

CAP MEETING – 9 AUGUST 2023**ITEM 8.1**

DEVELOPMENT NO.:	23008954
APPLICANT:	Construction Services Australia
ADDRESS:	6 ONKAPARINGA ST, LOBETHAL SA 5241
NATURE OF DEVELOPMENT:	Single storey detached dwelling
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none">• Township <p>Overlays:</p> <ul style="list-style-type: none">• Hazards (Bushfire - Medium Risk)• Hazards (Flooding - Evidence Required)• Mount Lofty Ranges Water Supply Catchment (Area 2)• Native Vegetation• Prescribed Water Resources Area• Regulated and Significant Tree• Traffic Generating Development <p>Local Variation</p> <ul style="list-style-type: none">• Minimum Site Area (Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm)
LODGEMENT DATE:	5 April 2023
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	2023.5
CATEGORY OF DEVELOPMENT:	Code Assessed – Performance Assessed
NOTIFICATION:	No
RECOMMENDING OFFICER:	Sebastien Paraskevopoulos Statutory Planner
REFERRALS STATUTORY:	N/A
REFERRALS NON-STATUTORY:	<ul style="list-style-type: none">• Council Engineering

CONTENTS:

ATTACHMENT 1: Application Documents

ATTACHMENT 2: Subject Land Map

ATTACHMENT 3: Zoning Map

ATTACHMENT 4: Relevant P & D Code Policies

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DETAILED DESCRIPTION OF PROPOSAL:

The application proposes the construction of a single storey detached dwelling with retaining walls (not exceeding 1m) and associated earthworks. The proposed floor plan features four bedrooms (including a master bedroom with an en-suite), a second bathroom, open plan kitchen and dining area, living room, laundry, al fresco and double car garage under the main roof.

The proposal has a combined internal floor area of 249.50m², which includes the al fresco and garage. This corresponds to a total site coverage of 35.1% (including the roofed area). The proposal features 2.7m ceiling heights, with a maximum building height of 5.27m above the finished floor level (FFL).

The proposal is located centrally within the property, although closer to the front boundary than the rear. To achieve a level site area, excavation up to 1m is anticipated to the east of the building envelope, with fill below 0.9m anticipated to the western side. Batters and a retaining wall on the south boundary (maximum height of 0.9m) will be utilised to support the earthworks.

The proposal has a similar orientation as the neighbouring dwellings to the east of Onkaparinga Street, albeit at a moderate angle with the front boundary due to its alignment with the southside boundary. It has a 5.50m setback from the west front boundary, 10.54m setback from the east rear boundary, and 1.00m and 1.78m setbacks from the south side and north side boundaries respectively.

The walls of the proposed dwelling will be finished using PGH bricks in their 'Oyster' colour, and the piers at the front of the building will be rendered in Colorbond 'Gully'. Corrugated iron in Colorbond 'Monument' is detailed for the roof.

BACKGROUND:

The subject allotment was owned by the SA Housing Trust prior to its sale to the current landowners last year. There is no record of any previous development applications while in state ownership, including that of the recently demolished 1960's-era dwelling.

The landowners currently also have an application for a shed to the rear of the dwelling lodged, although it is on hold as of the writing of this report.

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
TBD	23007983	Outbuilding

SUBJECT LAND & LOCALITY:

Location reference: 6 Onkaparinga Street, Lobethal SA 5241

Title ref.: 5611/902 **Plan Parcel:** DAP prefill **Council:** delete this

Site Description:

The subject land has four boundaries, with a primary street frontage to Onkaparinga Street. It has a total site area of 775m², and a frontage width of 14.48m, which extends to the rear to a maximum depth of 45.77m. The allotment frontage and coverage are of a similar size as other residential allotments in the locality. The site is currently vacant, following the demolition of the previous dwelling on site.

The land is evenly sloping, ascending west to east from the front of the allotment to the rear, at a gradient of approximately 1:13.6.

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There are no trees or other vegetation on site.

The land is connected to SA Water and Sewer Mains.

Locality:

The property and its residential neighbours are situated either side of Onkaparinga Street, within the Township Zone of the Planning and Design Code. The subject land abuts a zone boundary, and to its south is the Lobethal Recreation Ground Sports Club, which is located in the Productive Rural Landscape Zone.

Residential allotments in the locality are of a moderate size, typically ranging from 600-1000 m² in total area. Dwellings are highly visible from the roadside as most dwellings have a 5m-10m front boundary setback, and limited dense, mature vegetation in the road reserve or in private front gardens. Directly neighbouring the north side of the subject land is an existing single storey detached dwelling, at 8 Onkaparinga Street. To the south side is the Lobethal Recreation Ground, which accommodates sporting and recreational activities on a 12.8ha allotment.

There are no Local or State Heritage listed places in direct proximity of the subject land or the greater locale.

The subject land is identified on **Attachment 2 – Subject Land/Representation Map**. The zoning is shown on the map in **Attachment 3 – Zoning Map**.

CONSENT TYPE REQUIRED:

- Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Detached dwelling: Code Assessed – Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Detached dwelling: Code Assessed – Performance Assessed
- **REASON**
The Planning and Design Code provides no 'Accepted' or 'Deemed to Satisfy' pathway for the above element – nor is it categorised as 'Restricted' under Table 4 of the zone. Therefore, as per sections 105 (b) and 107 of the Planning Development & Infrastructure Act 2016, the development is categorised as Code Assessed – Performance Assessed.

PUBLIC NOTIFICATION

- **REASON**
The proposal is excluded from public notification, as dwellings are listed in Table 5 – 2 (g) of the Township Zone. Neither of the exceptions under Column B, relating to the height and number of dwellings, are applicable.

One of the landowners of the subject land is a Council staff member. In accordance with Council Delegation Instrument D, the Assessment Manager has determined that delegation to the Council Assessment Panel be exercised.

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AGENCY REFERRALS

Not Applicable

INTERNAL REFERRALS

- Council Engineering

The application was also referred to Council Engineering, who provided comment on the proposal regarding the requirements for a stormwater management plan and calculations to be provided. These details were later provided, and upon their review, no objections were had.

PLANNING ASSESSMENT

Desired outcomes

Desired outcomes are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or assist in assessing the merits of the development against the applicable performance outcomes collectively.

Performance outcomes

Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

Designated performance features

In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a designated performance feature or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in **Attachment 4 – Relevant P&D Code Policies**.

Township Zone

Desired Outcomes	
DO 1	A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities.
DO 2	Development contributes to and enhances streetscapes and the settlement patterns comprising the township.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO 1.1 & DPF 1.1, PO 2.1 & DPF 2.2, PO 2.2 & DPF 2.2, PO 2.3 & DPF 2.3, PO 2.4 & DPF 2.4, PO 2.5 & DPF 2.5, PO 2.6 & DPF 2.6, PO 2.7 & DPF 2.7, PO 3.1 & DPF 3.1, PO 5.1 & DPF 5.1	

The private residential use of the building as a dwelling directly satisfies DPF 1.1, while aligning with DO 1 of the Zone itself.

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The proposed dwelling is of a dimension and a design which is complementary of the existing built form and overall streetscape of the locality. It has a limited site coverage of 35.1%, which, in combination with the single storey profile of the building, is considered to satisfy PO 2.1. The height of the building also directly satisfies DPF 2.2.

Like the preceding dwelling on the land, the proposal is at a moderate angle with the front street boundary owing to its alignment with the southside boundary. This results in a minimum primary street setback of 5.5m, and a maximum setback of 10.5m. While this is the case, the angle is not at such a significant degree to prevent the dwelling from adequately presenting its frontage to the street view, and its setback will not prejudice the existing streetscape character, which satisfies the intended outcome of PO 2.3.

The 10.5m rear boundary setback of the proposal directly meets DPF 2.5, while the minimum 1m side boundary setbacks also meet DPF 2.6.

Overlays

The Planning and Design Code does not draw upon any assessment provisions for a detached dwelling from the following Overlays: *Prescribed Water Resources Area* and *Regulated and Significant Trees*. As such, they are not included among the overlays below.

Hazards (Bushfire - Medium Risk)

Desired Outcomes	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 1.1; PO 2.1; PO 3.1; PO 3.2 & DPF 3.2; PO 3.3; PO 5.2 & DPF 5.2; PO 5.3;	

The proposed dwelling is located well within 60m of the roadside, allowing CFS vehicle access from the street and negating the requirement to accommodate on-site fire-fighting vehicle manoeuvring. There is clear pedestrian access to the rear of the proposed dwelling, along with a 5,000L water tank available as an on-site fire-fighting provision. The topography of the land is only moderately sloping, while the design of the building would not be prone to trapping flammable debris. The proposal is not deemed at variance with any relevant provisions of the Code for bushfire hazard.

Hazards (Flooding - Evidence Required)

Desired Outcomes	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 1.1 & DPF 1.1	

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There is no flood mapping on or in proximity of the subject land, nor the greater locality.

