENGINEER
UB	ULTRABEAM FLOOR BEAMS \- REFER MANUFACTURER'S SPECIFICATIONS
KF	KINGLOOR DECKING / SLAB PART OF ULTRABEAM SYSTEM - REFER MAN. SPECS
SSSLAB	REINFORCED BONDEK CONCRETE SLAB - REFER ENGINEER
SLAB	150MM THICK CONCRETE SLAB TO BASEMENT ON 100MM COMPACTED BASE - REFER ENGINEER.
UPS	N32 10MM AGG CONCRETE REBATED UPSTAND TO GROUND FLOOR EXTERIOR 2 N12 HORIZONTAL - N12 EPOXY DOWEL 100MM INTO ULTRABEAM SLAB APPLY KUNSEAL OR SIM BETWEEN UPSTAND AND ULTRABEAM SLAB
FJ	C SECTION FLOOR JOISTS - REFER ENGINEER
SB	STEEL BEAM - REFER ENGINEER

BASEMENT

IN VENT 1	600 X 200 WIDE X 400 LONG VENTILATION AIR INTAKE DUCT THROUGH RW2 IN BETWEEN ULTRAFOOR BEAMS. DUCT TO BE IN 10MM PLATE WITH 2 N12 DOWELS CAST INTO CONCRETE WITH ULTRAFLOOR SYSTEM. VENT TO SUPPLY 600 X 200
IN VENT 2	600 X 190 VENTILATION DUCT THROUGH FLOOR IN BETWEEN ULTRAFLOOR BEAMS DUCT TO BE IN 3MM SHEETMETAL AND DUCT OUT THROUGH EXTERNAL WALL ABOVE
DUCT	600 X 200 VENTILATION DUCT IN BETWEEN ULTRAFLOOR BEAMS SUPPLIED BY FRESH AIR INTAKES (IN- VENT 1& 2)
SUP/FAN	SUPPLY AIR FAN FANTECH VARIABLE SPEED COMPACT 2000 EC INSTALLED INTO UNDERSIDE OF DUCT. (CAPACITY UP TO 2000LT/SEC)
EX VENT 1-8	150MM Ø EXHAUST VENTILATION OUTLET DUCTED UNDERGROUND TO EXISTING REAR OUTBUILDING. ALL DUCTS TO BE TERMINATED INTO A TRANSFER BOX AND 300MM Ø DUCT / ROOF COWEL THROUGH ROOF TO ATMOSPHERE VIA INLINE FAN 1000 LTS/ SEC.
EX VENT 9-10	100MM Ø EXHAUST VENTILATION DUCT THROUGH WALL/FLOOR TO OUTSIDE CONNECTED TO EXHAUST FAN - 30LT/SEC (FOR LAUNDRY, BATH 1 & POWDER 1)
JET VENT	FANTECH JET VENT CARPARK FAN JIU CPCEC-ULH WITH Co SENSORS CONNECTED TO AVIATOR CONTROLLER AND SUPPLY AIR FAN WITH VARIABLE SPEED DRIVE AND OPENING OF GFD (GARAGE FOLDING DOOR) IF REQUIRED
R/GRILL	256 X 720 RELIEF VENTILATION GRILLE THOUGH BRICKWORK BETWEEN GARAGE DOOR OPENING AND VERANDAH CEILING

WALL TYPE LEGEND

WT1P	140MM MGP10 H2 STUDWORK - R4 INSULATION- VAPOUR BARRIER 50MM CAVITY -110MM BRICKWORK - RENDER FINE SAND FINISH - PAINT 1ST 4 COURSES OF BRICKWORK IN 160MM THICK BROWN GLAZED BRICKWORK TOPPED WITH HALF ROUND HEADER
WT2	140MM MGP10 H2 STUDWORK - R4 INSULATION- VAPOUR BARRIER 25MM CAVITY - 75MM AAC PANEL ON 25MM TOP HATS WITH ACRYLIC 3 COAT SYSTEM FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
WT3	90MM MGP10 H2 STUDWORK - R2.5 INSULATION- VAPOUR BARRIER 133MM AXON 9MM CEMENT SHEET PANELLING - VERTICAL FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
WT4	140MM MGP10 H2 STUDWORK - R4 INSULATION- VAPOUR BARRIER 25MM TOPHAT CAVITY - MAXLINE OR SIMILAR STANDING SEAM C/B CLADDING IN MONUMENT FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
WT5	140MM MGP10 H2 STUDWORK - R4 INSULATION- VAPOUR BARRIER 133MM AXON 9MM CEMENT SHEET PANELLING - VERTICAL FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
AXBAT	42X18 AXON BATTEN - FIX IN ACC. TO MAN. SPEC
W1	350MM WIDE CAVITY BRICKWORK WITH HEAVY DUTY WALL TIES 130MM CONCRETE FILLED REFORCED CAVITY - REFER ENGINEER
RW2	200 MM CONCRETE FILLED REDIWALL REINFORCED IN ACC. TO ENG & MANUFACTURERS SPEC.
RW3	170 MM CONCRETE FILLED REDIWALL REINFORCED IN ACC. TO ENG & MANUFACTURER SPEC.
RW4	156 MM CONCRETE FILLED REDIWALL REINFORCED IN ACC. TO ENG. & MANUFACTURER SPEC.
RW5	156 MM CONCRETE FILLED REDIWALL REINFORCED IN ACC. TO ENG. & MANUFACTURER SPEC.

ROOFING

MCR0	MAXLINE COLORBOND MONUMENT ROOF CLADDING FIXED TO MANUFACTURERS SPEC.
TDR0	0.48 ZINCALUME TRIMDEK ROOF CLADDING ON 90X45MM MGP10 PURLINS @ 900 CTRS FIXED TO MANUFACTURER'S SPECIFICATIONS
BG1	1500 X 600 WIDE ZINCALUME BOXGUTTER ON 22MM STRUCTAFLOOR - 1/100 MIN FALLS
RH1	450W X 355 HIGH X 170MM DEEP CB MONUMENT RAINHEAD WITH 210MM X 38MM OVERFLOW 40 X 15MM BEAD TO TOP OF RAINHEAD 100MM UPVC DOWNPIPE AND SPREADER TO ROOF BELOW/ SW PIPE
RH2	700X X 370H X 170MM DEEP TRIANGLE CB SURFMIST RAINHEAD WITH 210MM X 38MM OVERFLOW 40 X 15MM BEAD TO TOP OF RAINHEAD 100MM UPVC DOWNPIPE INTO SW PIPE

FLOORING

POLSLAB	95MM POURED SEL DECORATIVE 32MPA CONRETE SLAB - EXPOSED AGGREGATE POLISHED FINISH REMOVE 10MM APPROX (85MM THICK FINISHED SLAB) - 2 LAYERS FORTECON SL82 CENTRAL - 50 X 50 X 3 BRASS ANGLE CONTROL JOINTS - REFER DETAIL
HYDRH/C	HYDRONIC HEATING / COOLING IN POLSLAB & BSSCR
INSBOARD	30MM STYROBOARD XPS R1.0 T ON ULTRABEAM SLAB & UPPER FLOOR FLOORING - 20MM TO SIDES
22TF	22MM DIRECT STICK FLOORING - SELECTED POLISHED FINISH
65SCR	65MM THICK 7MM AGG CONCRETE SCREED - 1 LAYER FORTECON
25STF	25MM BLUETOUNGE STRUCTAFLOOR SHEETING

GENERAL

MLCCM	MAXLINE CLADDING - C/B MONUMENT FIXED IN ACC. TO MANUFACTURERS SPEC.
CFGCM	CUSTOM FOLDED GUTTER - C/B MONUMENT
SMWS	5MM SHEETMETAL WINDOW SHADE SURROUND 300 DEEP - POWDRECOAT SATIN BLACK
AXCM	AXON CLADDING - 133MM SMOOTH - C/B MONUMENT - FIX TO MAN. SPEC.
AXME	AXON CLADDING - 133MM SMOOTH - MURABOND EGGSHELL - FIX TO MAN. SPEC
RB	RENDERED BRICKWORK - MURABOND EGGSHELL
RBSC	RECESSED STRING BRICK COURSE - RENDERED - MURABOND EGGSHELL
BP	BRICK PLINTH - RECYCLED BROWN GLAZED BRICKS - ROUND HEADER BRICKS
AAC	75MM AAC PANEL - 3 COAT TEXTURE SYSTEM - PAINTED MURABOND EGGSHELL FIX TO MANUFACTURERS SPECIFICATIONS
CLOH	CANTERLEVERED LEDGE 320MM OVERHANG VERANDAH TO MATCH AND ALIGN WITH BAY WINDOW (RENDERED FINISH)
RWT2	POLY "THINTANK" 2.1M X 0.5W X 2.8L RAINWATER TANK
AC1	MITSUBISHI P300 OUTDOOR CONDENSER UNIT - 231 KG
AC2	MITSUBISHI P350 OUTDOOR CONDENSER UNIT - 273 KG
VG1	PLANT ROOM VENTILATION GRILL - C/B MONUMENT - 450 X 450
VG2	BASEMENT VENTILATION GRILL - C/B MONUMENT - 600 X 200
APL	PROPRIETARY ALUMINUM ROOF ACCESS PLATFORM TO AS 1657-2013
SC	2400 H ALUMINUM SLAT SCREEN WITH INBUILT ACCESS GATE
GFD	SMARTECH GARAGE FOLDING DOOR 100 FRAME SLE TYPE - OPENING 3200 HIGH X 2760 WIDE C.O.S VULCAN TIMBER CLADDING IN Sisa-X FINISH

PLUMBING / SANITARYWARE

SWPS	STORMWATER GRAF XR PUMP STATION - 900 LT SAPPHIRE TANK WITH 2 EXTENSION RISERS & CLASS B SOLID LID STORMWATER PUMP - XXXX???? INLET IL = 39.40 TANK IL = 38.20 DIAM 1155MM
SPS	SEWER GRAF XR PUMP STATION - 900 LT SAPPHIRE TANK WITH 1 EXTENSION RISERS & CLASS B SOLID LID WASTEWATER PUMP - XXXX???? INLET IL = 39.66 TANK IL = 38.71 DIAM 1125MM 80M VENT PIPE TO ATMOSPHERE
PDTF	PRODRAIN TEE FITTING - CONNECT TO S/W SYSTEM TO SWPS
PD	PRODRAIN SD200/20/50 STRIP FILTER DRAIN
SG1	900 X 100 FULL WIDTH SMART SHOWER GRATE
SW	90MM THICK LOW WALL 1200H IN SHOWER C.O.S & TILE SEL. 20MM STONE STOP
US	UNDERMOUNT SS SINK
BA	COUNTERTOP BASIN - TBS
PAN	SEL. PAN

INSULATION

R4.0	R4.0 INSULATION TO 140MM THICK STUDWORK EXTERNAL WALLS
R2.5	R2.5 INSULATION TO ALL INTERNAL WALLS
R2.0	R2.0 INSULATION TO ALL FLOOR AREAS (INBETWEEN FLOOR JOISTS)
R6.0	R6.0 INSULATION TO ALL CEILING SPACES (INTERNAL & ROOF) AND FLOOR OVER REAR VERANDAH
NOTE:	SARKING TO ALL EXTERNAL WALLS - HOUSE INTERIOR TO BE SEALED FROM EXTERIOR
R1.5B	R1.5 SISAL - BLANKET TO UNDERSIDE OF ROOF CLADDING
INSBOARD	SEE FLOORING NOTES

ALL INSULATION TO COMPLY WITH AS 4859.1

FINAL AMENDED ISSUE 11/10/2024

FOR APPROVAL

AMENDMENTS:

11/10/2024 - 1 LIVING ROOM EXTENDED TO BDY- BEAM ADDED

DRAWING TITLE:

SECTIONS J: J K: K

DRAWN	AS
DATE	1-09-2022
SCALE	1: 100
JOB NO:	SPDAP
DRAWING NO:	WD11/A

PROJECT:

PROPOSED RESIDENCE

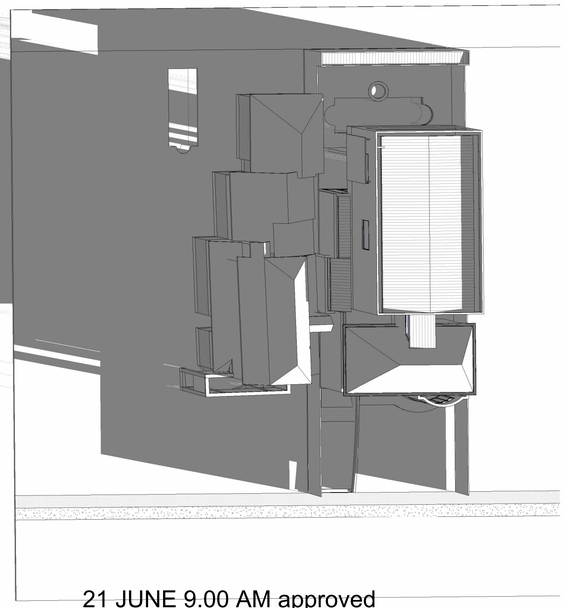
CLIENT:

MR & MRS F & A D'APOLLONIO

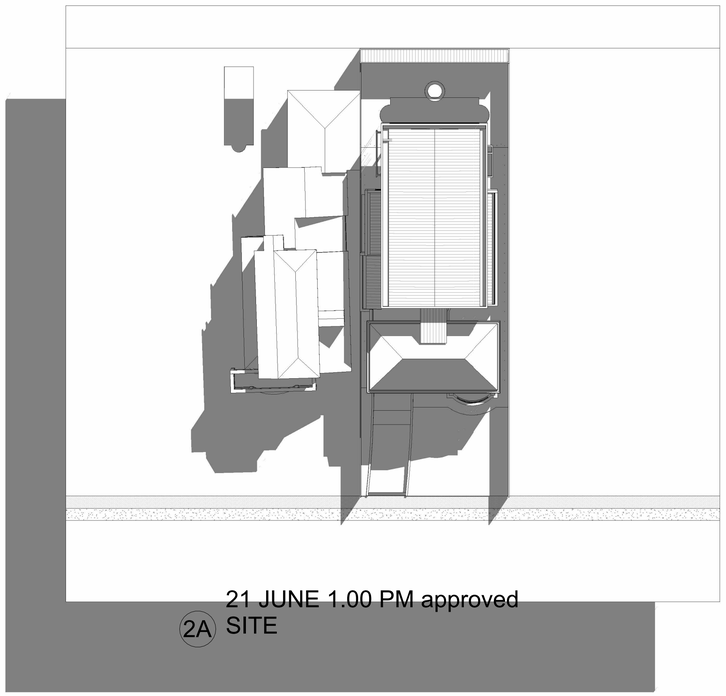
JOB LOCATION:

68 THIRD AVENUE ST PETERS ST PETERS SA 5069

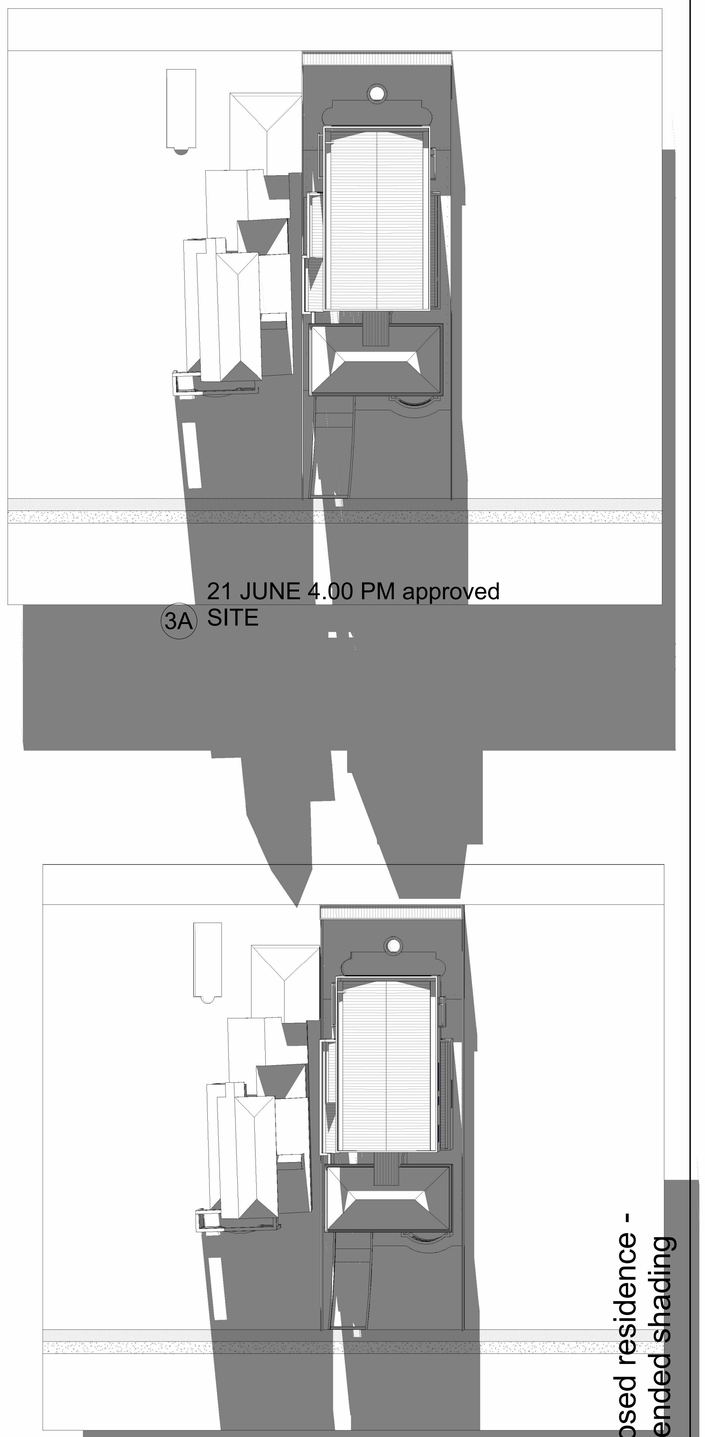
ABN 82 093 146 073
asbd design and construct
po box 1036 north adelaide sa 5006
www.asbd.com.au antonio@asbd.com.au
m 0418805652