Mount Lofty Ranges Water Supply Catchment (Area 2)

Desired Outcomes	
DO 1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 1.1; PO 2.1 & DPF 2.1; PO 2.4 & DPF 2.4; PO 2.5 & DPF 2.5; PO 3.1; PO 3.2; PO 3.3; PO 3.9 & DPF 3.9; PO 4.1	

Council Engineering has determined that the property has the ability to manage stormwater runoff created by the proposed dwelling and there are no concerns regarding wastewater management or harmful impacts on water quality in association with the residential use. Although the proposed earthworks exceed 750mm in height (at variance with DPF 3.9), these will not be left unmanaged. A retaining wall and appropriately treated batters (see recommended condition 6) will mitigate detrimental impacts on storm water quality.

Native Vegetation

Desired Outcomes	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystems services, carbon storage and amenity values.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 1.1 & DPF 1.1; PO 1.2; PO 1.4	

The entirety of the subject land is absent of native vegetation and the applicant has submitted a Native Vegetation Declaration, which complies with DTS/DPF1.1.

Traffic Generating Development Overlay

Desired Outcomes	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 1.1 & DPF 1.1; PO 1.2 & DPF 1.2; PO 1.3 & DPF 1.3	

The subject land does not abut or gain access from any State Maintained Road. As such the proposal is not at variance with any of the applied polices of this Overlay.

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General Development Policies

Clearance from Overhead Powerlines

Desired Outcomes	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 1.1 & DPF 1.1	

A declaration was made by the applicant upon submission of the application that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. On this basis the proposal is in accordance with the above provisions.

Design

Desired Outcomes	
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 immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 6.1 & DPF 6.1; PO 8.1 & DPF 8.1; PO 8.2 & DPF 8.2; PO 8.3; PO 8.4; PO 8.5; PO 10.1 & DPF 10.1; PO 10.2 & DPF 10.2; PO 11.1 & DPF 11.1; PO 11.2 & DPF 11.2; PO 12.1; PO 14.1 & PO 14.1; PO 15.1; PO 17.1 & DPF 17.1; PO 19.1 & DPF 19.1; PO 19.1 & DPF 19.1; PO 19.2 & DPF 19.2; PO 19.3 & DPF 19.3; PO 19.4 & DPF 19.4; PO 19.5 & DPF 19.5; PO 19.6 & DPF 19.6; PO 20.1; PO 21.1 & DPF 21.1; PO 22.2; PO 23.3; PO 22.4 & DPF 22.4; PO 24.4 & DPF 24.4	

With regard to PO/DPF 6.1, the locality is sewered, which includes the subject land. As such, parking upon existing or future effluent dispersal areas could not occur.

The extent of filling or excavation does not exceed 1m in height, which aligns with DPF 8.1. The driveway which provides vehicle access to the dwelling will be constructed of an all-weather trafficable surface at a maximum gradient of 23%, which directly satisfies DPF 8.2.

The proposal is of a single storey profile and as such, overlooking from upper-level windows is not a consideration. There is no deck or similar element included with the proposal.

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Although the frontage of the dwelling would be at a moderate angle with the front boundary, the front door and two windows would be clearly legible from the street vantage, which would meet DPF 11.1 and 11.2. The garage under the main roof also meets all the criteria (regarding siting, setback, and width) prescribed by DPF 14.1.

The proposal is located centrally within the site with a front boundary setback that is consistent with the existing streetscape. It does not infringe upon any of the rear or side boundary setback minimums directed by the Township Zone and would be constructed with appropriate materials finished in well-fitting colours within the streetscape context. The proposal would meet 'amenity' PO 22.2.

Finally, there is adequate private open space to the side and rear of the proposed dwelling, along with soft landscaping, car parking and access, and waste storage, ensuring the remaining relevant assessment criteria of the Design general development provisions are met.

Infrastructure and Renewable Energy Facilities

Desired Outcomes	
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 Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 11.1 & DPF 11.1; PO 12.1 & DPF 12.1; PO 12.2 & DPF 12.2	

Council mapping indicates that there is an existing SA Water meter on site, along with SA water sewer infrastructure available. No on-site waste control system will be located on the subject land.

Interface between Land Uses

Desired Outcomes	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 3.1 & DPF 3.1; PO 3.2 & DPF 3.2; PO 3.3	

As the proposed dwelling is of a single storey height with even cut and fill of the land, there would be no risk of the type of overshadowing which would be significantly detrimental to any neighbouring occupants.

Site Contamination

Desired Outcomes	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 1.1 & DPF 1.1	

While the subject land is currently vacant, it very recently contained a detached dwelling which was inhabited for a number of decades.

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Transport, Access and Parking

Desired Outcomes	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 5.1 & DPF 5.1; PO 10.1	

The proposal includes off-street undercover parking for at least two vehicles, along with space for at least one additional vehicle outside cover.

CONCLUSION

The proposal is for a single storey detached dwelling with associated earthworks and retaining walls at 6 Onkaparinga Street, Lobethal. The subject land is located in the Township Zone, among existing residential land uses.

The proposal is considered a good example of dwelling development in the Township Zone, meeting its obligations in relation to boundary setbacks, building height, design (colour/materials selection), and overall character within the context of the locality.

Similarly, the proposal satisfies the other applicable provisions of the relevant overlays and general development policies of the Planning & Design Code, with no major departures of note.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
- 2) Development Application Number 23008954 by Construction Services Australia for a single storey detached dwelling at 6 Onkaparinga Street, Lobethal is granted Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.
- 2) The external finishes to the dwelling herein approved shall be as follows:
WALLS: PGH bricks in 'Oyster' with render in Colorbond 'Gully' or similar
ROOF: Colorbond 'Monument' or similar

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- 3) The driveway cross-over shall be a maximum of 4m wide, and shall be constructed in accordance with Council Standard SD13. Joins between new concrete works and bitumen are to be crack sealed to avoid seepage.
- 4) The existing driveway cross-over shall be closed and reinstated in accordance with Council Standard Detail Drawing SD01 within three (3) months of the completion of building work.
- 5) Prior to commencement of work, straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during construction.
- 6) All exposed excavations and fill as shown on the siteworks and drainage plan shall be:
 - rounded off and battered to match and blend with the natural contours of the land;
 - covered with approximately 100mm of topsoil; and
 - seeded to avoid erosion and visual concerns.

All works must be completed prior to occupation of the approved development to the reasonable satisfaction of Council.

- 7) All roof runoff generated by the development hereby approved shall be directed to a rainwater tank with overflow to the street (via a pump if necessary) or a Council drainage easement to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard surface runoff shall be managed to prevent trespass onto adjoining properties and into the effluent disposal area where an on-site waste control system exists.
- 8) A supply of water independent of reticulated mains supply shall be available at all times for fire-fighting purposes:
 - a minimum supply of 2,000 (two thousand) litres of water shall be available for fire-fighting purposes at all times; and
 - the water supply shall be located such that it provides the required water; and
 - the water supply shall be fitted with domestic fittings (standard household taps that enable an occupier to access a supply of water with domestic hoses or buckets for extinguishing minor fires); and
 - the water supply outlet shall be located at least 400mm above ground level for a distance of 200mm either side of the outlet; and
 - a water storage facility connected to mains water shall have an automatic float switch to maintain full capacity; and
 - where the water storage facility is an above-ground water tank, the tank (including any support structure) shall be constructed of non-combustible material.

ADVISORY NOTES

General Notes

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

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- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Planning Notes

- 1) The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.
- 2) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.
- 3) The onus of ensuring that any development is located in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a boundary survey being undertaken by a licensed land surveyor prior to the work commencing and when building work is complete.
- 4) The granting of this consent does not remove the need for the beneficiary of this consent 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.

OFFICER MAKING RECOMMENDATION

Name: Sebastien Paraskevopoulos
Title: Statutory Planner

Certificate of Title

Title Reference	CT 5611/902
Status	CURRENT
Easement	NO
Owner Number	07269221
Address for Notices	6 ONKAPARINGA ST LOBETHAL, SA 5241
Area	780m ² (APPROXIMATE)

Estate Type

FEE SIMPLE

Registered Proprietor

LYALL RUSSELL FULLER
ALIZA JAYNE FULLER
OF 6 ONKAPARINGA STREET LOBETHAL SA 5241
AS JOINT TENANTS

Description of Land

ALLOTMENT 11 DEPOSITED PLAN 7187
IN THE AREA NAMED LOBETHAL
HUNDRED OF ONKAPARINGA

Last Sale Details

Dealing Reference	TRANSFER (T) 13892650
Dealing Date	07/10/2022
Sale Price	\$245,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13892651	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
5671510004	CURRENT	6 ONKAPARINGA STREET, LOBETHAL, SA 5241