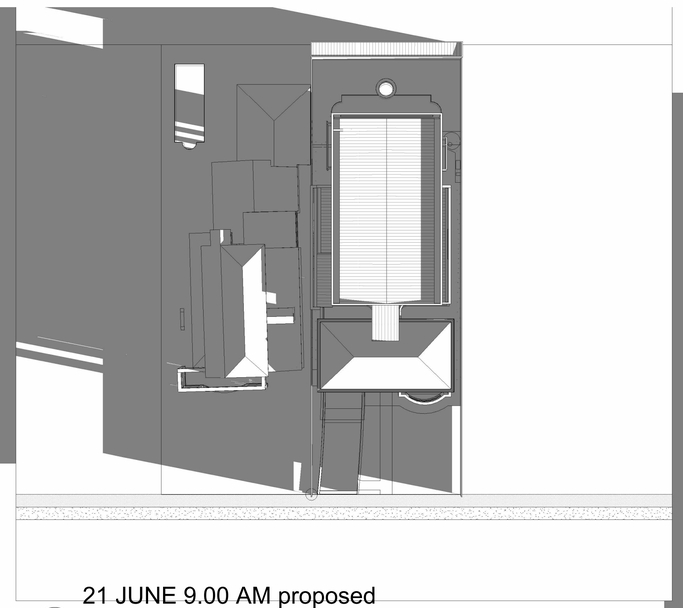
21 JUNE 9.00 AM approved
1A SITE



21 JUNE 1.00 PM approved
2A SITE



21 JUNE 4.00 PM approved
3A SITE



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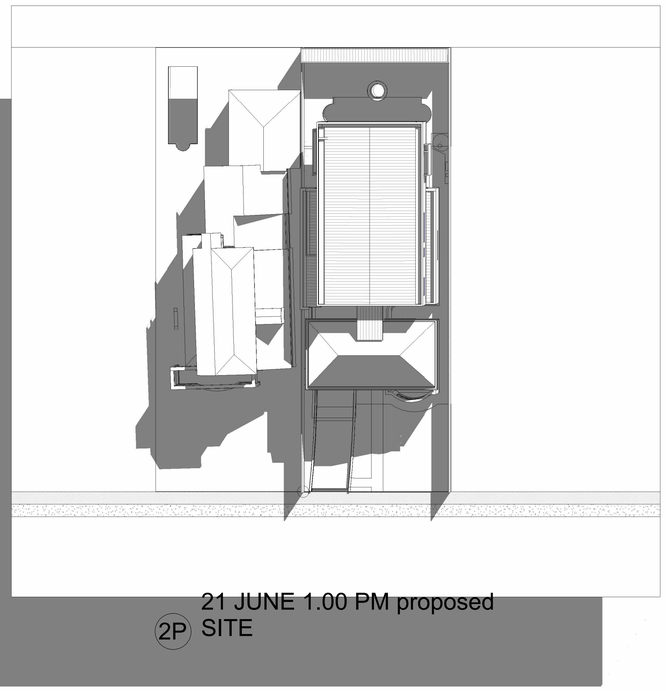
1P SITE



21 JUNE 1.00 PM proposed
2P SITE

21 JUNE 4.00 PM proposed
3P SITE

proposed residence -
amended shading

2/09/2024
1:40:46 PM

fernando & antonia d'apollonio

68 THIRD AVE ST PETERS

SOLAR STUDY SITE PLAN

A104

Project Number

30/08/2024

Author

ALL LEVELS ARE SHOWN AHD U.N.O

Project number

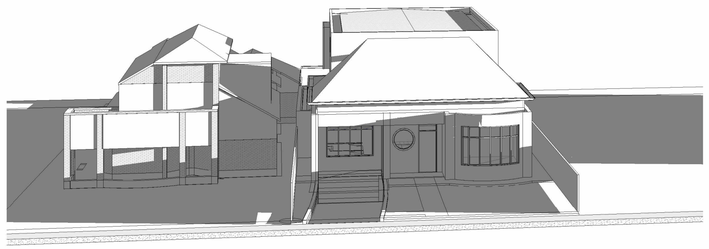
Date

Scale

Drawn by

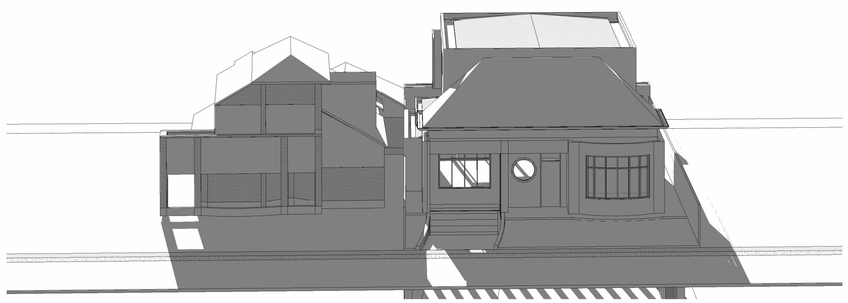
po box 1035 north adelaide sa 5006 www.asbd.com.au antonio@asbd.com.au m +61 418 805 652

asbd
design **and** construct

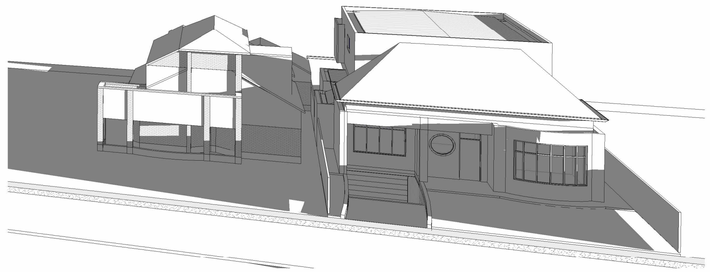


1 21 JUNE 9.00 AM proposed

2 21 JUNE 1.00 PM proposed

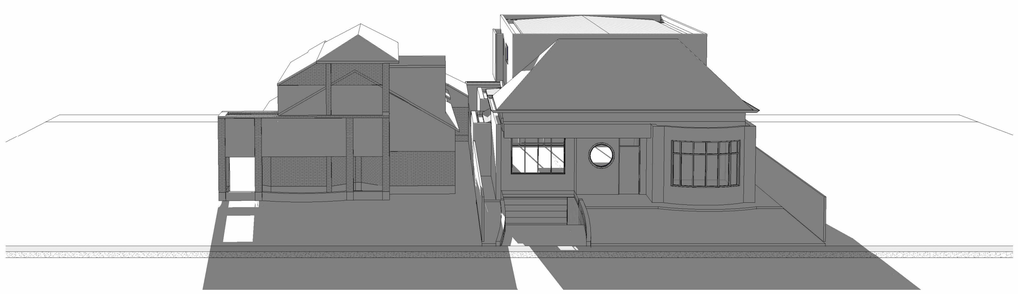


3 21 JUNE 4.00 PM proposed



4 21 JUNE 9.00 AM approved

5 21 JUNE 1.00 PM approved



6 21 JUNE 4.00 PM approved

proposed residence - amended shading

2/09/2024
1:42:18 PM

fernando & antonia d'apollonio

68 THIRD AVE ST PETERS

SOLAR STUDY

A101

Project Number

30/08/2024

antonio staiano

ALL LEVELS ARE SHOWN AHD U.N.O

Project number

Date

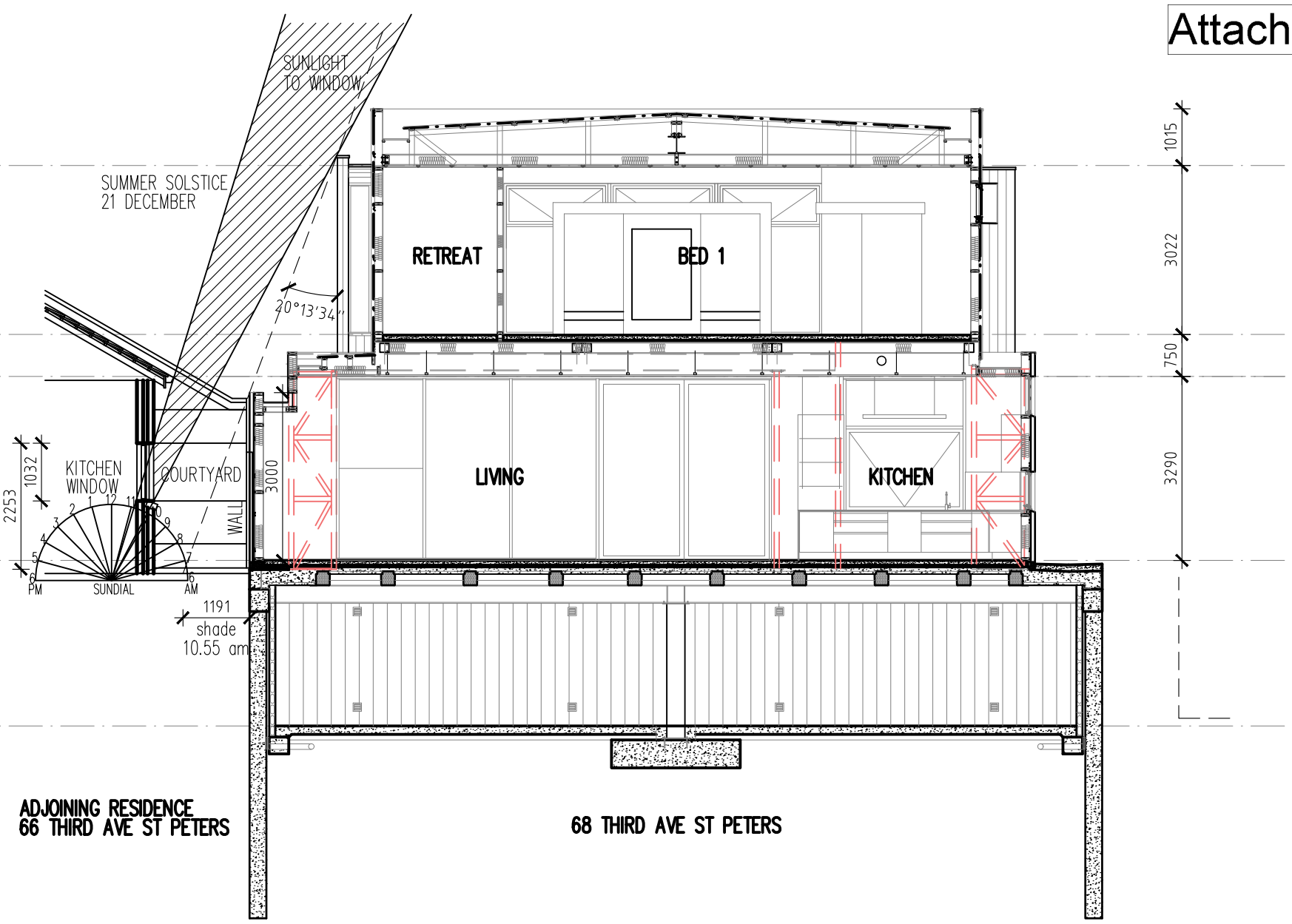
Scale

Drawn by

po box 1056 north adelaide sa 5006 www.asbd.com.au antonic@asbd.com.au m +61 418 805 622

asbd
design **and** construct

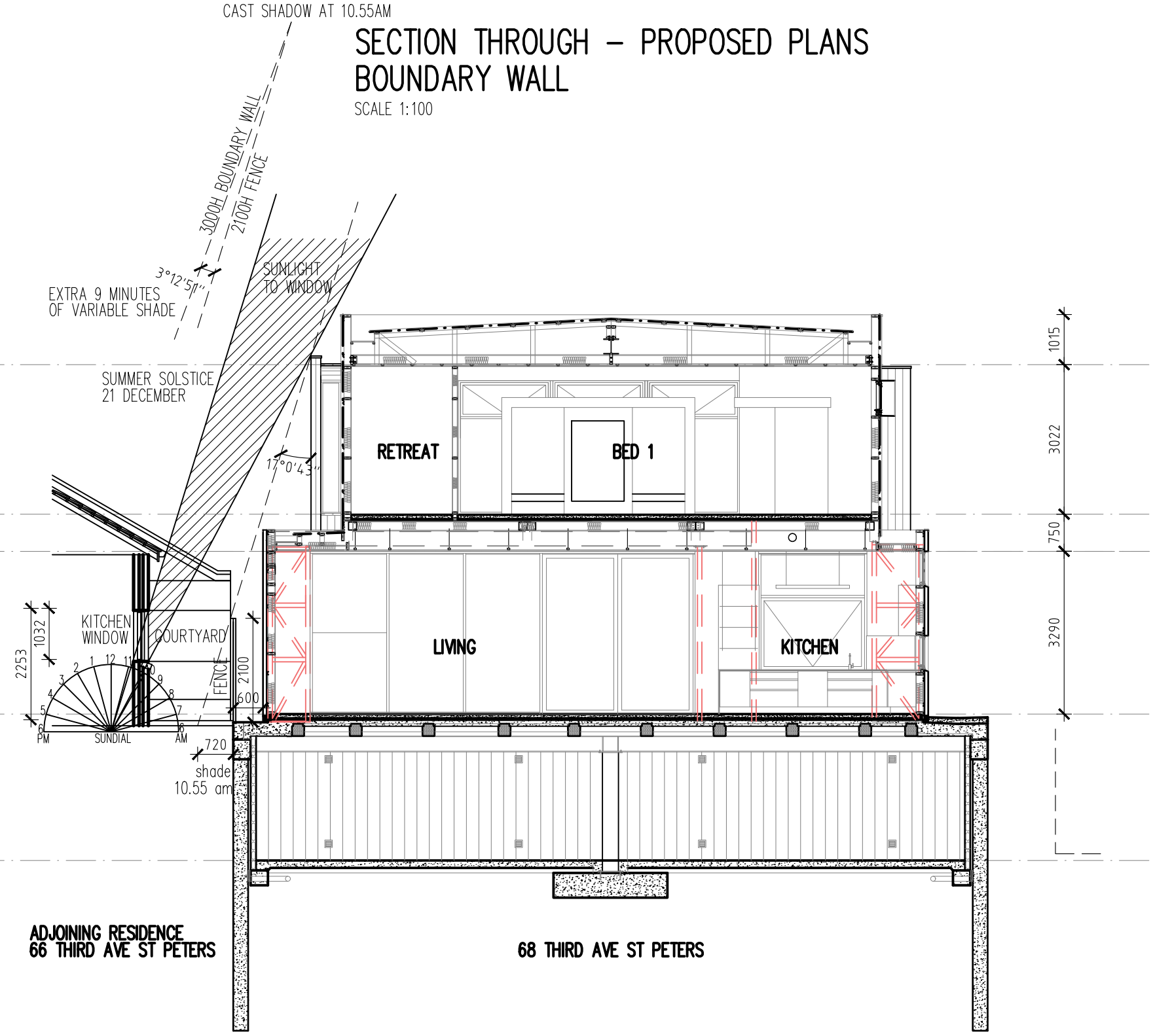
Attachment 1



CAST SHADOW AT 10.55AM

SECTION THROUGH – PROPOSED PLANS BOUNDARY WALL

SCALE 1:100



SECTION THROUGH – APPROVED PLANS 2100H FENCE

SCALE 1:100

AMENDMENTS:

30/08/2024 – 1 LIVING ROOM EXTENDED TO BOUNDARY

DRAWING TITLE:

SECTION THROUGH – SHADOWS

All levels shown are in AHD.

DRAWN	AS
DATE	30-08-2024
SCALE	1: 100
JOB NO:	SPDAP
DRAWING NO:	WD16/A

PROJECT:

PROPOSED RESIDENCE

CLIENT:

MR & MRS F & A D'APOLLONIO

JOB LOCATION:

68 THIRD AVENUE ST PETERS ST PETERS SA 5069

ABN 82 093 146 073

asbd design and construct

po box 1036 north adelaide sa 5006
www.asbd.com.au antonio@asbd.com.au
m 0418805652

SAPPA Report

Date created:
January 2, 2025

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Subject Land Map

Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Attachment 3

Date created:
January 2, 2025

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning and Locality Map

Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

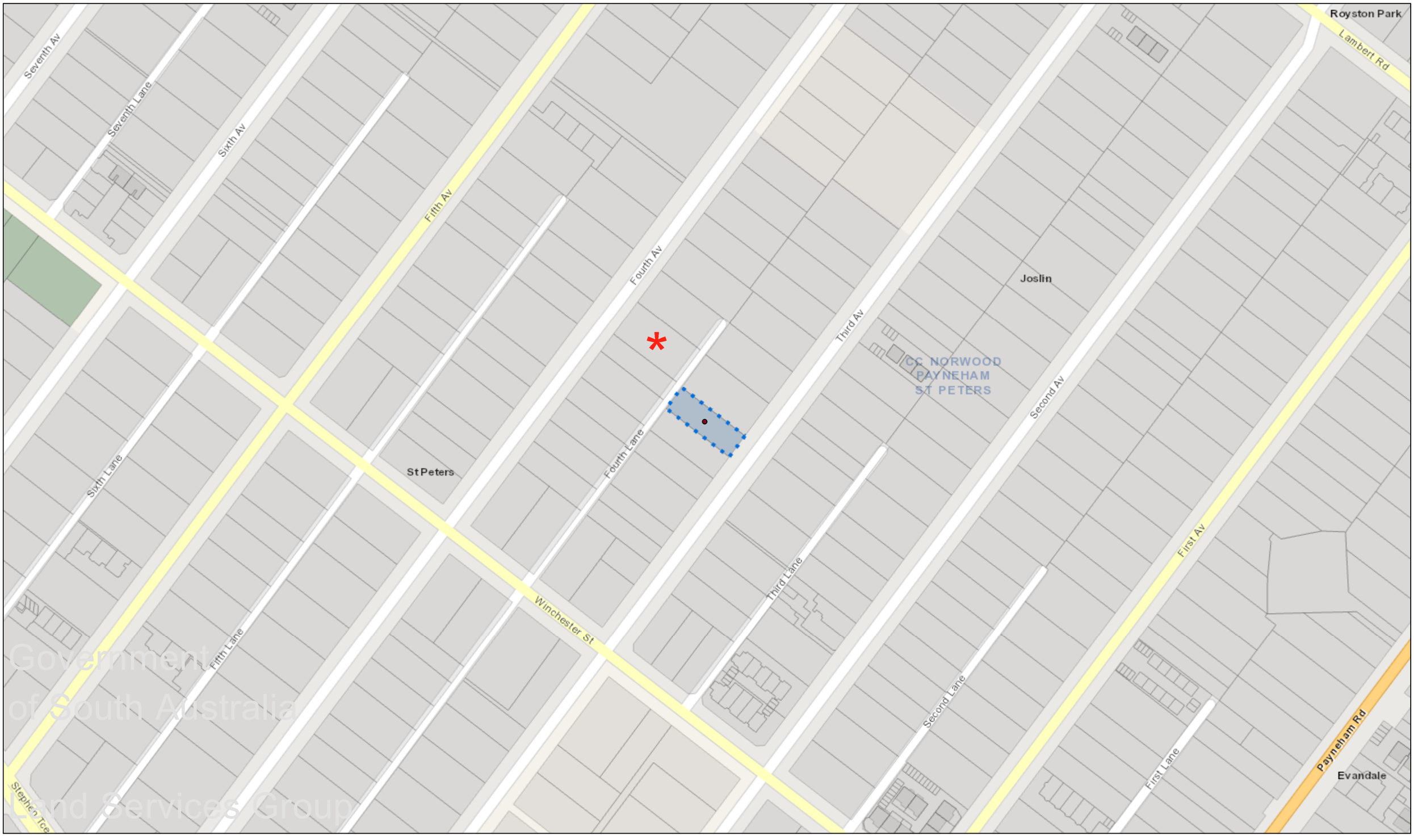
Attachment 4

Date created:
January 2, 2025

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Representation Map



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Attachment 5

Details of Representations

Application Summary

Application ID	24000185
Proposal	Variation to DA 155/820/2019 to increase the length of the boundary wall and alter the roof form
Location	68 THIRD AV ST PETERS SA 5069

Representations

Representor 1 - Steven Evans

Name	Steven Evans
Address	83 A Fourth Avenue, St Peters ST PETERS SA, 5069 Australia
Submission Date	31/10/2024 06:13 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

As our property is on the northern side of this application property and the proposed changes are mainly on the Western border it should not have a significant effect on our quality of living. My concern however is in the execution. The as built on the northern side is significantly different to the as drawn and approved plans. The as drawn shows 5 medium size windows towards the 4th lane and our property, placed reasonably high up on the wall. The as built has 2 medium windows and one large window almost to floor level of the second level. Fortunately there is a tree obstructing the view from the upper level. The tree being of the pine family can easily be affected by beetle intrusion exposing our backyard to an open window that are clearly not according to the plan, My second concern is that if approved building plans are not followed and enforced as is demonstrated by this variation/deviation the same could easily happen on any of the perimeter walls or fences. I am concerned that our building inspection system does not stop unauthorised construction to take place and a significant deviation should have been stopped.

Attached Documents

Representations

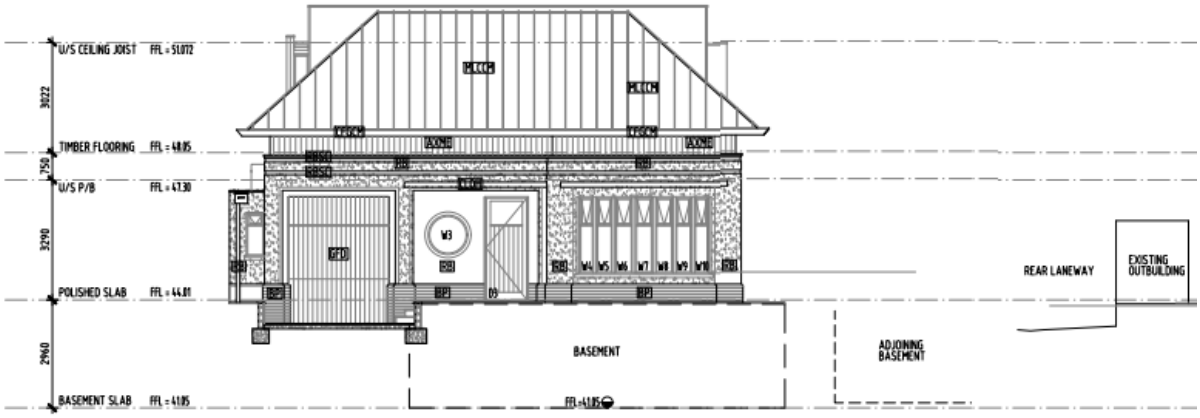
Representor 2 - Anina Evans

Name	Anina Evans
Address	83 A Fourth Avenue, St Peters ST PETERS SA, 5069 Australia
Submission Date	01/11/2024 01:54 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

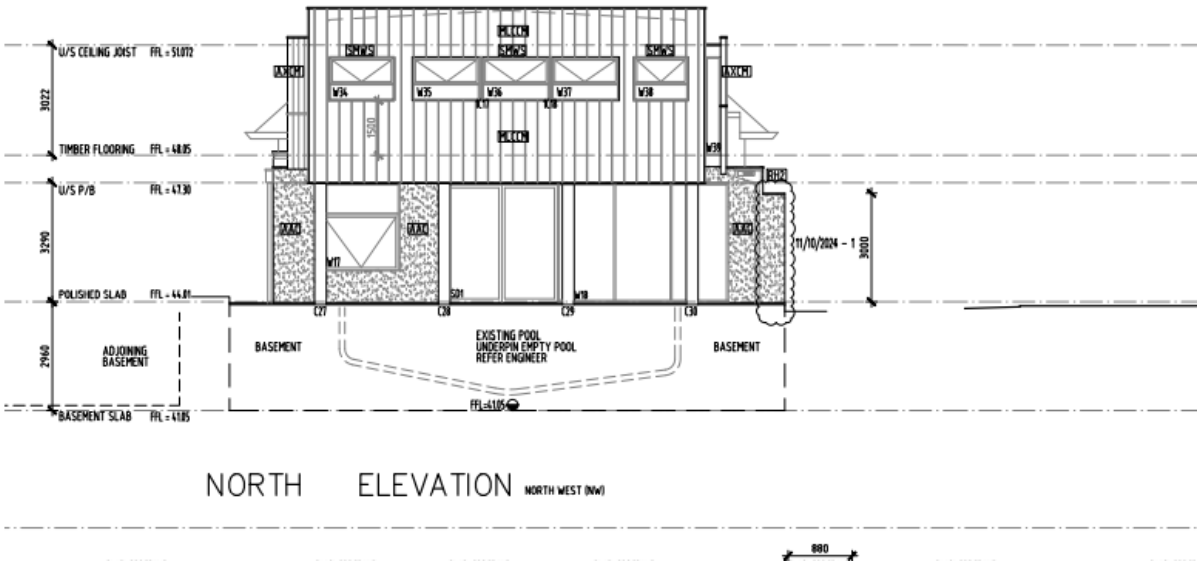
Reasons
This developer can not be trusted to stay within the approvals granted. Attached is a copy of the plans as supplied with this application compared to the executed building specifically referring to the northern elevation where the windows exceed the size of the approved plans and are overlooking the back yard including bathroom area of our property in fourth avenue.

Attached Documents

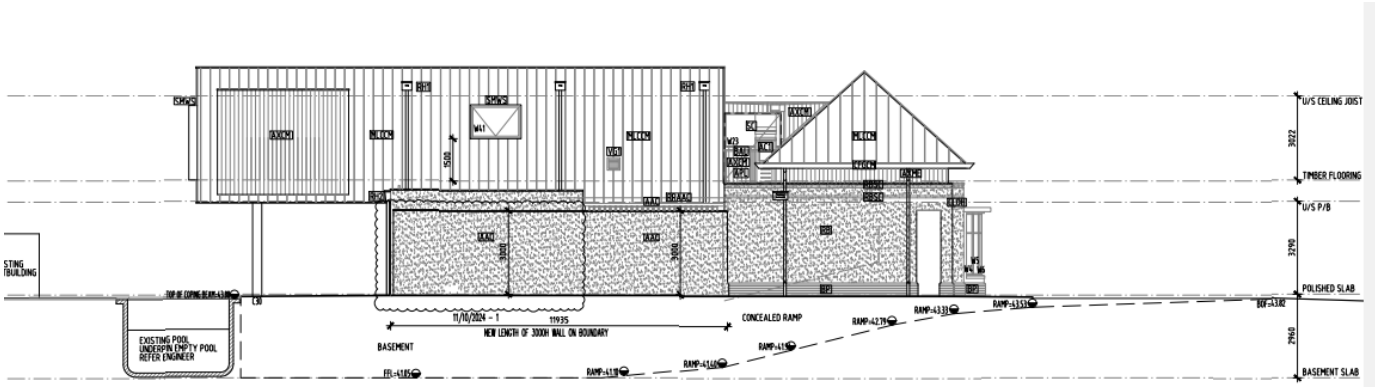
58-third-plans-1424017.pdf



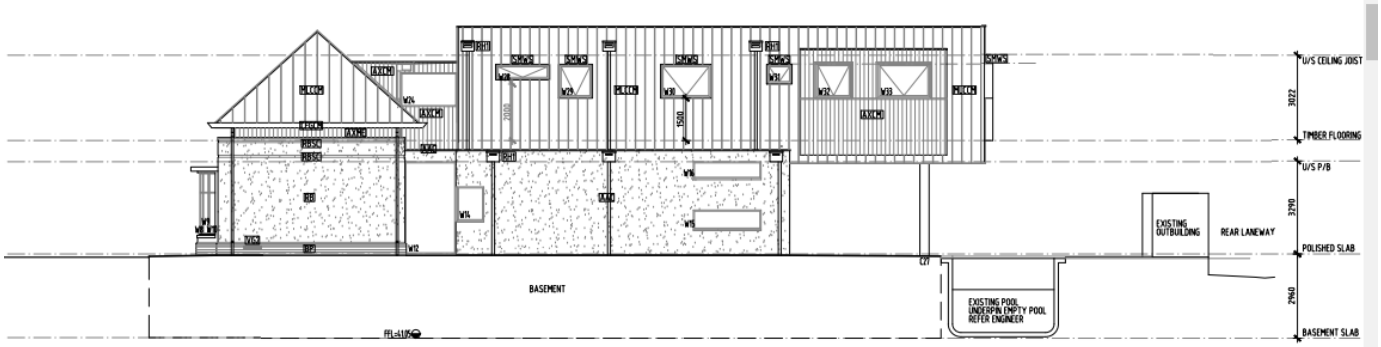
SOUTH ELEVATION SOUTHEAST (SE)



NORTH ELEVATION NORTH WEST (NW)



WEST ELEVATION NORTHWEST (NW)



EAST ELEVATION NORTHEAST (NE)

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

17 December 2024

Ned Feary
City of Norwood, Payneham and St Peters
Via: Plan SA Portal

Our Ref: 53790LET03

Dear Mr Feary

Response to Representations - Development Application 24000185

MasterPlan SA has been engaged by Mr Fernando D'Apollonio ('our client') to assist in responding to the representations received during the public notification period for the abovementioned Development Application, at 68 Third Avenue, St Peters ('the subject site').

A total of two (2) representations were received, of which one (1) supported the development with concerns, and one (1) opposed the development. Neither representor expressed a desire to be heard at the Council Assessment Panel meeting.

Both representors expressed concern with a discrepancy between the approved plans and the built form that has been constructed to date, with specific reference to the size of the upper-level windows on the northern elevation. It is noted that neither representor expressed concern with the proposed increased length of the boundary wall which forms the basis of the application now under assessment.

As detailed in our letter dated 15 October 2024, the issues relating to the upper-level windows no longer form part of DA 24000185 and have, in any event, been addressed via a minor variation to DA 155/820/2019, which was endorsed by Council on 16 December 2024. As such, the issues raised by the representors are not a relevant consideration in determining this development application, which relates only to the proposed increase in length of the boundary wall, and for which no issues were raised in either of the representations.

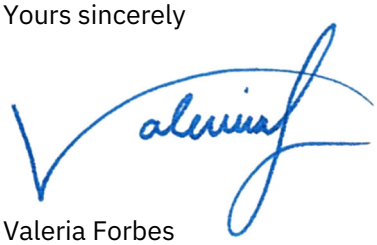
33 Carrington Street
Adelaide SA 5000
(08) 8193 5600
www.masterplan.com.au

Offices in SA | NT | QLD
ISO 9001:2015 Certified
ABN 30 007 755 277
plan@masterplan.com.au

Should the application need to be presented to the Council Assessment Panel, please advise of the timing and location of the meeting at which the application will be considered so that representatives of the applicant can make themselves available to answer any questions.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely



Valeria Forbes
MasterPlan SA Pty Ltd

Council Assessment Panel
Minutes & Reports

17 February 2020

Our Vision

A City which values its heritage, cultural diversity, sense of place and natural environment.

A progressive City which is prosperous, sustainable and socially cohesive, with a strong community spirit.

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
Facsimile 8332 6338
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au

City of Norwood Payneham & St Peters

Page No.

2. STAFF REPORTS

2.3 DEVELOPMENT APPLICATION 155/820/2019 – ASBD PTY LTD – 68 THIRD AVENUE, ST PETERS

DEVELOPMENT APPLICATION:	**155/820/19**
APPLICANT:	**ASBD Pty Ltd**
SUBJECT SITE:	**68 Third Avenue, St Peters 5069 (Certificate of Title: Volume 5336 Folio 905)**
DESCRIPTION OF DEVELOPMENT:	**Demolition of a single-storey dwelling and the construction of a two-storey detached dwelling (including a basement)**
ZONE:	**Residential Historic (Conservation) Zone –The Avenues Policy Area – Norwood, Payneham and St Peters (City) Development Plan (dated 21 March 2019)**
PUBLIC NOTIFICATION CATEGORY:	**Category 1**

Purpose of Report

The purpose of this report is to provide information to the Panel in order for a determination to be made on an Application for the Demolition of a single-storey dwelling and the construction of a two-storey detached dwelling (including a basement).

Staff do not have delegated authority to determine the Application, as it comprises the construction of a new dwelling in the Residential Historic (Conservation) Zone.

As such, the Application is referred to the Panel for determination.