Notations

Dealings Affecting Title

NIL

Notations on Plan

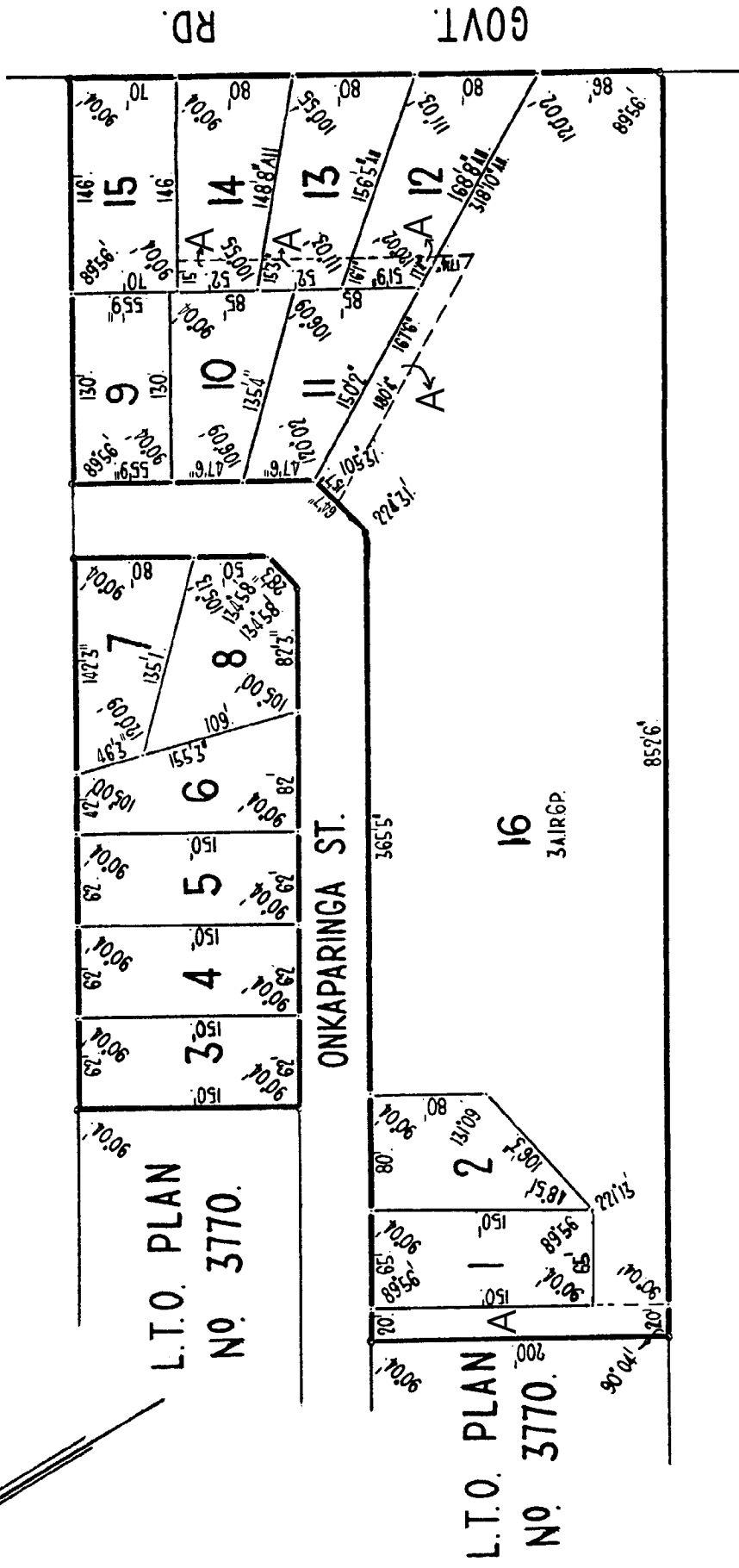
NIL

Registrar-General's Notes

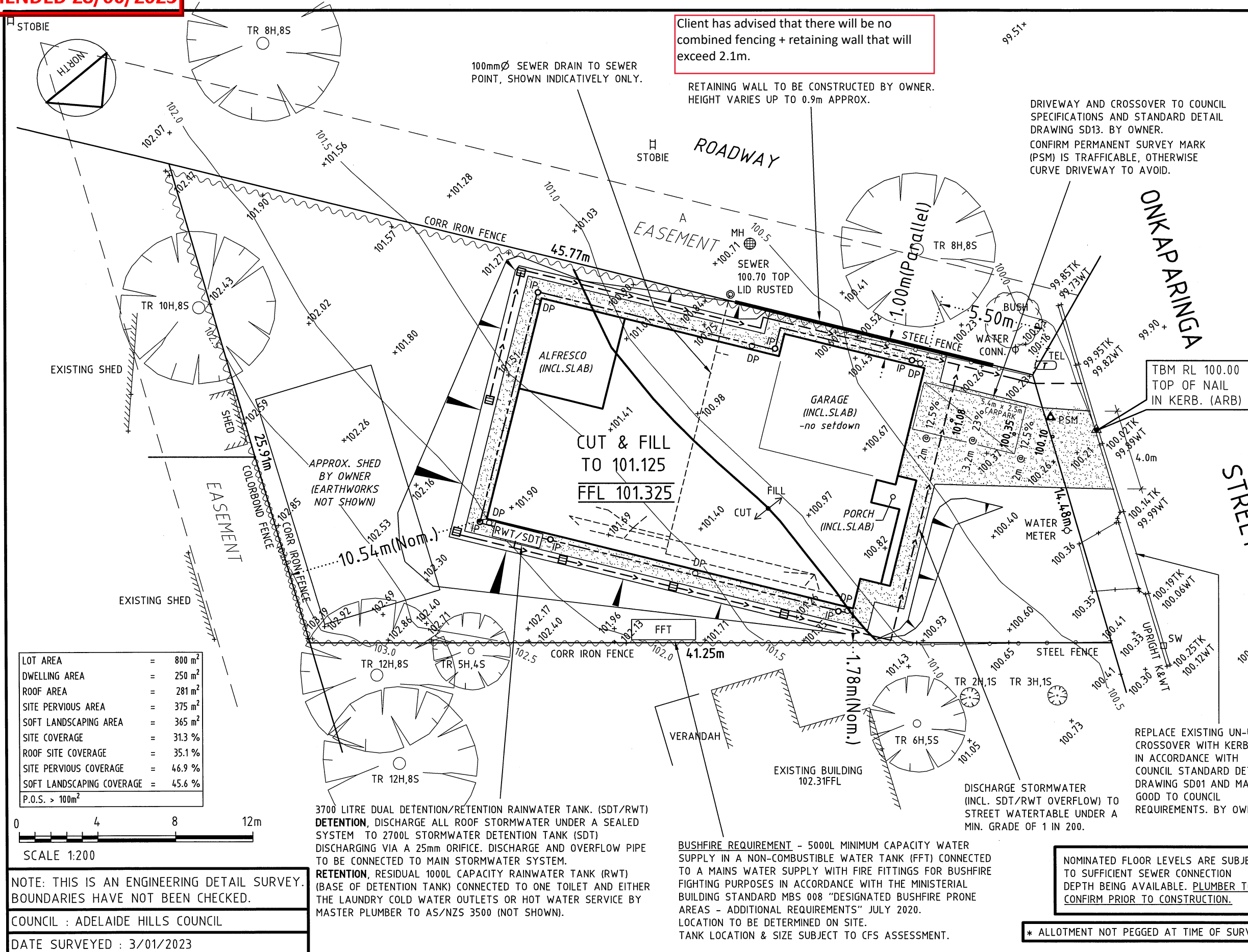
NIL

Administrative Interests

NIL



FOR METRIC CONVERSION
 1 FOOT = 0.3048 METRES
 1 INCH = 0.0254 METRES
 1 ACRE = 0.404686 HECTARES
 1 ROOD = 1011.7 m²
 1 PERCH = 25.29 m²



Client has advised that there will be no combined fencing + retaining wall that will exceed 2.1m.

RETAINING WALL TO BE CONSTRUCTED BY OWNER. HEIGHT VARIES UP TO 0.9m APPROX.

DRIVEWAY AND CROSSOVER TO COUNCIL SPECIFICATIONS AND STANDARD DETAIL DRAWING SD13. BY OWNER. CONFIRM PERMANENT SURVEY MARK (PSM) IS TRAFFICABLE, OTHERWISE CURVE DRIVEWAY TO AVOID.