In making its determination, the Panel is required to consider whether, on balance, the proposal is firstly seriously at variance with the Development Plan as a whole. If so, the Application must be refused consent pursuant to Section 35(2) of the *Development Act 1993*. If not, the Panel must go on to consider whether the proposal sufficiently accords with the Development Plan to merit consent.

Subject Land Attributes

Shape:	regular
Frontage width:	15.24 metres
Depth:	45.72 metres
Area:	696.78m^2
Topography:	essentially flat
Existing Structures:	two-storey dwelling and swimming pool
Existing Vegetation:	Existing low scale landscaping to front yard and some mature vegetation to rear yard in conjunction with hard paved surfaces.

The subject land is a regular shaped allotment on the north western side of Third Avenue and backing onto Fourth Lane.

A two-storey tudor style dwelling exists on the land with mature vegetation within the rear yard surrounding a swimming pool, while the front landscaping consists of a lawned front yard. A pillared masonry front fence is located along the front boundary, which features a brush infill and iron access gates to the existing crossover.

Vehicular access to the subject land is via an existing crossover from Third Avenue, with no access available via Fourth Lane due to the location of the swimming pool.

Locality Attributes

Land uses:	residential
Building heights (storeys):	predominantly single-storey with some examples of two storey development.

The locality is considered to comprise the section of Third Avenue situated between Winchester Street to the south west, and Lambert Road to the north east, and is characterised by single-storey detached dwellings. There are a number of Contributory Items located within the locality, however none adjoin the subject site, with the closest being located at 62 and 78 Third Avenue.

The dwelling adjoining the subject land to the north-east is a replacement dwelling which does not contribute to the historic character of the streetscape. The dwelling adjoining the subject land to the south west has been heavily modified into an outwardly two storey, in exception to the single storey streetscape presentation of dwellings within the locality. Dwellings on the opposite (south eastern) side of William Street are generally bungalows and villas which are listed as Contributory Items and which contribute to the desired character of the streetscape. The locality is considered to have a high level of residential amenity and heritage value.

A plan of the subject land and its surrounds is contained in **Attachment A**.

Proposal in Detail

The Applicant seeks consent to demolish the existing dwelling, and construct a two-storey detached dwelling with an underground garage/basement.

The proposed dwelling has a Villa-like form with a projecting studio which features a curved bay window and is designed in a contemporary manner. The front elevation features a projecting front verandah element, which picks up on the sunshade over the bay window, with the front elevation featuring rendered walling over brickwork.

The upper storey component is contained within the roof space at the front of the dwelling, with the rear upper storey component largely hidden by the hipped roof form at the front of the dwelling, resulting in a mostly single storey presentation to the street.

The front façade of the dwelling is to be rendered and painted Murobond 'Raw Earth 25%', with standing seam cladding roofing in colorbond (Woodland Grey) and gutters at a 36° pitch. The dwelling is to have timber windows, door frames to the front entry, painted half strength Murobond 'Raw Earth 25%'.

Internally, the proposed dwelling comprises a combined kitchen/dining/lounge room, a studio and Theatre, with four bedrooms and a gym on the first floor.

The proposed dwelling also includes an undercroft basement/garage, which is accessed via the existing crossover through a single width garage door.

Landscaping is proposed to comprise a range of ornamental trees, shrubs and groundcovers.

The relevant details of the proposal in terms of areas, setbacks and the like are set out in Table 1 below.

TABLE 1: DEVELOPMENT DATA:

Consideration	Proposed Dwelling	Development Plan Merit Assessment Quantitative Guideline
Site Area	696.78m²	600m² – The Avenues Policy Area PDC 5
Allotment Width	15.24m	18m – The Avenues Policy Area PDC 7
Allotment Depth	45.72m	N/A
External Wall Height*	4.45-7.89m	N/A
Maximum Overall Height (to roof apex)*	7.89m	Up to Two-storey based on surrounding development– The Avenues Policy Area PDC 4
Floor Areas	343.5m²	N/A
Site Coverage	49.3%	N/A
Private Open Space	193m² (27.7%)	20% - City Wide PDC 225(a)
Street Set-back	10.6m	The same distance as one or the other of the adjoining dwellings (or any distance in between), provided the difference between the setbacks of the two adjoining dwellings is not greater than 2 metres (HCZ PDC 10 (a))
Side Set-back	North eastern 1.2m South western On Boundary - 0.988	Reflect the established pattern – (HCZ PDC 11)
Rear Set-back	14.5 (Dwelling)	N/A
Car Parking Provision	2 undercover spaces (Minimum)	2 on-site parking spaces per dwelling (Table NPSP/8) (one covered)

** Heights are taken from the finished ground floor level and in the case of external wall heights, are measured to the under-side of the gutter or where there is no external gutter, to the top of the parapet wall. Where wall heights vary at different points of the dwelling, a range is given.*

Plans and details of the proposed development are contained in **Attachments B**.

Notification

The proposed development has been identified and processed as a Category 1 form of development.

The single-storey detached dwelling is Category 1, pursuant to Schedule 9, Part 1, 2 (a) of the *Development Regulations 2008.*

Accordingly, no public notification was undertaken.

State Agency Consultation

The *Development Regulations 2008* do not require consultation with State Government Agencies.

Discussion

The subject land is located within the Avenues Policy Area of the Residential Historic (Conservation) Zone, as identified within the Norwood Payneham and St Peters (City) Development Plan. The proposed development is neither a complying nor a non-complying form of development and accordingly is required to be assessed on its merits having regard to all of the relevant provisions of the Development Plan.

The key issues, specific to this Development Application, are discussed in detail below.

Land Use and Density

The following Development Plan provisions provide guidance on the type and density of residential development that is envisaged within the Development Plan:

The Avenues Policy Area Desired Character Statement
The Avenues Policy Area Objectives: 1
The Avenues Policy Area PDC's: 2, 3, 4 & 5

Residential Historic (Conservation) Zone Desired Character Statement
RH(C)Z Objectives: 2, 4, 6
RH(C)Z PDC's: 7, 8, 30

City Wide Objectives: 1, 2, 7, 8, 10 & 55-57
City Wide PDC's: 1, 2, 3 & 4

The Avenues Policy Area Principle of Development Control 2 states:

Development should comprise the erection, construction, conversion, alteration of, or addition to a detached dwelling.

The construction of a detached dwelling is consistent with Principle of Development Control 2 of The Avenues Policy Area.

The Avenues Policy Area Principle of Development Control 3 states:

New dwellings should only be constructed where it replaces an existing building or feature, which does not contribute to the historic character of The Avenues Policy Area, with a more sympathetic style of development.

The Avenues Policy Area Desired Character Statement envisages the retention of dwellings which contribute to the streetscape built between the late 1870's and 1900, and some Edwardian style housing constructed in the 1900's and the 1920's. The existing dwelling on the subject land was constructed in the 1950's with a tudor form, which is out of character of surrounding dwellings and is not considered to contribute to the historic character of The Avenues Policy Area. The replacement with the proposed dwelling is consistent with Principle of Development Control 3 and the Desired Character Statement of the Policy Area.

Streetscape/bulk/scale/height/character

The following Development Plan provisions provide guidance with respect to considerations relating to appearance, streetscape, bulk, scale and character:

The Avenues Policy Area Desired Character Statement
The Avenues Policy Area Objectives: 1
The Avenues Policy Area PDC's: 2, 3, 4 & 5

Residential Historic (Conservation) Zone Desired Character Statement
Residential H(C)Z Objectives: 1, 3 & 5
Residential H(C)Z PDC's: 1, 2, 3, 13-19, 22, 23, 25, 26, 31 & 32

City Wide Objectives: 18, 19 & 20
City Wide PDC's: 28-32, 37, 39, & 209-215

The proposed dwelling references the features of historic dwellings in the locality, including the use of a hipped roof form, a contemporary cantilevered front verandah and vertically oriented windows and a painted rendered front façade. Each of these features were typically used in the construction of historic dwellings in the locality.

The Desired Character Statement for the Residential Historic (Conservation) Zone states:

"*New development will complement and reinforce the traditional colours and materials such as stone, brick and rendered masonry. It will be set in a sympathetic landscaped setting and will emulate the general scale and form of traditional building elements such as fences, verandahs and hipped and gabled roofs, instead of attempting to reproduce the finer architectural detail of the historic building stock.*"

Residential Historic Conservation Zone Principle of Development Control 32 states:

> *Vehicle access to sites should be via minor streets and/or existing crossovers where possible. Where rear lanes exist, vehicle access and garaging should be located at the rear of the allotment.*

And;

Residential Historic Conservation Zone Principle of Development Control 31 states:

> *Development of carports and garages or other outbuildings should, without necessarily replicating the historic detailing of the surrounding Heritage Places or Contributory Items:*
>
> *(e) not incorporate undercroft parking or other parking or access arrangements that are not in keeping with the historic character of the area.*

The Applicant has proposed to construct undercroft parking under the dwelling in contravention of RHCZ PDC 31, with access provided from Third Avenue via an existing crossover, in contravention of RHCZ PDC 32.

The location of an existing swimming pool (to be maintained) removes the ability to provide rear access from Fourth Lane. It is noted that it is common within the locality for dwellings to maintain access from Third Avenue, with both dwellings adjoining the subject land featuring similar access arrangements to that proposed.

The design incorporates a single garage access door to disguise the access ramp from the streetscape, with the steeper portions of the transitional area commencing after the garage door, which reads as a single garage.

As the dwelling is located within the Residential Historic (Conservation) Zone, the Application was referred to the Council's Heritage Advisor, David Brown for advice.

Mr Brown's report mentions that the design diverts from Development Plan requirements, in that the garage door is under the main roof and the under croft parking. Mr Brown's report also mentions that the removal of the garage from the main dwelling would result in dwelling proportions which appeared too narrow and out of character with other more generously designed houses in the surrounding area. In addition, he mentions that the single entry width door is considered to be a better result to the street scape than a double width garage, which would have met the requirements of CWPDC 211.

Mr Brown has concluded that the design satisfies most if not all of the principles of the Development Plan that relate to new dwellings in a Historic Conservation Zone.

In response to feedback from Mr Brown, the applicant has amended the proposal to include modifications of the existing pillared masonry and brush infill front fence. This involves the replacement of the brush infill with a wrought iron detailing to match the existing wrought iron access gates, which provides visibility to the landscaped front yard and improves the streetscape presentation of the proposal.

A copy of Mr Brown's report is contained in **Attachment C1**.

In respect to the two storey height of the proposal, Historic Conservation Zone Principle of Development Control 17 (c) (i) states;

Development of a new building or building addition should result in dwellings that have a single-storey appearance along the primary street frontage, where these are predominant in the locality, but may include:

(a) sympathetically designed two-storey additions that utilise or extend roof space to the rear of the dwelling, such as the use of attics with dormer windows; or
(b) second storey components located to the rear of a building; and
(c) in either of these instances:
(i) should be of a building height, scale and form that is compatible with the existing single-storey development in the zone;

The proposed dwelling maintains a mostly single storey appearance, with the upper storey contained behind the front portion of the dwelling.

The proposed dwelling is positioned between an outwardly two storey dwelling to the south west and a contemporary dwelling currently under construction to the north east. The proposed dwelling has wall heights, and overall scale and eve heights that are compatible with older dwellings within the locality. The applicant has provided a streetscape elevation of the proposed dwelling, which provides a reasonable illustration of the bulk and scale of the proposed dwelling and the relationship with the two directly adjacent dwellings. The streetscape elevation is contained in **Attachment B5.**

The applicant has provided 3d perspectives of the proposed dwelling, contained in **Attachments B7 and B8.**

On balance, the proposal is considered to be acceptable from a streetscape heritage and character perspective.

Setbacks and Site Coverage

The following Development Plan provisions provide guidance with respect to set-backs and site coverage considerations:

Residential Historic (Conservation) Zone Desired Character Statement	
Residential H(C)Z Objectives:	1, 3 & 6
Residential H(C)Z PDC's:	1, 2, 5, 6, 9, 10, 11 and 12

The adjoining dwellings at 64 and 70 Third Avenue have front setbacks of 11.8 and 10.6 metres, with the proposed dwelling at 68 Third Avenue displaying a setback of 10.6 metres.

Historic Conservation Zone Principle of Development Control 10 states:

Dwellings should be setback from the allotment boundary on the primary street frontage:

(a) The same distance as one or the other of the adjoining dwellings (or any distance in between), provided the difference between the setbacks of the two adjoining dwellings is not greater than 2 metres
(b) not less than the average of the setbacks of the adjoining dwellings, if the difference between the setbacks of the adjoining dwellings is greater than 2 metres.

The adjacent outwardly two storey dwelling located at 64 Third Avenue has a front setback of 11.8 metres. North east of the subject site at 68 Third Avenue is a contemporary replacement dwelling which has a front setback of 10.6 metres. The proposed dwelling matches this setback in-line with Historic Conservation Zone Principle of Development Control 10(a).

The front setback of the proposed dwelling is staggered, with the inset entrance protruding slightly of the adjoining garage door, which provides a transition to the dwelling to the south west with its 10.6 metre setback.

In this context, the proposed front setback of the new dwelling is considered acceptable.

Residential Historic (Conservation) Zone Principle of Development Control 20 states:

"Building to side boundaries (other than for party walls in semi-detached or row dwellings) or to the rear boundary is generally inappropriate, but may be considered where it is demonstrated that it assists in the retention of a heritage place and where there will be no detrimental effect on the residential amenity of adjoining properties."

With regard to side setbacks, the proposed dwelling incorporates boundary development along the south western side boundary. The proposed south western boundary wall is 3 metres high, and set back 19.4 metres behind the front façade of the proposed dwelling, for a length of 5.3 metres, before stepping off the boundary for the remaining length of the dwelling. The boundary wall portion abuts the adjacent dwelling and solid fencing of 64 Third Avenue which is also located on the boundary. The setback space towards the rear of the dwelling is occupied by two 2,000 litre rainwater tanks which sit below the height of the existing fence at 2.1 metres. The upper floor setbacks along this boundary range from 1.6-2.238 metres.

Setbacks along the north eastern boundary are proposed to be 1.2 metres for the ground floor and 1.6-2.2 metres for the upper floor.

Adjoining dwellings are orientated away from the subject site, with private open space located in side yards opposing the subject site such that there are limited views to the second story component from adjoining dwellings at 64 and 78 Third Avenue.

The proposed side setbacks are considered to provide sufficient 'space' between buildings in the streetscape; particularly taking into account that the subject land is narrower than most allotments in the locality.

In terms of site coverage, Residential Historic (Conservation) Zone Principle of Development Control 6 states that:

Buildings should not cover more than 50 per cent of the total area of the site.

The proposed dwelling has an overall site coverage of 49.3%, which is consistent with the above provision.

Overshadowing/overlooking

The following Development Plan provisions provide guidance with respect to overshadowing and overlooking considerations:

Residential H(C)Z PDC's:	17
City Wide PDC's:	11, 31, 71, 72, 195, 196, 235 & 236

The proposed dwelling is two storeys in height and contains upper level widows to both side and rear elevations with a minimum sill height of 1700mm, which meets the requirements of City Wide PDC 235(c). These windows sizes are consistent with RHCZ PDC 17(c)(v) with the exception of the rear elevation, as they exceed 40% of the roof width (82% proposed). Given that this is to the rear elevation, the slim line nature of the windows, and the 14.5 metre rear setback this is not considered to impact unreasonably on adjoining neighbours.

The applicant has provided overshadowing diagrams of the adjacent properties, which demonstrates that the extent of overshadowing during the winter solstice is acceptable when considered against RHCZ PDC 17(c)(iii) and City Wide Principle of Development Control 71.

The overshadowing diagrams are contained within **Attachment D1**.

As such, the proposal is considered to be consistent with Residential Historic (Conservation) Zone Principle of Development Control 17 and City Wide Principles of Development Control 11 and 31.

Private open space

The following Development Plan provisions provide guidance with respect to private open space considerations:

City Wide PDC's: 222-225, 227 & 229

The proposal includes approximately 193m² of private open space within the rear yard, which is accessed directly from the open plan living/dining/kitchen area.

The proposed area of private open space (excluding front yard) equates to 27.7% of the site area, therefore satisfying the minimum provision of 20%, prescribed by City Wide PDC 225(a).

Car-parking/access/manoeuvring

Residential H(C)Z PDC's: 32

City Wide Objectives: 34
City Wide PDC's: 98, 101, 104, 118, 120, 181, 198 & 218

Table NPSP/8

Table NPSP/8 prescribes that the proposed dwelling should be provided with two on-site car parking spaces, of which at least one should be covered. The proposal accords with this provision.

The access ramp into the basement (after the garage door) has been designed to accommodate a B99 vehicle, with the undercroft garage of a sufficient size to accommodate a minimum of 2 vehicles, meeting the requirements of City Wide Principle of Development Control 120.

Finished floor levels/flooding/retaining

The following Development Plan provisions provide guidance with respect to considerations relating to floor levels, flooding and retaining:

City Wide PDC's: 53-58, 79, 163, 164, 167-171

The subject land is not within a recognised flood plain.

The subject land is relatively flat with a slight fall towards the rear of the site, adjacent Fourth Lane. A gravity fed stormwater disposal system will drain ground and first floor portions of the dwelling to the street water table (Third Avenue), with basement areas utilising a sump and pump to dispose of stormwater to the street water table.

The proposed finished floor level of the proposed dwelling is to be 44.1, which is 200mm above the Top of Kerb measurement.

All existing solid masonry walling is to be retained, with no retaining required for the proposed development.

The Site Survey details are contained in **Attachments B1, B2, B3 & F1**.

Trees (regulated, mature & street) and landscaping

The following Development Plan provisions provide guidance with respect to considerations relating to significant trees, mature trees, street trees and landscaping:

Residential H(C)Z PDC's: 36 & 37

City Wide Objectives: 24, 98, 117, 118 & 119
City Wide PDC's: 220, 221, 396, 398- 400

The Applicant has provided landscaping details on the site plan, which identifies a range of small trees and shrubs and mature planting, which will enhance the garden setting of the proposed dwelling as is characteristic of the locality. Details of landscaping are included on the site plan contained in **Attachment B3**.

The proposed landscaping is considered to complement the development and the locality and is considered to be consistent with City Wide Objective 24 which anticipates development enhanced with appropriate landscaping.

Environmental Sustainability

The following Development Plan provisions provide guidance with respect to environmental sustainability considerations:

City Wide Objectives:	23 & 42
City Wide PDC's:	67-72, 147, 148, 151 & 159

The subject land orientates north east to south west, which allows for a reasonable orientation of the dwelling. The private open space and main living areas are located to take advantage of northern sunlight.

City Wide Principle of Development Control 159 prescribes that new dwellings should be provided with a 2,000 litre rain water tank in order to maximise the use of stormwater collected from roof areas. The Applicant has nominated two (2) 2,000 litre rainwater tanks which is consistent with the above requirement.

Details of the rainwater tanks are included in **Attachment E1**.

In general terms, the environmental performance of the dwelling is considered to be acceptable.

Summary

The proposed dwelling is an appropriate form of development in the Residential Historic (Conservation) Zone. The dwelling design reflects the basic scale and proportions of existing historic character dwellings within the locality, while displaying a sympathetic design and siting characteristics reflective of its location.

While the access from Third Avenue and undercroft car parking are at variance to Development Plan requirements, the manner in which they have been proposed does not unreasonably impact on the Third Avenue streetscape, with the proposed dwelling incorporating traditional roof form and building materials which include rendered masonry walling and timber door and windows, with contemporary elements including a cantilevered front verandah, bay window and seam clad roofing.

On balance, it is considered that the proposed dwelling will fit comfortably into the existing streetscape and will not unreasonably impact on adjacent residential properties.

The provision of private open space, site coverage and landscaping meet Development Plan requirements.

The proposal is not considered to be seriously at variance with the Development Plan and is considered to be sufficiently in accordance with the provisions of the Development Plan to warrant Development Plan Consent.

RECOMMENDATION

That having regard to the relevant provisions of the Norwood, Payneham and St Peters (City) Development Plan and pursuant to Section 33(1) of the *Development Act 1993*, Development Plan Consent be **granted** to Development Application No 155/820/2019 by ASBD Pty Ltd, for Demolition of a single-storey dwelling and the construction of a two-storey detached dwelling (including a basement), on the land located at 68 Third Avenue St Peters, subject to the following requirements, conditions and notes:

Relevant Plans

Pursuant to Section 44 (2) and (3) of the *Development Act 1993* and except where varied by a Condition specified hereunder, it is required that the development be undertaken, used, maintained and operated in accordance with the following relevant plans, drawings, specifications and other documents:

- Plans and elevations (job number PL1-6 B) dated 04/02/2020, prepared by ASBD Design and Construct and received by the Council on 04 February 2020.

Conditions

1. All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent kerb & water table or a Council underground pipe drainage system, and not into Fourth Laneway.

2. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council or its delegate.

3. All plans shall be watered through the installation of a suitable irrigation system which shall be maintained to the reasonable satisfaction of the Council or its delegate.

Notes to Applicant

1. The Applicant is reminded of its responsibilities under the Environment Protection Act 1993, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA on 8204 2004.

2. The granting of the consent does not remove the need for the Applicant to obtain all other consents which may be required by any other legislation or regulation. The Applicant's attention is particularly drawn to the need to consult all relevant electricity suppliers with respect to high voltage power lines.

3. The Applicant's attention is drawn to the Environment Protection Authority's Guidelines IS NO 7 "Construction Noise". These guidelines provide recommended hours of operation outside which noisy activities should not occur. Further information is available by contacting the Environment Protection Authority on 8204 2004.

4. The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Urban Services Department, prior to any works being undertaken. Further information may be obtained by contacting Council's Urban Services Department on 8366 4513. All works on Council owned land required as part of this development is likely to be at the Applicant's cost.

5. The Applicant is advised that the property is located within an Historic (Conservation) Area and that Approval must be obtained for most works involving the construction, demolition, removal, conversion, alteration or addition to any building and/or structure (including fencing).

6. This Development Plan Consent will lapse within 12 months of the date of this notice unless full Development Approval has been obtained.

7. The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Moved

That having regard to the relevant provisions of the Norwood, Payneham and St Peters (City) Development Plan and pursuant to Section 33(1) of the Development Act 1993, Development Plan Consent be ***granted*** *to Development Application No 155/820/2019 by ASBD Pty Ltd, for Demolition of a single-storey dwelling and the construction of a two-storey detached dwelling (including a basement), on the land located at 68 Third Avenue St Peters, subject to the following requirements, conditions and notes:*

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- *Plans and elevations (job number PL1-6 B) dated 04/02/2020, prepared by ASBD Design and Construct and received by the Council on 04 February 2020.*

Conditions

1. *All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent kerb & water table or a Council underground pipe drainage system, and not into Fourth Laneway.*

2. *All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council or its delegate.*

3. *All plans shall be watered through the installation of a suitable irrigation system which shall be maintained to the reasonable satisfaction of the Council or its delegate.*

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1. *The Applicant is reminded of its responsibilities under the Environment Protection Act 1993, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA on 8204 2004.*

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6. *This Development Plan Consent will lapse within 12 months of the date of this notice unless full Development Approval has been obtained.*

7. *The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.*

Seconded and carried

City of Norwood Payneham & St Peters

ATTACHMENT A

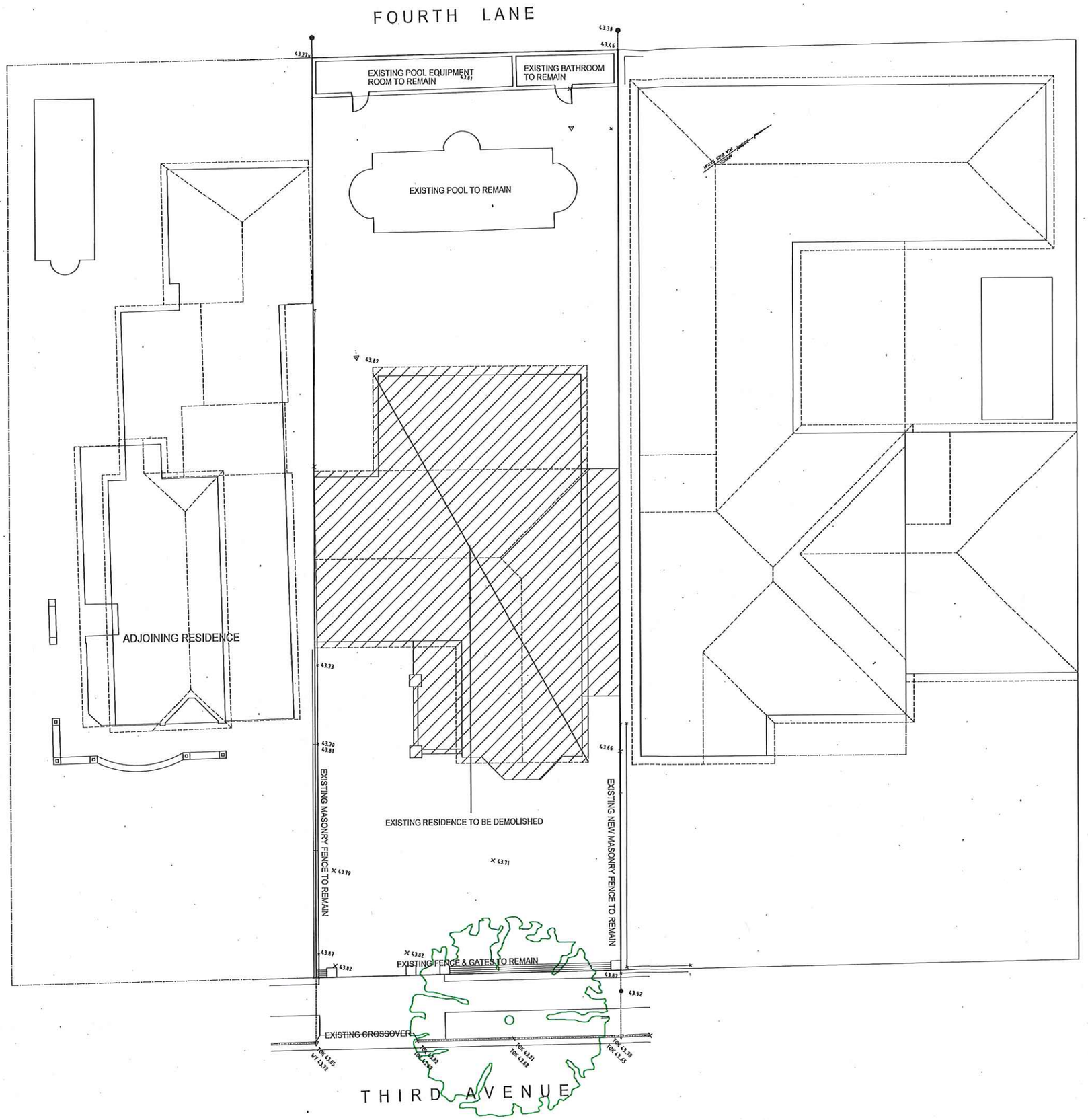
Contact Details

175 The Parade, NorwoodSouth Australia
5067P: 08 8366 4555 F: 08 8332 6338E:
townhall@npsp.sa.gov.au

Disclaimer

This map is a representation of the information current held by The City of Norwood, Payneham & St Peters. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.Data Acknowledgement:Property, Road & Administrator Boundaries - Supplied by Department Environment & Heritage (DEH)

ATTACHMENT B1



DEMOLITION NOTES

EXISTING RESIDENCE TO BE DEMOLISHED
BUILDING AREA: 238 M2
- SOLID BRICK WALLS
- TIMBER FLOORS ON STRIP FOOTINGS
- COLORBOND ROOF

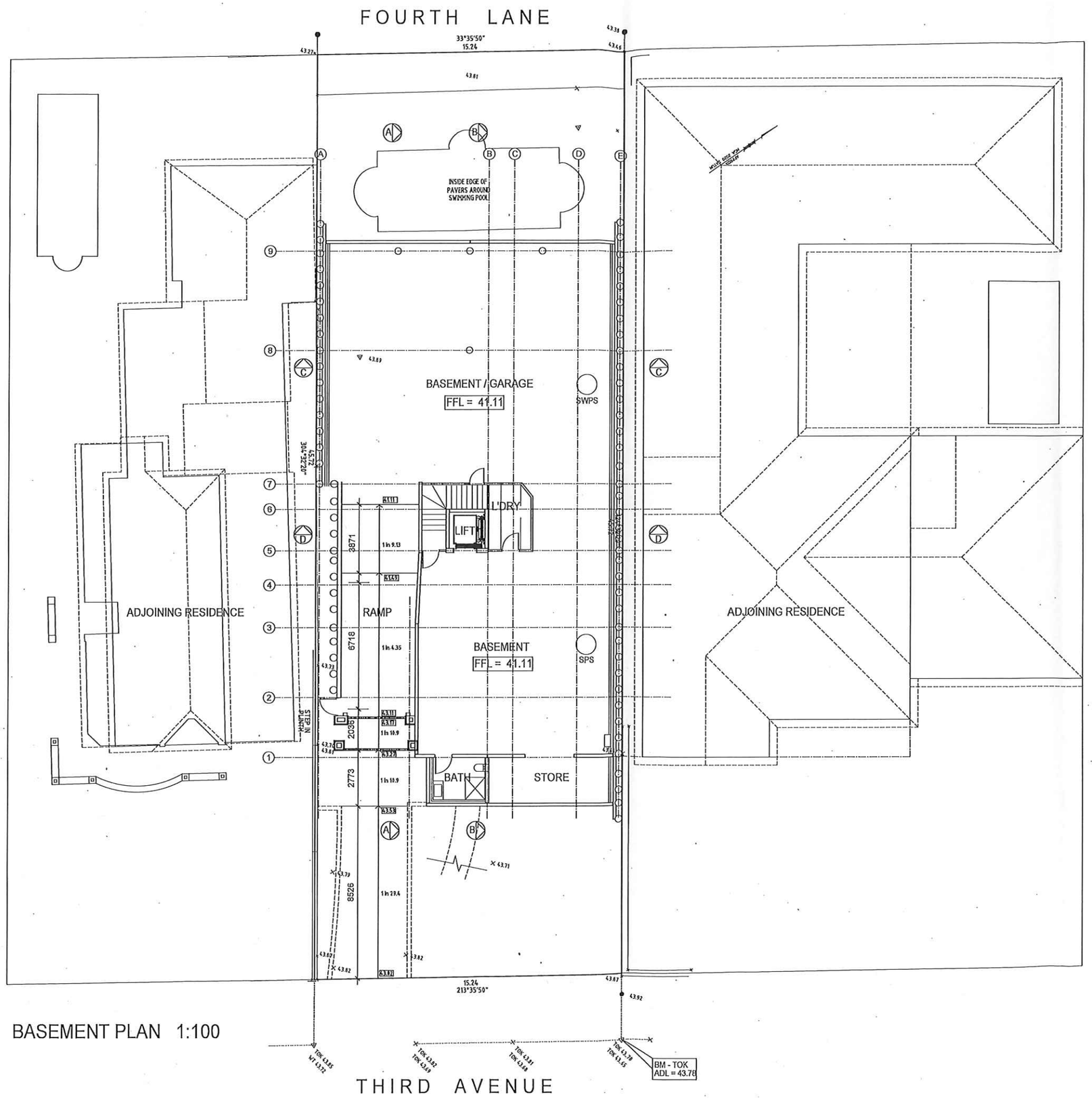
PROJECT:
PROPOSED RESIDENCE
CLIENT:
MR&MRS F & A D'APOLLONIO
JOB LOCATION:
68 THIRD AVENUE
ST PETERS SA 5069

FDAP 4/02/2020
PL01/B

ABN 82 093 146 073
asbd design and construct
po box 1036 north adelaide sa 5006
www.asbd.com.au antonio@asbd.com.au
m 0418805652

ATTACHMENT B2

AMENDED



BASEMENT PLAN 1:100

BASEMENT DRAINAGE NOTES

ALL WET WALL DRAINAGE
SURFACE STRIP DRAINS TO DRIVEWAY
TO DISCHARGE INTO SWPS

SWPS
STORMWATER PUMP STATION TO PUMP
ALL COLLECTED STORMWATER DRAINAGE
INTO EXISTING 90MM UPVC STORMWATER
DRAIN THAT DISCHARGES INTO THIRD AVENUE STREET
WATER TABLE (TO NPSP SPECIFICATIONS)
SWPS TO BE INSTALLED TO MANUFACTUER'S SPEC.