I/WE CERTIFY THAT I/WE HAVE REVIEWED AND UNDERSTOOD THESE PLANS AND AGREE THAT ANY AMENDMENTS TO SAID PLANS MAY INCUR AN ADMINISTRATION FEE. DATE

SIGNED

SIGNED

GENERAL NOTES

- SETOUT DIMENSIONS PROVIDED BY BUILDER. **PRIOR TO ANY SITE WORKS COMMENCING**, WHERE BOUNDARY PEGS DO NOT EXIST ON THE SUBJECT LAND, A BOUNDARY IDENTIFICATION SURVEY IS REQUIRED. ALL DETAIL ON ENGINEERING SURVEY INCLUDING ANY TREE AND BOUNDARY DIMENSIONS SHALL BE CONFIRMED ON SITE. CERTIFICATE OF TITLE IS TO BE REFERENCED FOR EASEMENT DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DEPTHING OF ALL SERVICES.
- ANY NECESSARY OR NOMINATED SPOONDRAINS, SUMPS, GRATED INLETS, GRATED BOX DRAINS, AGRICULTURAL DRAINS AND FINISHED SURFACE FALLS ARE TO BE PROVIDED BY THE **OWNER** TO ENSURE **ALL SURFACE WATER** IS COLLECTED AND DISCHARGED DIRECTLY TO THE STREET. U.N.O. WHERE SURFACE WATER CAN NOT BE DISCHARGED TO THE STREET OR A REAR OF ALLOTMENT STORMWATER CONNECTION POINT UNDER A GRADE, AN APPROPRIATE SUMP PUMP IS TO BE USED. (NOT SHOWN) SPOON DRAINS ARE TO BE PRECAST OR FORMED CONCRETE SET A MINIMUM 20mm DOWN BELOW ADJACENT PAVING LEVEL WITH THE INVERT OF THE DRAIN AT A MINIMUM GRADE OF 1:100.
- ROOF STORMWATER** DRAIN PIPES ARE TO BE PROVIDED BY THE **OWNER**. UNLESS NOTED OTHERWISE, PIPES ARE TO BE 90mm PVC WITH GLUED JOINTS LAID ON A MIN. GRADE OF 1:100 WITH SLIDING (UNGLUED) CONNECTION AT BASE OF DOWNPIPE. IN SEALED SYSTEMS PROVIDE PROPRIETARY FLEXIBLE CONNECTION AT BASE OF DOWNPIPE.
- BATTERS SHOWN ARE INDICATIVE ONLY AND MAY CHANGE DUE TO LOCAL VARIATIONS IN SITE LEVELS & SOIL CONDITIONS. SIGNIFICANT RETAINING WALLS HAVE BEEN SHOWN, HOWEVER FURTHER RETAINING WALLS MAY BE REQUIRED DEPENDING ON FINAL BATTER SLOPES AND LANDSCAPING REQUIREMENTS. ALL RETAINING WALLS ARE TO BE PROVIDED BY THE **OWNER**.
- PERIMETER PAVING IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE CONSTRUCTION FOOTING REPORT IS TO BE PROVIDED BY THE **OWNER**.
- SURPLUS SOIL REMOVED BY **BUILDER** U.N.O.

LEGEND

- ===== GRATED BOX DRAIN
- >----- GRATED STORMWATER PIPE
- SEEALED STORMWATER PIPE
- SEWER DRAIN
- DP DOWN PIPE
- ⊕ DPS DOWN PIPE & SPREADER
- IP INSPECTION POINT
- ⊢ G GATE VALVE
- ⊙ 90° GRATED INLET
- ⊞ 300 SQ. GRATED INLET
- 100.15 DESIGN LEVEL
- PERIMETER PAVING MIN. 1000mm WIDE.
- TOP
- BOTTOM
- ▲ SLOPING BATTERS AT 2H:1V U.N.O (REFER ALSO NOTE 4)

LOT AREA	=	800 m ²
DWELLING AREA	=	250 m ²
ROOF AREA	=	281 m ²
SITE PERVIOUS AREA	=	375 m ²
SITE LANDSCAPING AREA	=	365 m ²
SITE COVERAGE	=	31.3 %
ROOF SITE COVERAGE	=	35.1 %
SITE PERVIOUS COVERAGE	=	46.9 %
SOFT LANDSCAPING COVERAGE	=	45.6 %
P.O.S. > 100m ²		



NOTE: THIS IS AN ENGINEERING DETAIL SURVEY. BOUNDARIES HAVE NOT BEEN CHECKED.

COUNCIL : ADELAIDE HILLS COUNCIL

DATE SURVEYED : 3/01/2023

3700 LITRE DUAL DETENTION/RETENTION RAINWATER TANK. (SDT/RWT) **DETENTION**, DISCHARGE ALL ROOF STORMWATER UNDER A SEALED SYSTEM TO 2700L STORMWATER DETENTION TANK (SDT) DISCHARGING VIA A 25mm ORIFICE. DISCHARGE AND OVERFLOW PIPE TO BE CONNECTED TO MAIN STORMWATER SYSTEM. **RETENTION**, RESIDUAL 1000L CAPACITY RAINWATER TANK (RWT) (BASE OF DETENTION TANK) CONNECTED TO ONE TOILET AND EITHER THE LAUNDRY COLD WATER OUTLETS OR HOT WATER SERVICE BY MASTER PLUMBER TO AS/NZS 3500 (NOT SHOWN).

BUSHFIRE REQUIREMENT - 5000L MINIMUM CAPACITY WATER SUPPLY IN A NON-COMBUSTIBLE WATER TANK (FFT) CONNECTED TO A MAINS WATER SUPPLY WITH FIRE FITTINGS FOR BUSHFIRE FIGHTING PURPOSES IN ACCORDANCE WITH THE MINISTERIAL BUILDING STANDARD MBS 008 "DESIGNATED BUSHFIRE PRONE AREAS - ADDITIONAL REQUIREMENTS" JULY 2020. LOCATION TO BE DETERMINED ON SITE. TANK LOCATION & SIZE SUBJECT TO CFS ASSESSMENT.

NOMINATED FLOOR LEVELS ARE SUBJECT TO SUFFICIENT SEWER CONNECTION DEPTH BEING AVAILABLE. **PLUMBER TO CONFIRM PRIOR TO CONSTRUCTION.**

* ALLOTMENT NOT PEGGED AT TIME OF SURVEY

Herriot consulting
civil & structural engineers

1/154 Fullarton Road Rose Park SA 5067
P: 08 8431 4555 E: admin@herriot.com.au W: herriot.com.au

No.	REVISION	BY	DATE
B	DRIVEWAY WIDTH REDUCED TO 4.0m AT FRONT BOUNDARY	JR	JUNE 23
A	CHANGE IN HOUSE POSITION & STORMWATER ALTERED	JR	JUNE 23

SCALE	1:200
DRAWN	JR
DESIGNED	JR
CHECKED	AL

CLIENT: STATESMAN HOMES (FULLER-60943)