SPS
SEWER PUMP STATION
ALL SEWER DRAINAGE FROM LAUNDRY AND
BATHROOM TO DRAIN INTO SPS AND PUMPED TO
DISCHARGE INTO SEWER DRAIN.
SPS TO BE INSTALLED TO MANUFACTURERS AND
SA WATER SPECIFICATIONS

STORMWATER NOTE AMENDED
AMENDEMENTS

PROJECT:
PROPOSED RESIDENCE

CLIENT:
MR&MRS F & A D'APOLLONIO

JOB LOCATION:
68 THIRD AVENUE
ST PETERS SA 5069

FDAP 4/02/2020

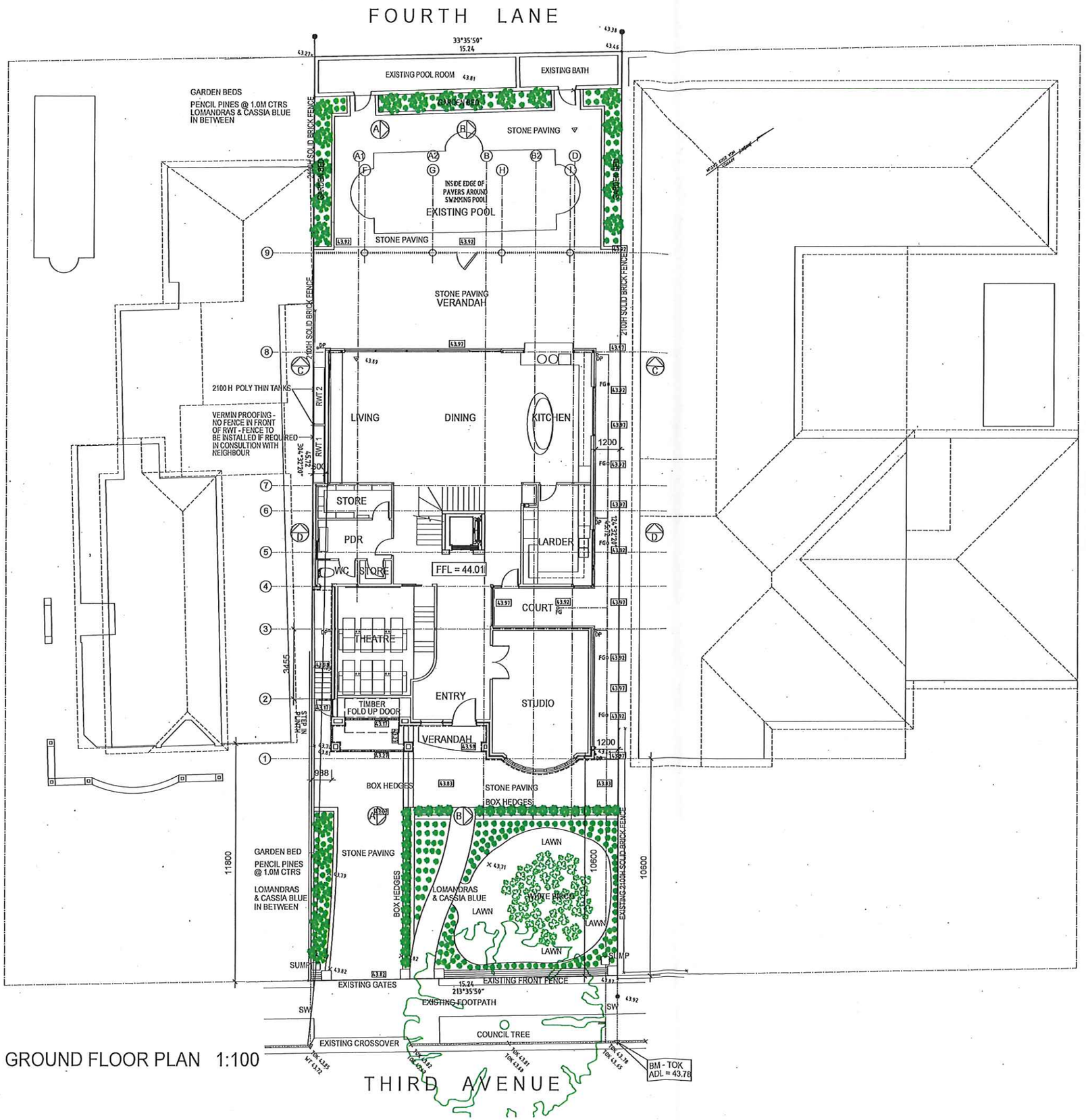
PL02/B

ABN 82 093 148 073

asbd
design and construct

po box 1036 north adelaide sa 5006
www.asbd.com.au antonio@asbd.com.au
m 0418805652

ATTACHMENT B3



GROUND FLOOR PLAN 1:100

STORMWATER NOTES

AMENDED

DP 100MM UPVC DOWNPIPE

RWT POLY "THIN TANK" RAINWATER TANK - C/B SURFMIST
2.8 LONG X 0.5 WIDE X 2.1M HIGH - 2800LT
TANK 1 - RETENTION - TANK 2 DETENTION
30MM ORIFICE OUTLET FOR DETENTION
RAINWATER TO BE PLUMBED TO ENSUITE, GF WC & GARDEN TAP

——— 100MM DWV UPVC SEALED S/W TO DISCHARGE INTO RWT - OVERFLOW TO DISCHARGE INTO THIRD AVENUE STREET WATER TABLE TO CITY OF NPSP SPEC

——— 100MM DWV UPVC SEALED S/W TO DISCHARGE INTO THIRD AVENUE STREET WATER TABLE TO CITY OF NPSP SPEC

SW STORMWATER FOOT PATH CROSSOVER TO CITY OF NPSP SPEC

ALL PAVING TO HAVE FALLS TO GARDEN AREAS
ANY FLOOR GRATES TO BE PLACED TO MATCH LOWEST & HIGHEST GARDEN LEVEL TO INCREASE ON SITE DETENTION.
ENSURE GARDENS LOCATED ADJACENT PROPERTIES ARE BUNDED BY FENCE / CONCRETE KERB TO AVOID RUNOFF ONTO ADJOINING PROPERTIES

CITY OF NORWOOD PAYNEHAM & ST PETERS
DEVELOPMENT ACT 1993
DEVELOPMENT PLAN CONSENT GRANTED

AREAS M2

LAND	697
EXISTING REAR OUTBUILDINGS	28.90
NEW RESIDENCE	
TOTAL BASEMENT / RAMP	398.00
GROUND FLOOR	
FRONT VERANDAH	5.80
GROUND FLOOR LIVING	255.80
REAR VERANDAH	53.00
UPPER FLOOR LIVING	250.00
UPPER FLOOR PLANT	12.10
TOTAL NEW BUILDING	974.70

AMENDMENTS - STORMWATER NOTATIONS

PROJECT:
PROPOSED RESIDENCE

CLIENT:
MR&MRS F & A D'APOLLONIO

JOB LOCATION:
68 THIRD AVENUE
ST PETERS SA 5069

FDAP 4/02/2020

PL03 / B

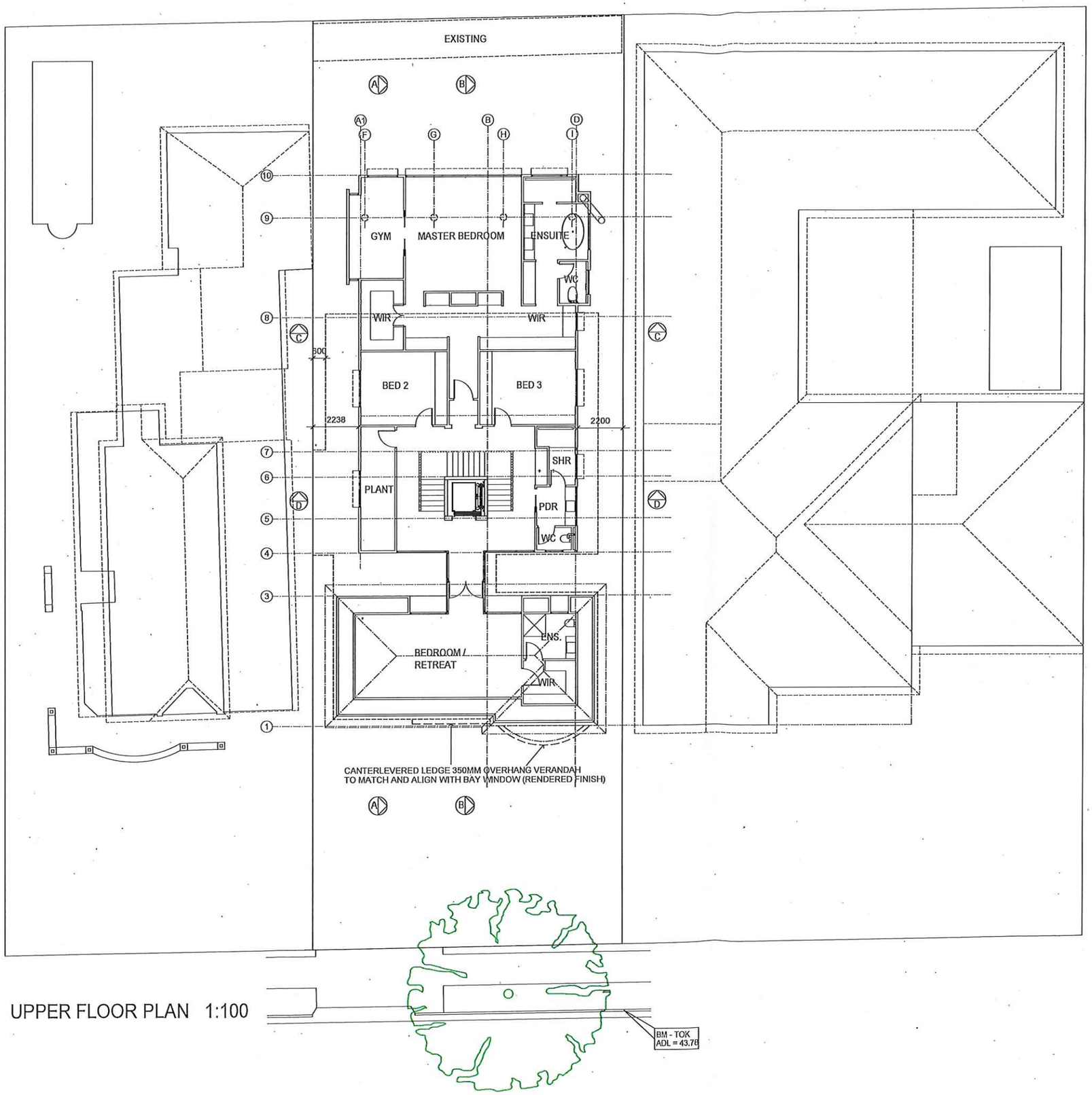
ABN 82 093 146 073

asbd
design and construct

po box 1036 north adelaide sa 5006
www.asbd.com.au antonio@asbd.com.au
m 0418805652

ATTACHMENT B4

AMENDED



UPPER FLOOR PLAN 1:100

PROJECT:
PROPOSED RESIDENCE
CLIENT:
MR&MRS F & A D'APOLLONIO
JOB LOCATION:
68 THIRD AVENUE
ST PETERS SA 5069

FDAP 4/02/2020

PL04/B

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po box 1036 north adelaide sa 5006
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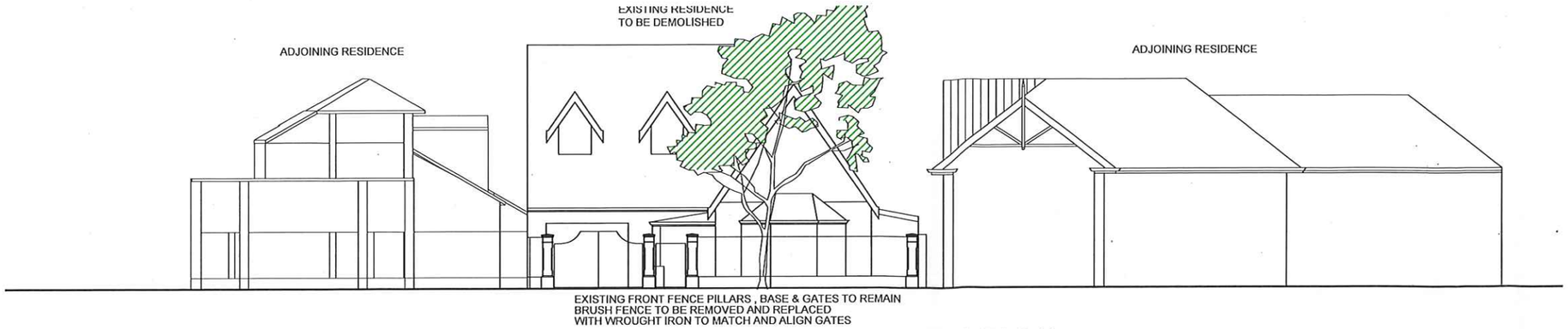
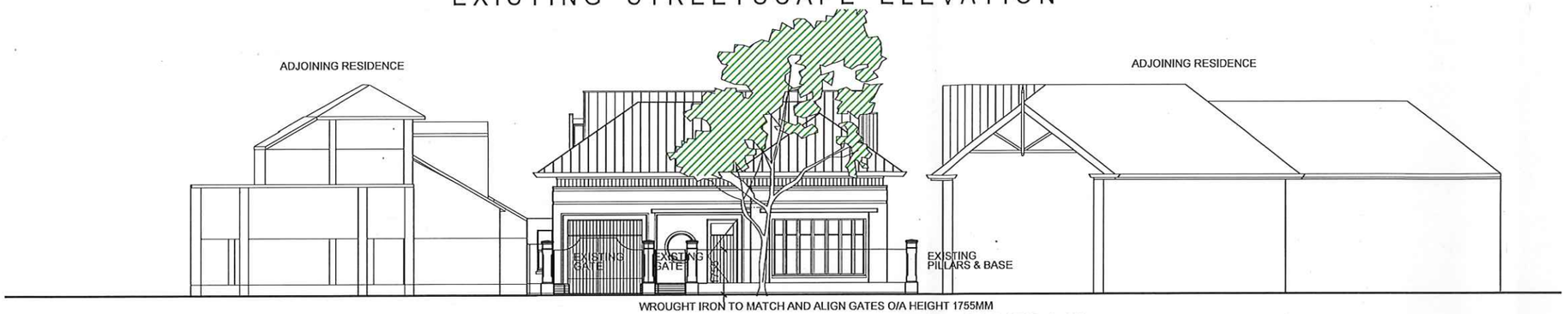
ATTACHMENT B5

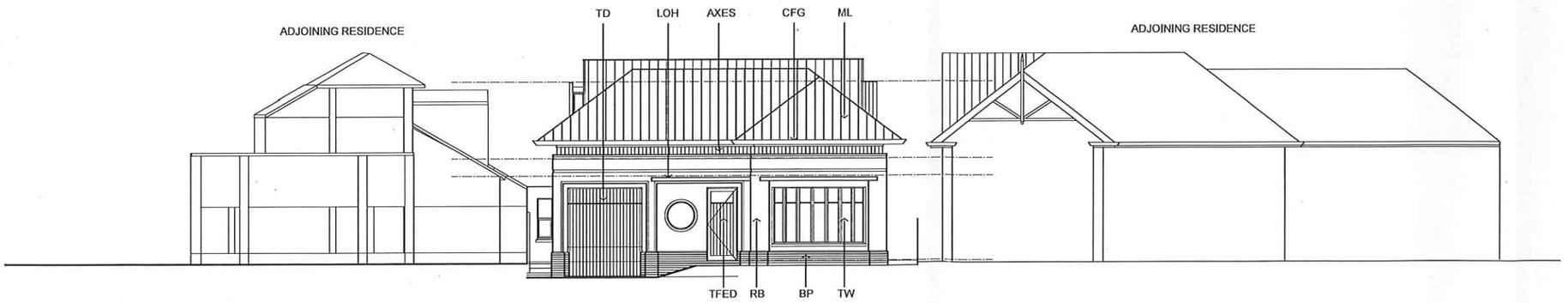
AMENDED



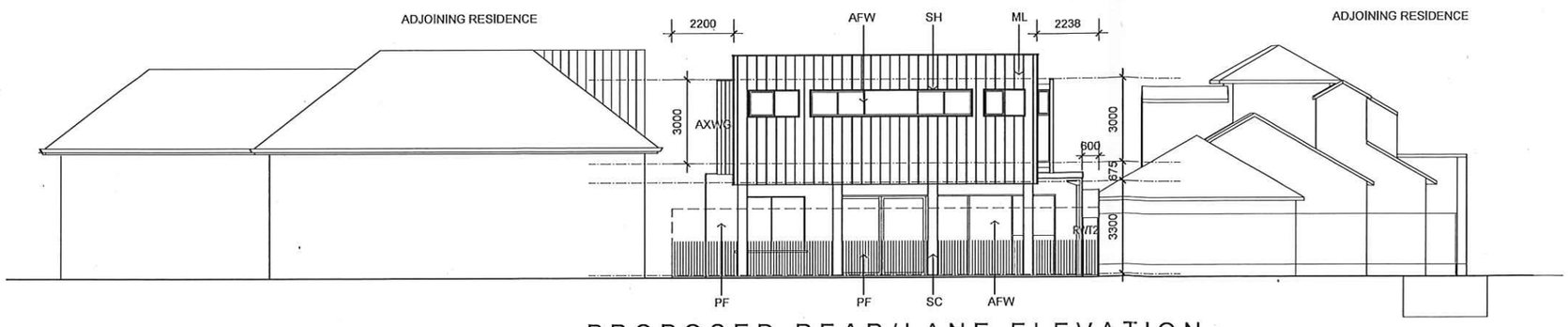
EXISTING STREETSCAPE ELEVATION



PROPOSED STREETSCAPE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR/LANE ELEVATION