SITE: LOT 11 ONKAPARINGA STREET LOBETHAL

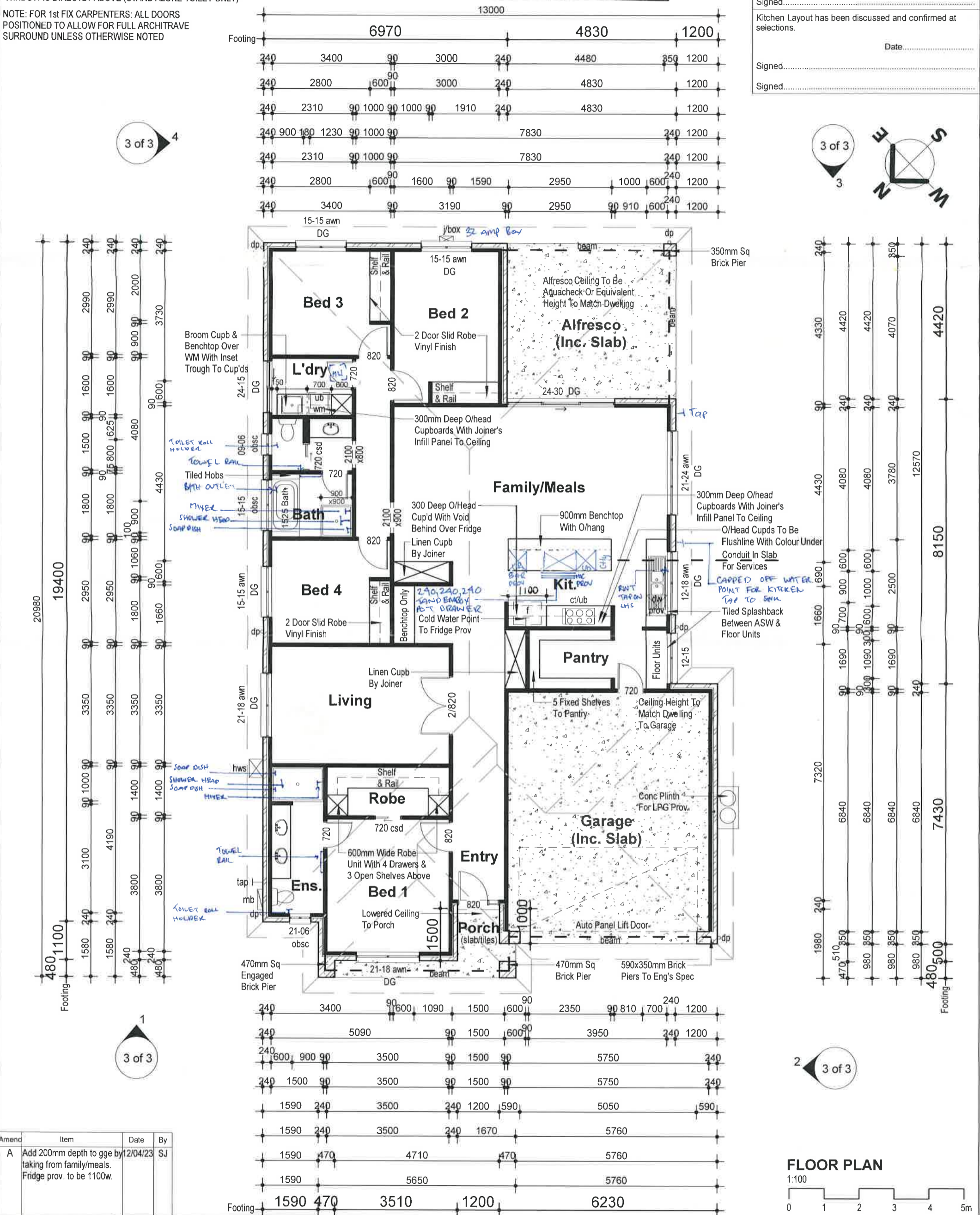
SITWORKS AND DRAINAGE PLAN

DATE OF ISSUE	
MARCH 2023	
SHEET 1 OF 1	A3
FILE No. C2212-032	Rev. B

NOTE: ALL WINDOWS TO BE IN BRICK SIZES EXCLUDING ALL BAY WINDOW CONFIGURATIONS AND UNLESS OTHERWISE NOTED OR DIMENSIONED
 TOILET WINDOW CENTRED TO ROOM WHERE THE WINDOW IS DIRECTLY ABOVE (STAND ALONE TOILET ONLY)
 NOTE: FOR 1st FIX CARPENTERS: ALL DOORS POSITIONED TO ALLOW FOR FULL ARCHITRAVE SURROUND UNLESS OTHERWISE NOTED

BUSHFIRE - BAL 12.5

I/we certify that I/we have reviewed and understood these plans and agree that any amendments to said plans may incur an administration fee.
 Date.....
 Signed.....
 Signed.....
 Kitchen Layout has been discussed and confirmed at selections.
 Date.....
 Signed.....
 Signed.....



Amend	Item	Date	By
A	Add 200mm depth to gge by taking from family/meals. Fridge prov. to be 1100w.	12/04/23	SJ

FLOOR PLAN
 1:100

<p>MASTER BUILDERS, CONTRACTORS, COMMUNITY PLANNERS</p> <p>25 NORTH TERRACE, HACKNEY, SA, 5069</p> <p>PHONE (08) 8366 0000 FAX (08) 8362 7812</p> <p>A.C.N. 007 641 787 B.Lic G8969</p> <p>© COPYRIGHT BUILDING TECHNICAL SERVICES PTY LTD</p>	<p>LIVING 179.75 m²</p> <p>PORCH 4.75 m²</p> <p>GARAGE 43.65 m²</p> <p>ALFRESCO 21.35 m²</p> <p>TOTAL 249.50 m²</p>	<p>MODEL: Seacombe Alfresco Mod (Double Garage)</p> <p>CLIENT: A. & L. FULLER</p> <p>Lot 11 Onkaparinga Street, LOBETHAL</p>
	<p>BRICK: Standard DRAWN: SJ</p> <p>SALES'M: DC DATE: 13/12/22</p> <p>SCALE: 1:100 CHECKED:</p>	<p>FILE REF No. 2864</p> <p>JOB No. 60943</p>



RECEIVED 17/05/2023

**COLORBOND ROOF ON 22.5° PITCH
450 EAVES**

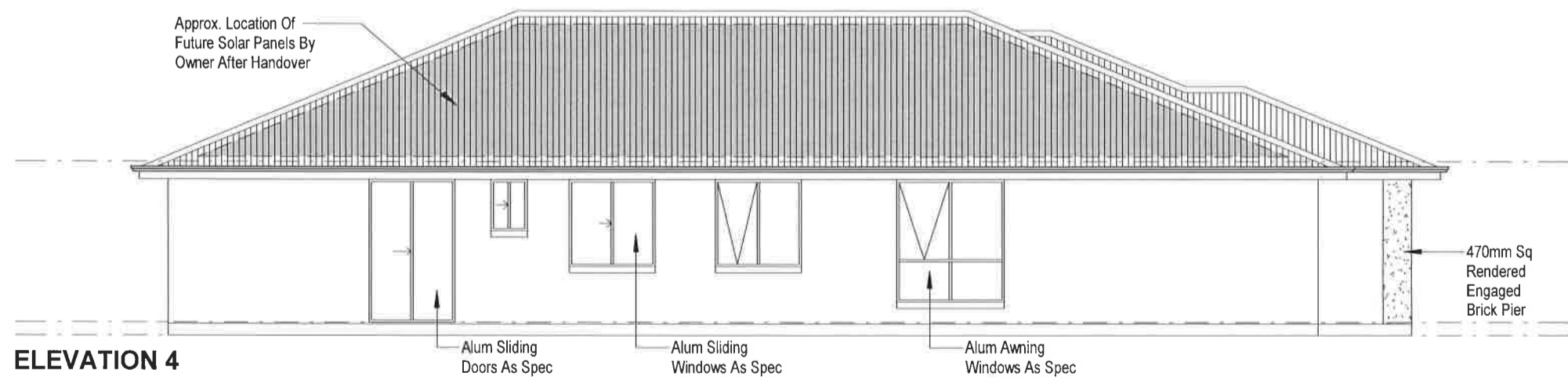
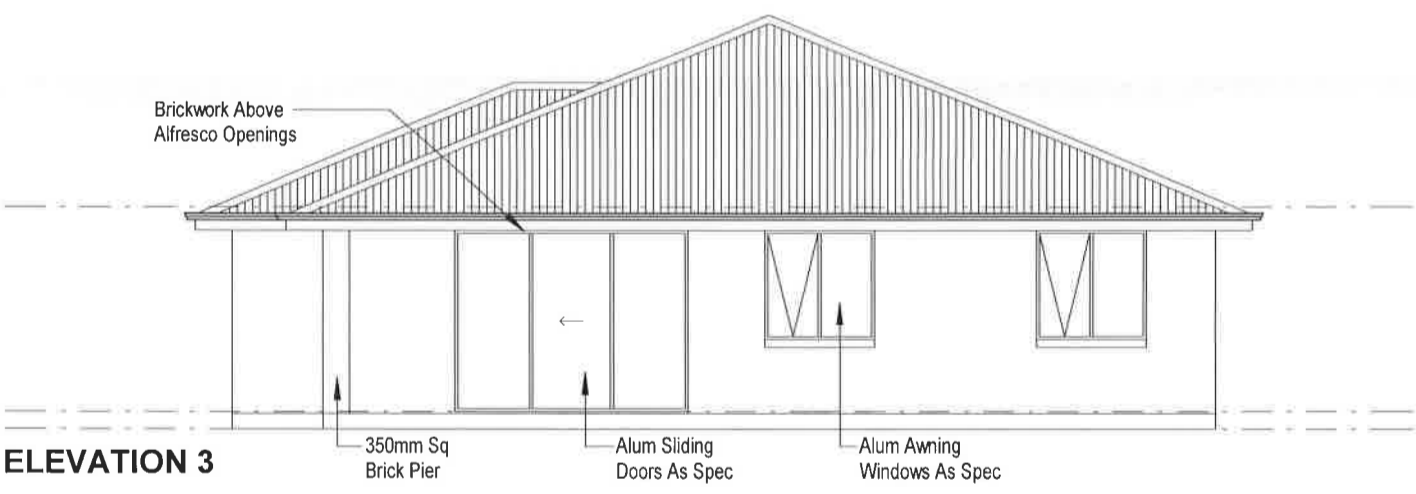
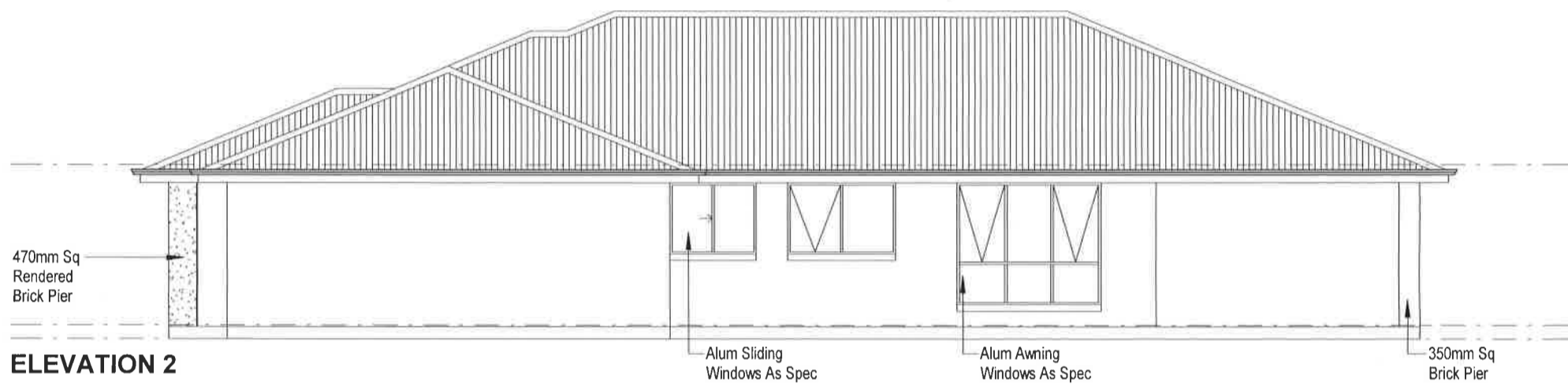
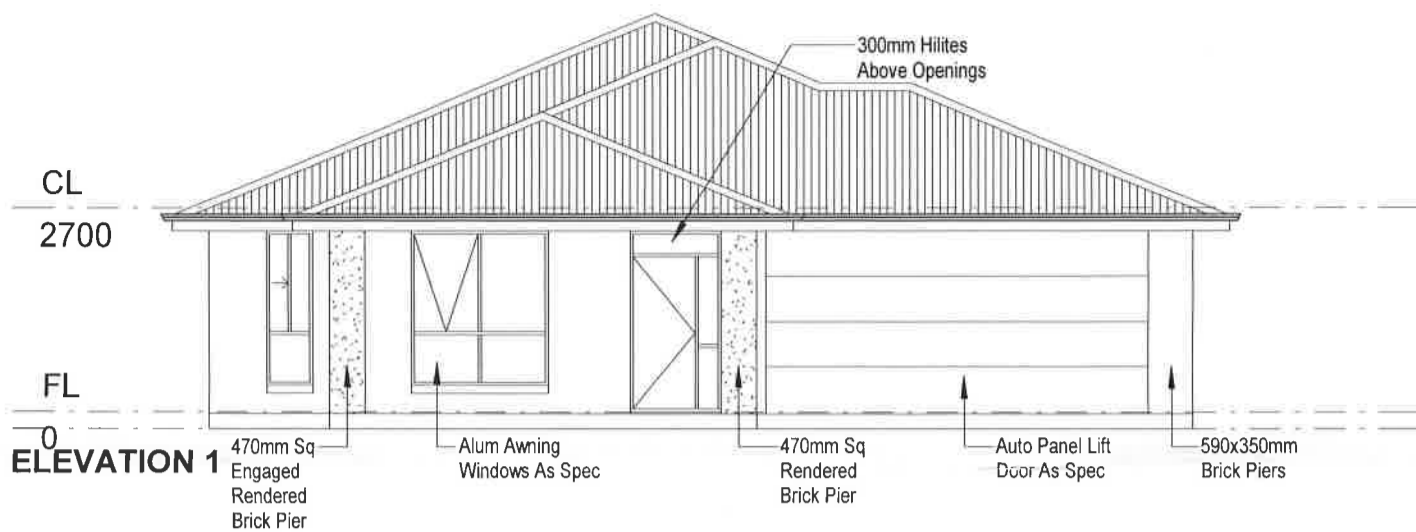
BUSHFIRE - BAL 12.5

I/we certify that I/we have reviewed and understood these plans and agree that any amendments to said plans may incur an administration fee.

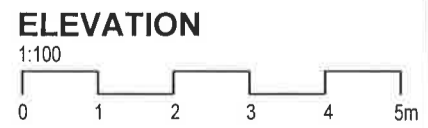
Date.....

Signed.....

Signed.....



Amend	Item	Date	By
A	Add 200mm depth to gge by taking from family/meals. Fridge prov. to be 1100w.	12/04/23	SJ



	MASTER BUILDERS, CONTRACTORS, COMMUNITY PLANNERS 25 NORTH TERRACE, HACKNEY, SA, 5069 PHONE (08) 8366 0000 FAX (08) 8362 7812 A.C.N. 007 641 787 B.Lic G8969	LIVING 179.75 m ² PORCH 4.75 m ² GARAGE 43.65 m ² ALFRESCO 21.35 m ² TOTAL 249.50 m ²	MODEL : Seacombe Alfresco Mod (Double Garage) CLIENT : A. & L. FULLER Lot 11 Onkaparinga Street, LOBETHAL	
	© COPYRIGHT BUILDING TECHNICAL SERVICES PTY LTD Your company to supply the goods and/or services in accordance with these plans will be deemed acceptance of the order and	BRICK : Standard DRAWN : SJ SALES'M : DC DATE : 13/12/22 SCALE : 1 : 100 CHECKED :	Contract Admin: Selections: CT	FILE REF No. 2864 JOB No. 60943 SHEET No. 3 of 3
	-CAD-			