LEGEND

ML	MAXLINE CLADDING - WOODLAND GREY
CFG	CUSTOM FOLDED GUTTER - WOODLAND GREY
SH	SHEETMETAL WINDOW SHADE SURROUND 300 DEEP POWDER COATED IN WOODLAND GREY
AXWG	AXON CLADDING - 133MM SMOOTH - WOODLAND GREY
AXES	AXON CLADDING - 133MM SMOOTH - MURABOND RAW EARTH 25%
SC	STEEL COLUMN 325Ø - MURABOND RAW EARTH 25%
RB	RENDERED BRICKWORK - MURABOND RAW EARTH 25%
AFW	ALUMINIUM FRAME WINDOWS & DOORS - BLACK
BP	BRICK PLINTH - RECYCLED BROWN GLAZED BRICKS AND ROUND HEADER BRICKS
TD	TIMBER MATCHBOARD FOLD UP DOOR - MURABOND RAW EARTH 25% 1/2 STRENGTH
TFED	TIMBER MATCHBOARD TO FRONT ENTRY DOOR MURABOND RAW EARTH 25% 1/2 STRENGTH
TW	TIMBER WINDOWS - MURABOND RAW EARTH 25% 1/2 STRENGTH
PF	75 X 8 VERTICAL PLATE @ 100 CTRS TO 1200 H POOL FENCE
LOH	CANTERLEVERED LEDGE 350MM OVERHANG VERANDAH TO MATCH AND ALIGN WITH BAY WINDOW (RENDERED FINISH)
RWT2	POLY "THINTANK" 2.1M X 0.5W X 2.8L RAINWATER TANK

4/02/2020 - COLOUR SCHEME AMENDED
31/01/2020 - FRONT FENCE AMENDED

PROJECT:
PROPOSED RESIDENCE

CLIENT:
MR&MRS F & A D'APOLLONIO

JOB LOCATION:
68 THIRD AVENUE
ST PETERS SA 5069

FDAP 4/02/2020

PL05/B

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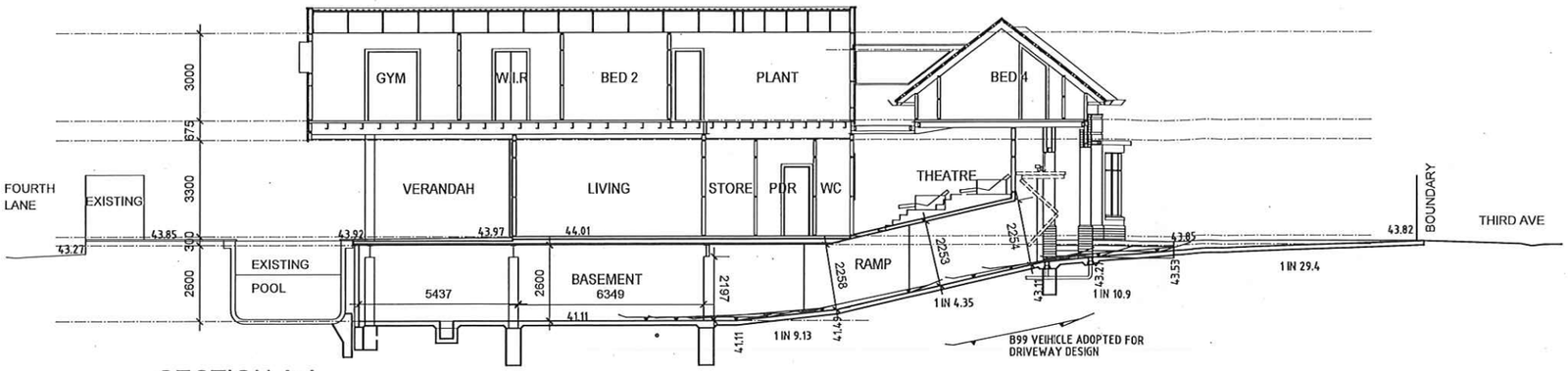
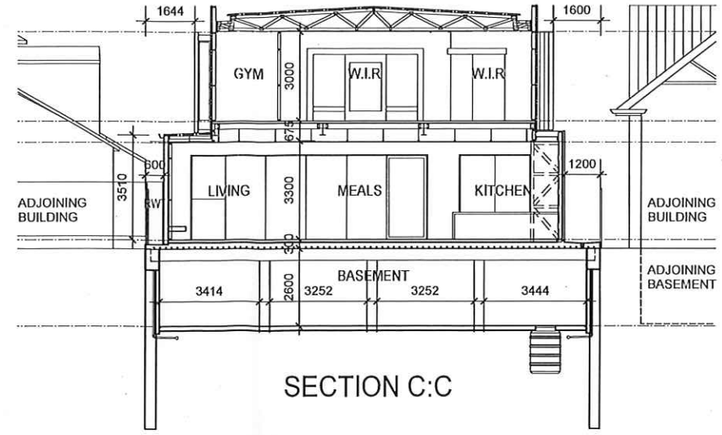
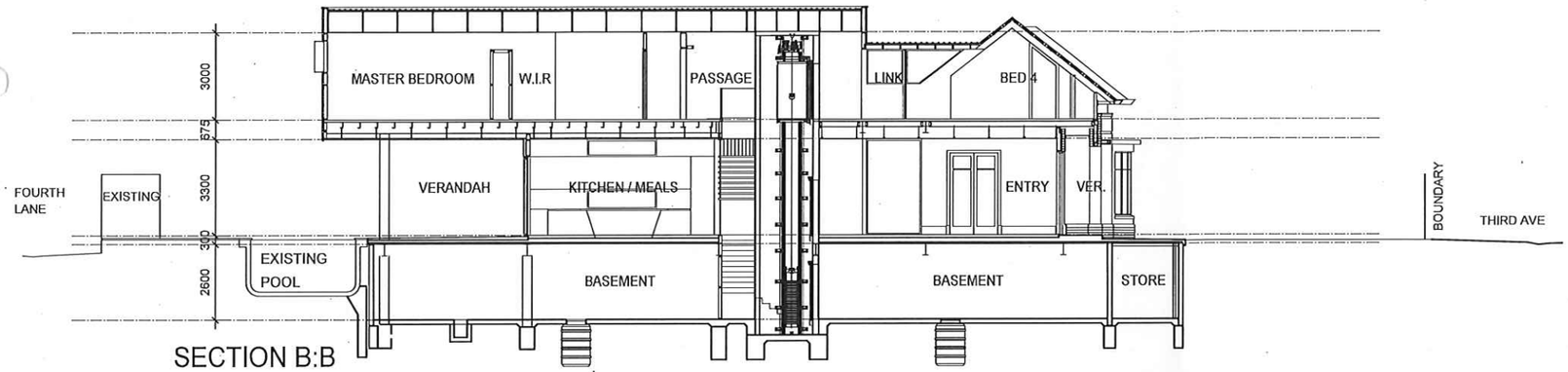
ATTACHMENT B6



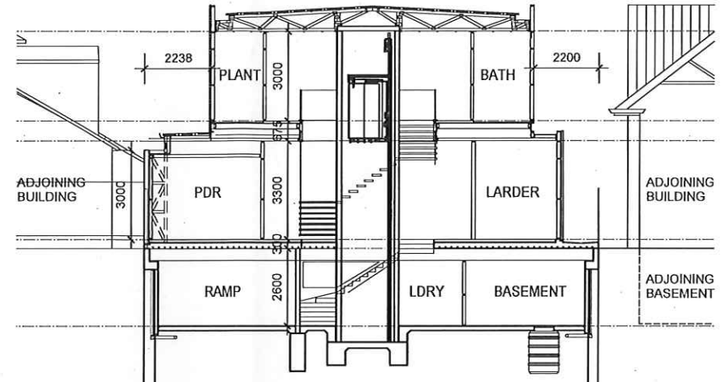
SECTION A:A



SECTION C:C



SECTION B:B



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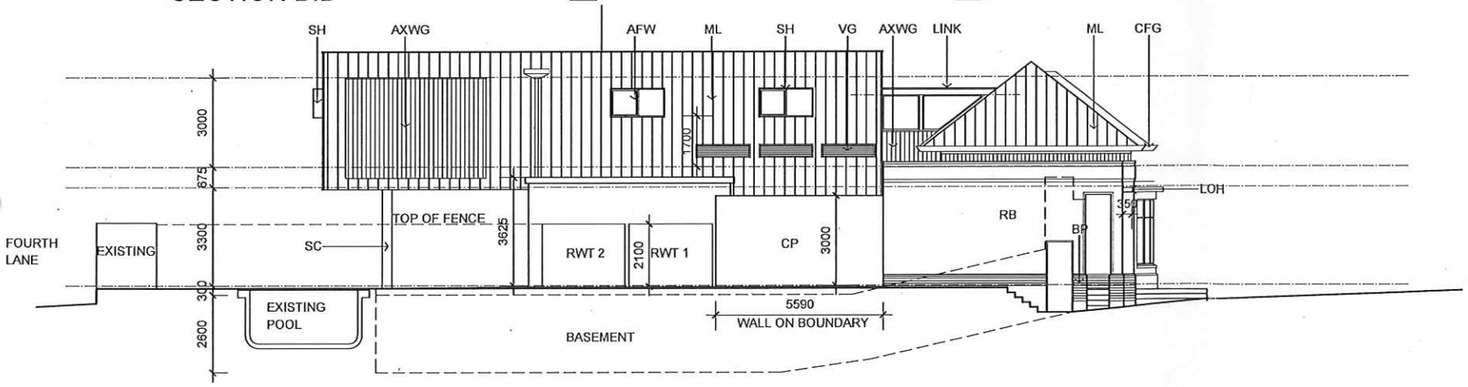
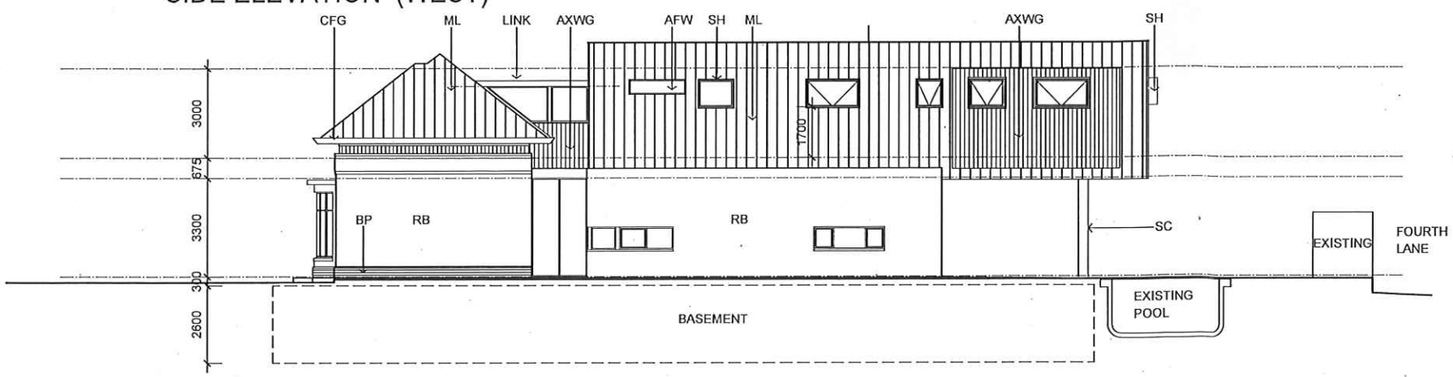


SIDE ELEVATION (WEST)



SIDE ELEVATION (EAST)

CITY OF NORWOOD PAYNEHAM & ST PETERS
DEVELOPMENT ACT 1993
DEVELOPMENT PLAN CONSENT GRANTED

AMENDED

LEGEND

ML	MAXLINE CLADDING - WOODLAND GREY
CFG	CUSTOM FOLDED GUTTER - WOODLAND GREY
SH	SHEETMETAL WINDOW SHADE SURROUND 300 DEEP POWDER COATED IN WOODLAND GREY
AXWG	AXON CLADDING - 133MM SMOOTH - WOODLAND GREY
AXES	AXON CLADDING - 133MM SMOOTH - MURABOND EGGSHELL
SC	STEEL COLUMN 325Ø - MURABOND EGGSHELL
RB	RENDERED BRICKWORK - MURABOND EGGSHELL
AFW	ALUMINIUM FRAME WINDOWS & DOORS - BLACK
VG	PLANT ROOM VENTILATION GRILLS - WOODLAND GREY
BP	BRICK PLINTH - RECYCLED BROWN GLAZED BRICKS AND ROUND HEADER BRICKS
CP	CONCRETE TILT - UP PANEL - PAINTED MURABOND EGGSHELL
LOH	CANTERLEVERED LEDGE 350MM OVERHANG VERANDAH TO MATCH AND ALIGN WITH BAY WINDOW (RENDERED FINISH)
RWT2	POLY "THINTANK" 2.1M X 0.5W X 2.8L RAINWATER TANK

PROJECT:
PROPOSED RESIDENCE
CLIENT:
MR&MRS F & A D'APOLLONIO
JOB LOCATION:
68 THIRD AVENUE
ST PETERS SA 5069

FDAP 4/02/2020

PL06/B

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ATTACHMENT B7


ATTACHMENT B8

City of
Norwood
Payneham
& St Peters

bbarchitects
ARCHITECTURE CONSERVATION URBAN DESIGN

DEVELOPMENT ASSESSMENT REPORT

PROPERTY ADDRESS:	**68 Third Avenue St Peters**
DA NO.:	**155/820/2019**
DATE:	29 January 2020
NAME & CONTACT DETAILS:	ASBD Pty Ltd
PROPOSAL:	New two-level house
HERITAGE STATUS:	**RH(C)Z**
HERITAGE ADVISER:	David Brown, BB Architects
PLANNER:	Adam Bowey

ADVICE SOUGHT

I have met with the owner and designer several times over the last few years. The lodged design is similar to what was most recently discussed.

COMMENTS

The site is located in the Residential Historic Conservation Zone, The Avenues Policy Area.

The existing house on the site is a reworked 1950s house which had an upper level added many years ago. It is proposed to be demolished and replaced by a new large two storey house with large basement level, and under croft parking. The existing front fence pillars and gates are proposed to be retained, along with the swimming pool and service structures in the rear garden. The house to the north is a new building with loosely historic styling. The existing house to the south is a curious two storey structure with a tiled roof, which generally does not contribute to the character of the streetscape.

There has been considerable discussion with the applicant and designer over the last few years regarding what would be considered appropriate on this site. The earlier full two storey options were refined into this design with a single level front portion, with rooms in the roof and a large rear portion. The existing swimming pool in the rear garden prevents rear access, so the design proposes to reuse the existing driveway with a mostly hidden undercroft garage entry.

SETBACKS

The front setback of the proposed house has been revised so that it is now in line with the adjacent houses. On the ground floor level the side setback on the northern side is 1200mm, with the southern side just under 1m for the first portion, then set on the boundary for the services portion of the house. On the upper level the addition is set in approximately 2.2m in from each side, apart from where there are feature protruding elements that reduce this to approximately 1.6m.

FORM

The proposed new house has a typical Villa form for the front portion with a projecting room that has a curved bay window. This is designed in a contemporary manner, though with a garage door under the main roof. The floating rear first floor addition is partially hidden by the hipped roof of the front portion of the proposed house, though will be visible from the oblique views. This rear form has a projecting element on either side to allow for windows that do not overlook the neighbouring properties.

The revised design shows the garage door set behind a pair of masonry pillars, and slightly lower than the floor level of the house and the surrounding ground level to assist with accessing the under-croft area. It appears from the drawings that the driveway level at the garage door is approximately 500mm below ground level. While this is an unusual detail, the retention of the rear swimming pool prevented access from the rear lane, and this single garage door is a better solution than a double width door.

The garage entry part of the design is under the main roof of the house, which is not recommended in the Development Plan. This was discussed with the applicant, but in this case the proportions of the proposed house would have appeared too narrow and out of character with the more generously designed houses in the surrounding area. Given the modifications to the design generally that have been made, the setback of the garage door and the rest of the changes to the proposed house the designer has made, this appears to be a reasonable outcome on balance.

The modified design now incorporates a small curved cantilevered verandah element over the front door. This element picks up on the sunshade over the bay window, though is not overly prominent in the overall front façade design.

The overall height of the proposed new dwelling is lower than the existing house on the site to be demolished, and both the adjacent two houses. The eaves loosely line up with the adjacent new dwelling to the north east.

The front fence structure and gates that are being retained will now have a new infill to replace the brush fencing. This is proposed as cast and wrought iron infill to match the gates.