RECEIVED 17/05/2023

SELECTION SCHEDULE

Prepared by - SB
4/5/2023 14:43

<p>GENERAL:</p> <p>Wind Cat: N2 Ceiling Height: 2700 mm</p> <p>Roof Pitch: 22.5 ° Eaves: 450 mm Ceiling: R6.0:R2.0 Garage / Alfresco</p> <p>Insulation: External: R2.5 Glasswool - excl garage Internal: R2.5</p> <p>Underfloor: - Cornice: 55mm Cove (B)</p> <p>BUSHFIRE REQUIREMENTS (IF APPLICABLE): Rating: BAL 12.5</p> <p>External Doors must be fitted with</p> <p>a) weather strips or draught excluders prevent build-up of burning debris beneath door;</p> <p>b) tight-fitting screen doors with corrosion resistant steel, bronze or aluminum mesh (maximum aperture size of 1.8mm) in accordance with requirements, by builder OR Owner after handover, prior to occupation.</p> <p>ROOF COVERING / EXTERNAL DETAILS:</p> <p>Roof Covering: Colorbond - Monument Sisalation required: Yes</p> <p>Gutters - OG Profile: Colorbond (S) Colour: Monument</p> <p>C/Bond Fascia: Colorbond (S) Colour: Monument</p> <p>C/Bond D/Pipes: N/A</p> <p>Windows: *SEE NOTES* (7)</p> <p>Screen - Fly Screens: To windows only Security: -</p> <p>GarageDoor: Panel Glide Madison x 1</p> <p>Colour: Monument Auto Doors: Yes - x 1</p> <p>Rear Garage: No rear garage door Auto Doors: No</p> <p>Colour: N/A</p> <p>BRICKWORK:</p> <p>Type: PGH - Oyster (B) - Complete Brickwork</p> <p>Piers: Brick / Render - refer plans Reveals: -</p> <p>Quions: - Base Course: -</p> <p>Mortar: Natural Grey (B) ** Note - Coloured Mortar Fades **</p> <p>PAINT - EXTERNAL:</p> <p>Gutters: N/A Fascia: N/A</p> <p>D/Pipes: PVC (Painted) - CB Monument Eaves: Taubmans Altair (Off White)</p> <p>Barge Capping: - Bargeboard: -</p> <p>Battens: - Infills: -</p> <p>Render: CB Gully Canopy: -</p> <p>Verandah Post: -</p> <p>Front Door: CB Monument (Ext Only) F/Door Frame: As per doors</p> <p>Laundry: - Ext PA Door: -</p> <p>Other details: -</p> <p>PAINT - INTERNAL:</p> <p>Type: Taubmans Easycoat Flat 2 Coat System (Lightly wipeable)</p> <p>Walls: Winter Ice NH 77 Ceiling & Cornices: White</p> <p>Skirting / Aves: As per walls (Semi Gloss) Doors: As per walls (Semi Gloss)</p> <p>EXTERNAL DOORS / FURNITURE :</p> <p>Front Door: XV10 2040x820mm - Door Handle LHS - Client Request Side & Highlight: Translucent Glass</p> <p>Front Door Handle: Leverset - Tristan - Satin Chrome</p> <p>Laundry Door: ASD Door External PA Door: -</p> <p>Deadlocks: - Patio Bolts: - -</p> <p>Deadlock Locations: -</p> <p>Other details: Garage access door = Leverset - Tristan - Satin Chrome</p> <p>INTERNAL DOORS / FURNITURE / MOULDINGS:</p> <p>Int. Doors: Redicote 2040mm H - - - Circular Sliding Cavity Set Privacy 395 MB to W/C & Circular Sliding Cavity</p> <p>Int. Hardware: Leverset - Adel - Matt Black - - Set Passage 396 to WIR (MB)</p> <p>Skirting: MDF - 67mm Single Bevel (B) Aves: MDF - 67mm Single Bevel (B)</p> <p>HOT WATER SERVICE:</p> <p>HWS Type: LPG - Non-Condensing Continuous flow 26L 26ENA</p> <p>Connection: LPG Provision - 26L per min Gas Continuous Flow Controls: No control pad</p> <p>PAVING / STORMWATER: ROOF STORMWATER - By Builder</p> <p>Driveway: By Owner after Handover Paths: By Owner after Handover</p> <p>Crossover: Excluded Porch: Tiled Alfresco/Garage: Slab</p> <p>SERVICES:</p> <p>U/G Electrical: By Builder Water: By Builder</p> <p>Sewer: By Builder Septic: N/A</p> <p>Garden Taps: NOTES (5) Water Point to Fridge Provision: Yes Site Pegging :Yes - by Builder</p> <p>Termite Treatment: Plumbing points & Perimeter</p> <p>AIR CONDITIONING:</p> <p>Details: By Owner After Handover</p> <p>By Owner After Handover -</p> <p>FLOOR COVERINGS:</p> <p>Carpet: By Owner After Handover -</p> <p>Extent: -</p> <p>Vinyl/Timber: By Owner After Handover -</p> <p>Extent: -</p> <p>***ROOF NOTES: (10)</p> <p>Reinforce roof for future solar panels after handover</p> <p>RAINWATER / DUAL WATER:</p> <p>***Rainwater bypass loop to be capped off in brickwork as close as possible to the location of the rainwater tank on the site plan. PLUMBED TO MAIN BATHROOM WC and LAUNDRY TROUGH.</p>	<p>ELECTRICAL: ***SEE NOTES (1)</p> <p>Electrical Fittings: Clipsal Iconic (S) Colour: White</p> <p>Phase: Single Phase NBN / Opticom: Non-smart wiring system Details:</p> <p>Two x communication points - Cat6 - REFER TO ELECTRICAL PLAN (for location and additional points requested)</p> <p>One x lead in conduit as specified by NBN to point nominated from external PCD - premises connection device</p> <p>One x lead in phone cable placed in lead in conduit, to be connected where the NBN is not currently available or to be used as a draw wire for NBN fibre cabling</p> <p>APPLIANCES:</p> <p>UB / Wall Oven: Electric - Westinghouse WVE915SCA - 900mm (S) - Stainless Steel</p> <p>Hotplates: Gas (LPG) - Westinghouse WHG954SC - 900mm (S) Stainless Steel</p> <p>Rangehood: Westinghouse WRR904SB Dual Fan - 900mm (S) (Height AB 670mm) Stainless Steel</p> <p>Gas/BBQ Point: No - 0 L.P.G. Point: Yes</p> <p>KITCHEN: Please note - fridge width dimensions are indicative & are subject to change after final site measure</p> <p>Upstand, End Panels & Plinths: Standard LAM</p> <p>B/Fast Bar: 900mm benchtop with overhang (see notes for further joinery details) (2)</p> <p>Benchtop: Laminex Pure Mineralstone Natural - Double Roll Postform 10:10 (B)</p> <p>Doors: ***SEE NOTES (2) - LAM Plain Face with 1mm Square edge</p> <p>Handles: 046-852* Orientation: Vertical Fridge Height: 1900 mm</p> <p>Provisions for:- Microwave: Yes - Under bench with pot drawer Fridge Width: 1100 mm</p> <p>Dishwasher: Dishwasher: Yes Option: No Door Included</p> <p>Sink: ** Dishwasher Promotion - GDW14S Stainless Steel, Supply only by builder **</p> <p>Sink: Clark Advance Double Bowl 1530mm (overmount) - Taphole 2 - Drainer LHS/RHS</p> <p>Tap: Husk Retractable Dual Spray Sink Mixer (S) - Chrome -</p> <p>Splashback: Tiled - please see tile selection page</p> <p>LAUNDRY: Washing Machine Provision Size: 700mm</p> <p>Benchtop: Laminex Pure Mineralstone Natural - Double Roll Postform 10:10 (B)</p> <p>Doors: Egger Graphite ST9 - LAM Plain Face with 1mm Square edge</p> <p>Handles: 046-852* Orientation: Vertical</p> <p>Trough: Clark Linea 45L 1 taphole - Stainless Steel Trough</p> <p>Taps: WM = 1/4 turn taps, trough = Verdi sink mixer - Chrome</p> <p>BATHROOM: Vanity Drawer Quantity: 0 Recessed Kickers: No</p> <p>Benchtop: Laminex Pure Mineralstone Natural - Double Roll Postform 10:10 (B)</p> <p>Doors: Egger Graphite ST9 - LAM Plain Face with 1mm Square edge</p> <p>Handles: 046-852* Orientation: Vertical</p> <p>Mirror: Full width of vanity (B) Polished Edge</p> <p>Basin: Symphony Vanity (B) - 1 - White - Std chrome waste & white plug (B) - Tapholes 1</p> <p>Bath: BATH - Clark 1525mm (B) Incl overflow kit - White - Chrome waste & Pop-Up Plug (S)</p> <p>Taps: See Notes (3) - Chrome Accessory Style: Cosmo (B) - Chrome</p> <p>Accessories: Towel Rail - Single 600mm - Toilet Roll Holder - 1 - Hand Towel Holder - 1</p> <p>Soap Dish - N/A - Other -</p> <p>Shower Screen: MILAN semi-framed pivot door - Bright Natural - Clear Glass (S) 1950mm (PROMO)</p> <p>Toilet Pan/Cistern: Prima Connector Suite (S) - White</p> <p>Centre Floor Grate: Square Stainless Steel</p> <p>Shower Floor Grate: Square Stainless Steel</p> <p>Linen: LAM Plain Face (HALLWAY) - 1mm Square Handles: 046-852*</p> <p>Linen Doors: Egger Graphite ST9 Orientation: Vertical</p> <p>ENSUITE: Vanity Drawer Quantity: 0 Recessed Kickers: No</p> <p>Benchtop: Laminex Pure Mineralstone Natural - Double Roll Postform 10:10 (B)</p> <p>Doors: Egger Graphite ST9 - LAM Plain Face with 1mm Square edge</p> <p>Handles: 046-852* Orientation: Vertical</p> <p>Mirror: Full width of vanity (S) Polished Edge</p> <p>Basin: Cosmo Above Counter (S) - 2 - White - chrome pop-up waste (S) - Tapholes 1</p> <p>Bath: N/A</p> <p>Taps: Refer to Notes (9) - Chrome Accessory Style: Cosmo (B) - Chrome</p> <p>Accessories: Towel Rail - Single 600mm - Toilet Roll Holder - 1 - Hand Towel Holder - N/A</p> <p>Soap Dish - N/A - Other - -</p> <p>Shower Screen: MILAN semi-framed pivot door - Bright Natural - Clear Glass (S) 1950mm (PROMO)</p> <p>Toilet Pan/Cistern: Prima Connector Suite (S) - White</p> <p>Shower Floor Grate: Square Stainless Steel</p> <p>ADDITIONAL BATHROOM: Vanity Drawer Quantity: 0 Recessed Kickers: No</p> <p>Bench: - - -</p> <p>Doors: - - - with - edge</p> <p>Handle: - Orientation: -</p> <p>Mirror: - -</p> <p>Basin: - - - - - Tapholes -</p> <p>Bath: N/A</p> <p>Taps: - - Accessory Style:</p> <p>Accessories: Towel Rail - - - Toilet Roll Holder - - - Hand Towel Holder - - -</p> <p>Soap Dish - - - Other - -</p> <p>Shower Screen: -</p> <p>Toilet Pan/Cistern: - - -</p> <p>ROBES: Standard Shelf & Rail & 2x 4 Drawers and 3 Fixed Shelves to Bed 1 WIR</p> <p>Bed 1: WIR Colour: - Trim: -</p> <p>Bed 2: Sliding - Vinyl Colour: Aegean Glacier Trim: White</p> <p>Bed 3: Sliding - Vinyl Colour: Aegean Glacier Trim: White</p> <p>Bed 4: Sliding - Vinyl Colour: Aegean Glacier Trim: White</p> <p>Bed 5: - Colour: - Trim: -</p>
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<p>NOTES:</p> <p>***ELECTRICAL: (1)</p> <p>1) Ceiling light/fan provisions - to be trimmed out by carpenter</p> <p>2) 32 Amp Single Phase Junction Box - (medium shed / pool with swim jet / air-con)</p> <p>3) Exhaust fans & rangehood ducted to the atmosphere through eave vent</p> <p>***KT3 NONSTANDARD KITCHEN NOTES: (2)</p> <p>1) Overhead cupboards flushline, colour to underside</p> <p>2) 1x 240,240,240 Tandembox soft close drawers (65kg)</p> <p>3) Cutlery drawers & microwave provision drawer Tandembox soft close</p> <p>4) Two Tone Joinery:</p> <p>Island Bench Floor Units, Backbar Panel & Island Slab Ends: Egger Graphite ST9</p> <p>Remainder: Egger Premium White ST9</p> <p>5) Bar Fridge Provision: Fridge Model: ChiQ CSR089DB 90L 831mmH x 447W</p> <p>6) Rainwater tap to sink. SEE NOTES (5)</p> <p>***BATHROOM TAPWARE: (3)</p> <p>1) Basin: Saracom Basin Mixer</p> <p>2) Bath: Verdi Wall Mixer with Tasman MK2 (B) Bath Outlet 110mm</p> <p>3) Shower: Verdi Wall Mixer with Tasman MK2 (B) Shower Rose</p>	<p>***KT3 PANTRY DETAILS: (4)</p> <p>1) Benchtop: Laminex Pure Mineralstone Natural - Profile: 10:10 Double Roll</p> <p>2) Doors: - Door Face: LAM Plain Face - Door Edge: 1mm Square - Egger Graphite ST9</p> <p>3) Handles: 046-852* - Orientation: Vertical</p> <p>4) Shelving: Standard White Melamine</p> <p>4a) Shelving Heights - 500mm, 900mm, 1300mm, 1700mm & 2100 AFL AFL</p> <p>5) Splashback: N/A</p> <p>***PLUMBING NOTES: (5)</p> <p>1) 2x Garden Taps</p> <p>2) 1x Kitchen tap plumbed to external wall for RWT connection after hand over</p> <p>3) Tap: Fiesta Swirel Pillar Tap - Chrome</p> <p>***KT3 STUDY BENCH DETAILS: (6)</p> <p>1) Benchtop - Double Roll Postform 10:10 - Laminex Pure Mineralstone Natural</p> <p>2) Support Panel - White Melamine</p> <p>3) Height - (750mm)</p> <p>***WINDOW NOTES: (7)</p> <p>1) Double Glazing as per plans</p> <p>2) Colour: Satin Black</p> <p>3) Supplied by Southern Star</p>	<p>***LAUNDRY NOTES: (8)</p> <p>1) Overhead cupboards flushline, colour to underside</p> <p>***ENSUITE TAPWARE: (9)</p> <p>1) Basin: 2 x Saracom Basin Mixer</p> <p>2) Shower: Verdi Wall Mixer with Tasman MK2 (B) Shower Rose</p> <p>I/we certify that I/we have reviewed and understood these plans and agree that any amendments to said plans may incur an administration fee.</p> <p style="text-align: right;">Date</p> <p>Signed _____</p> <p>Signed _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Amend</th> <th>Item</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Amend	Item	Date	By								
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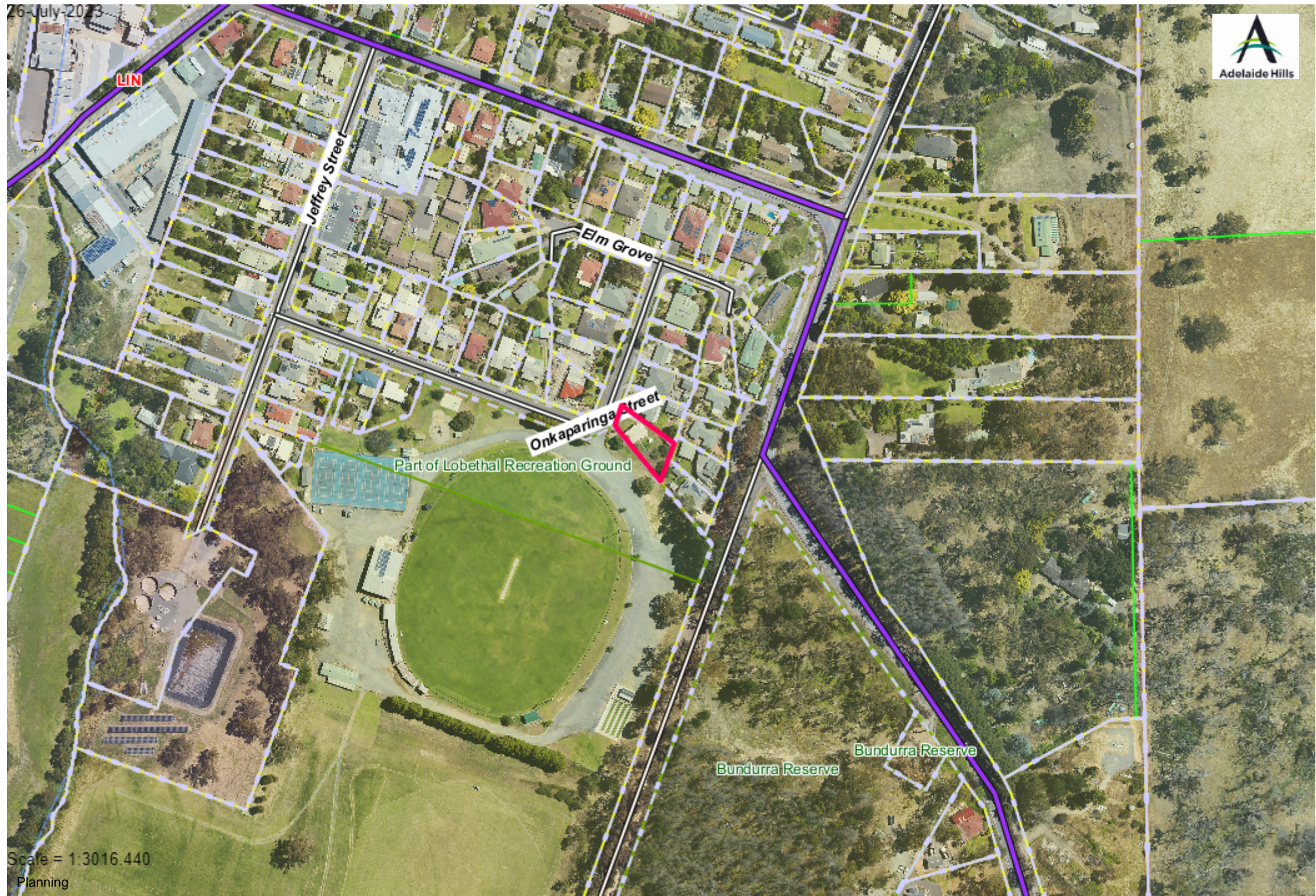
<p style="text-align: center;">MASTER BUILDERS, CONTRACTORS, COMMUNITY PLANNERS 25 NORTH TERRACE, HACKNEY SA 5069 PHONE (08) 8366 0000 FAX (08) 8362 7812 A.C.N. 007 641 787 B.Lic G8969 © COPYRIGHT BUILDING TECHNICAL SERVICES PTY LTD</p>	<p>MODEL: Seacombe Alfresco Mod</p> <p>CLIENT: Aliza Jayne Fuller and Lyall Russell Fuller Lot 11 Onkaparinga Street, LOBETHAL</p> <p>JOB NO. 60943 DATE: 21/04/2023</p>
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Revision 18/02/2022