MATERIALS AND COLOURS

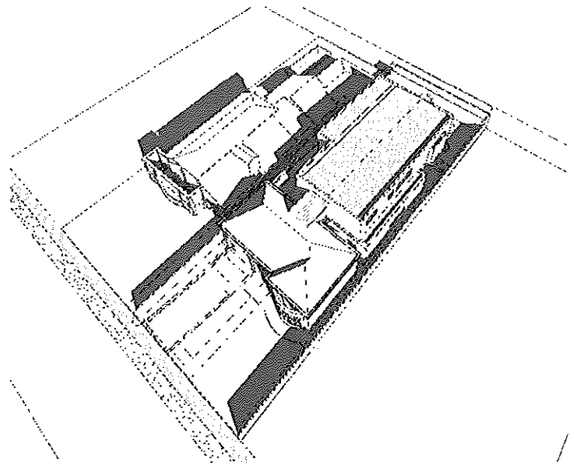
The proposed colour selection is relatively conservative, with Woodland Grey roofing and an off white wall colour. The door and window frames are black, and there is a colour brick plinth course to the walls.

The metal roof and wall cladding are a contemporary standing seam cladding in dark grey. While an unusual choice for the roof of the front part of the house, the contemporary design style will work with this selection, and the houses on either side are not historically significant, hence the immediate context of other corrugated iron roofs is not apparent.

CONCLUSION

The proposed design for the new two-level house generally satisfies the heritage related provisions of the Development Plan. The overall form is similar to other newer houses in the area, the design style is contemporary, with reference to traditional pitched roofed forms, and the simple colour and material palate all assist with it fitting in to the historic context. The only areas of diversion from the recommendations in the Development Plan are the garage door being under the main roof and the undercroft parking. In this case, due to the site restrictions, the designer has developed a proposed new dwelling that will be an acceptable infill dwelling in this location.

ATTACHMENT D1



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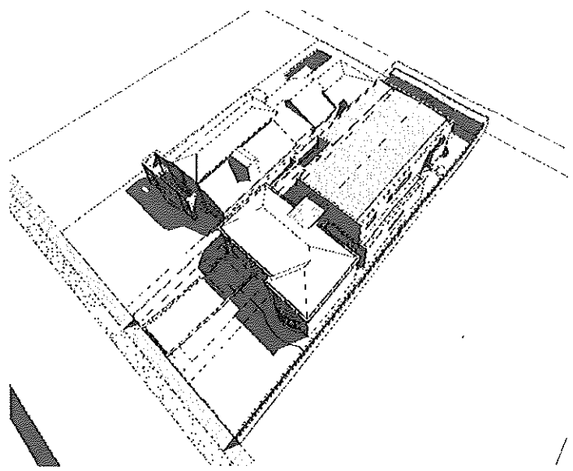

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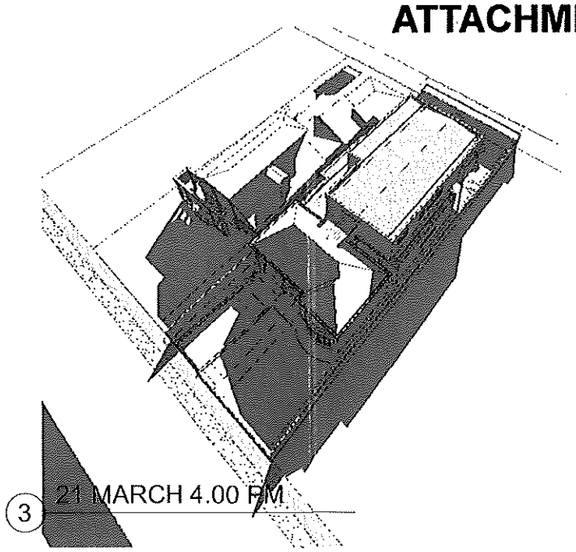

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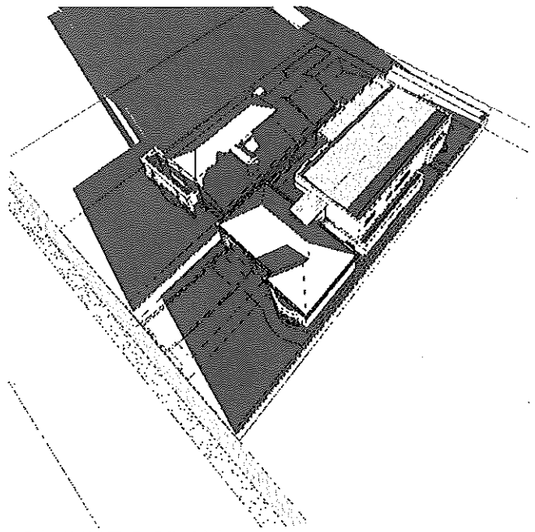

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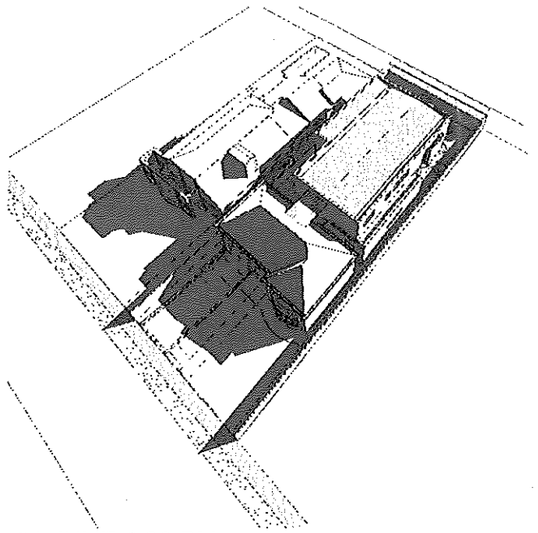

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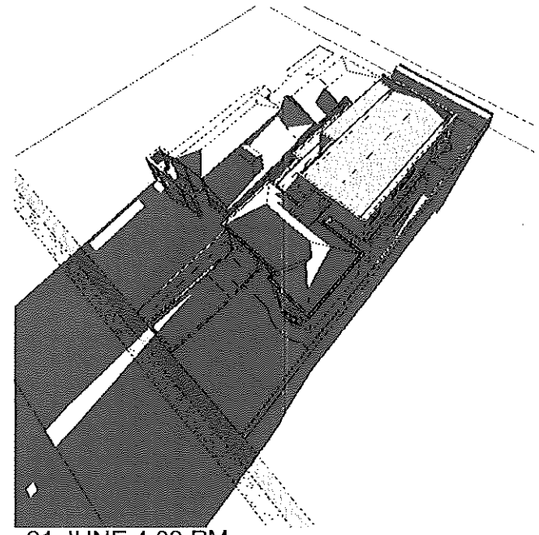

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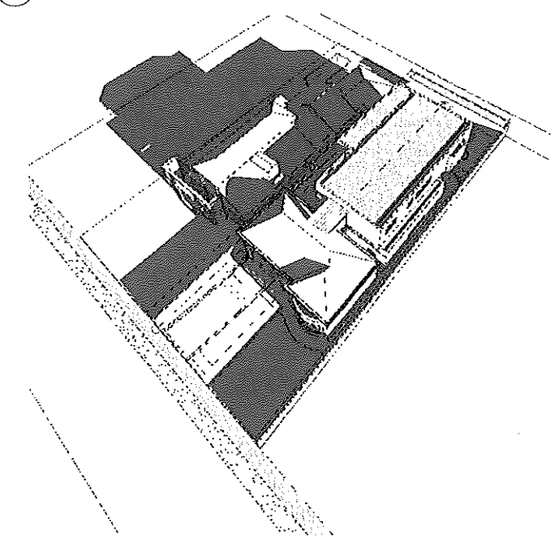

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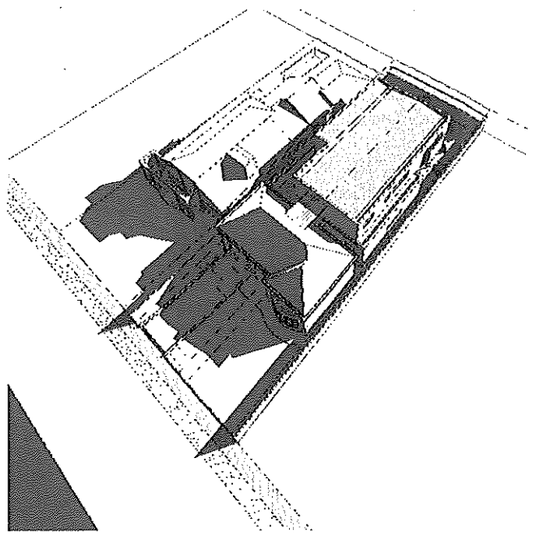

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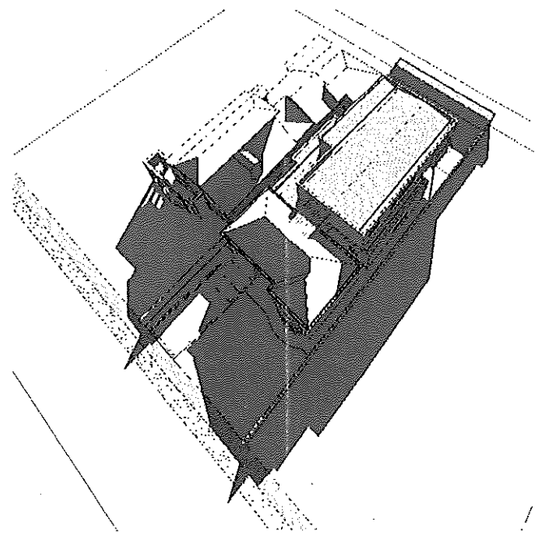


9 21 SEPTEMBER 4.00 PM

1/10/2019
12:48:45 AM

fernando & antonia d'apollonio

68 THIRD AVE ST PETERS

SOLAR STUDY

A101

Project Number

4/11/2016

antonio staiano

proposed residence

ALL LEVELS ARE SHOWN AHD U.N.O

Project number

Date

Scale

Drawn by

po box 1038 north adelaide sa 5006 www.asbd.com.au antonio@asbd.com.au m +61 418 805 602

asbd
design and construct

PLAN OF SURVEY
ALLOTMENT 1 IN F135752
HUNDRED OF ADELAIDE
IN THE AREA NAMED
ST PETERS

CT 5336/905

D698

GI NAIL FOUND IN BITUMEN 1.0m ON PRODUCTION

FACE OF NEW WALL ON BDY

OLD RENDERED WALL

124°32'20"

45.72

0.30

DRILL HOLE FOUND IN PAVERS 1.0m ON PRODUCTION OF BDY

FACE OF NEW WALL ON BDY

DRILL HOLE IN TOP OF KERB 3.3m ON PRODUCTION

FOURTH LANE

33°35'50"

15.24

BATHROOM/ CHANGE ROOM

STORE ROOM

INSIDE EDGE OF PAVERS AROUND SWIMMING POOL

1

697m²

HOUSE (NOT LOCATED)

213°35'50"

15.24

TOP OF STANDUP KERB

THIRD AVENUE

OLD WALL 0.30

0.14

SPIKE IN BITUMEN 1.0m ON PRODUCTION

FACE OF RENDERED WALL

FACE OF RENDERED WALL

45.72

304°32'20"

F131830

PAVERS

DRIVE WAY

STEP IN PLINTH

STEP IN PLINTH

EDGE OF BRICK WALL PLINTH

DRILL HOLE IN TOP OF KERB 3.25m ON PRODUCTION

121.92

124°32'20"

SCALE
metres

0 2 4 6 8 10

NO ATTEMPT WAS MADE AT THE TIME OF SURVEY TO LOCATE ANY UNDERGROUND SERVICES AND BEFORE ANY EXCAVATION WORK IS CARRIED OUT THE RELEVANT AUTHORITIES SHOULD BE CONTACTED.

OLDEN & van SENDEN PTY. LTD.
ACN 008 133 159 ABN 47 008 133 159
LICENSED SURVEYORS
3/42 MT BARKER ROAD
STIRLING. S.A. 5152
PH (08) 83709699
FAX (08) 83709699
EMAIL olvs@bigpond.net.au

11 CHAPEL STREET
STRATHALBYN
SA 5255
PH(08) 85363224
M 0417878671

FILE	4549ld V1
DATE OF SURVEY	05,07/06/2019
SCALE	1:100m on A2

IMPORTANT NOTE
THIS PLAN IS OF AN IDENTIFICATION SURVEY AND AS SUCH IS NOT REGISTERED IN THE LANDS TITLES OFFICE. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THE PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF OLDEN & van SENDEN PTY LTD WHO ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.

HEIGHT DATUM IS APPROXIMATE AHD

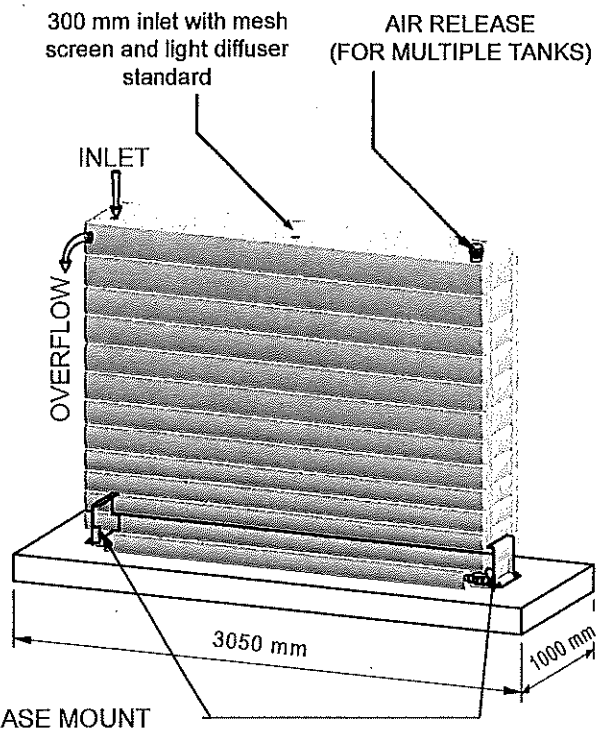
WINCHESTER STREET

ATTACHMENT E

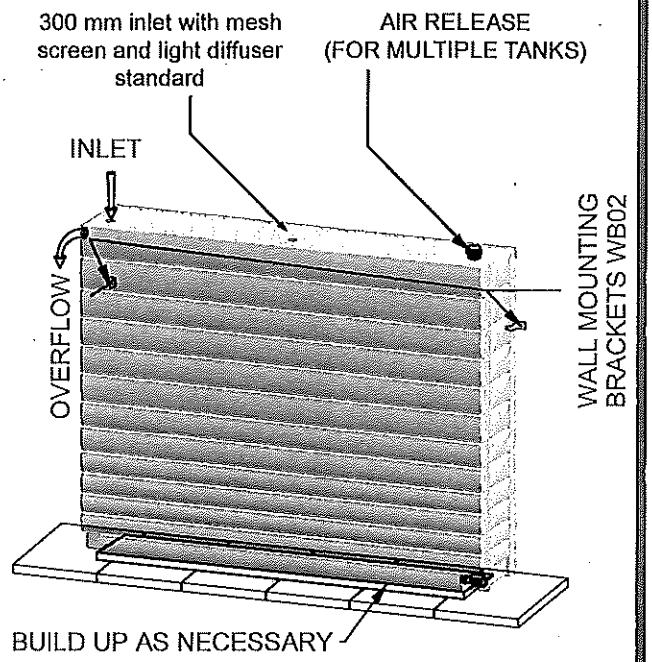
ThinTanks

2000 LITRE (530 GALLONS) INSTALLATION INSTRUCTIONS

FREESTANDING



WALL MOUNTED



THINTANK INSTALLATION.

It is important for tanks to stand on a solid base, that will not settle or move when wet.

The tanks(s) can be laid on sloping ground, along the length of the tank.

Surface must be horizontal across the width of the tank to allow the sides of the tank to be vertical.

2000 Litre Tank - Freestanding

- Form and pour 150mm thick concrete slab, 1000mm wide with 150mm overlap on ends.
- Use F82 fabric placed centrally 75mm above prepared surface.
- Use a carpenter's level to make sure the concrete surface is level across the width.
- Secure tank to the concrete using brackets BS201 - one each end.
- With multiple tanks use bracket BSD201 between tanks.

2000 Litre Tank - Wall Mounted

- On an existing pavement, sloping away from a fence or wall, the surface must be built up to ensure the tank face is vertical and the back of the tank is flush against the fence or wall. See diagram.
- Position first tank on the prepared base and fix to fence, or wall, using bracket WB02 each end.
- Place brackets approximately 1400mm above base.
- Brackets are required to ensure tank(s) cannot be accidentally pulled over by human effort.

WARRANTY ThinTanks warrants its tanks by a pro rata warranty for 10 years from the original date of purchase. This warranty covers the original purchaser only and is not transferable. ThinTanks will repair or replace, at its discretion the tank affected by a defect caused by the manufacturing process or materials. Fading or colour change, damage caused by accidents or misuse, do-it-yourself repairs or incorrect installation, and any subsequent costs (including freight of replacement tank) are not covered by warranty.

6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT

7. REVIEW OF ASSESSMENT MANAGER DECISIONS

8. ERD COURT APPEALS

9. OTHER BUSINESS
(Of an urgent nature only)

10. CONFIDENTIAL REPORTS

11. CLOSURE