ADELAIDE HILLS COUNCIL

RECEIVED 17/05/2023

Your continuing to supply the goods and/or services in accordance with these plans will be deemed acceptance of the order and of the conditions available on our website.





**Employment
Zone**

T

**Township
Zone**

**Productive Rural
Landscape Zone**

Woodside Rd

Jeffrey St

Elm Gr

Onkaparinga St

Lobethal

ADELAIDE
HILLS
COUNCIL

Golf Links Rd

Woodside Rd

E

6 ONKAPARINGA ST LOBETHAL SA 5241

Address:

Click to view a detailed interactive [SAILS](#) in [SAILIS](#)

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



Property Zoning Details

Zone

Township

Overlay

Hazards (Bushfire - Medium Risk)

Hazards (Flooding - Evidence Required)

Mount Lofty Ranges Water Supply Catchment (Area 2)

Native Vegetation

Prescribed Water Resources Area

Regulated and Significant Tree

Traffic Generating Development

Local Variation (TNV)

Minimum Site Area (Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm)

Selected Development(s)

Empty rectangular box for selecting development(s).

Detached dwelling

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

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

Property Policy Information for above selection

Detached dwelling - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Township Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities.
DO 2	Development contributes to and enhances streetscapes and the settlement patterns comprising the township.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 A range of development types that complement local built form and the surrounding township context.	DTS/DPF 1.1 Development comprises one or more of the following uses: (a) advertisement (b) carport (c) consulting room (d) detached dwelling (e) dwelling addition (f) light industry (g) office (h) outbuilding (i) semi-detached dwelling (j) shop (k) tourist accommodation

	(l) verandah (m) warehouse
Built Form and Character	
PO 2.1 Buildings are of a scale and design to complement the surrounding built form, streetscape and character.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings contribute to a low-rise character and complement the height of nearby buildings.	DTS/DPF 2.2 Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height that is no greater than 6m.
PO 2.3 Buildings are set back from the primary street boundary to complement the existing streetscape character.	DTS/DPF 2.3 Buildings are no closer to the primary street boundary than: <ul style="list-style-type: none"> (a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building or (b) 6m if no building exists on an adjoining site with the same primary street frontage.
PO 2.4 Buildings are set back from a secondary street boundary to maintain a consistent pattern of separation between building walls and public thoroughfares on corner sites within the locality.	DTS/DPF 2.4 Buildings are no closer than 900mm to the secondary street boundary.
PO 2.5 Dwellings are set back from rear boundaries to provide: <ul style="list-style-type: none"> (a) access to natural light and ventilation for neighbours (b) open space recreational opportunities (c) space for landscaping and vegetation. 	DTS/DPF 2.5 Dwellings are no closer to the rear boundary of the site than: <ul style="list-style-type: none"> (a) 4m for the ground floor of a building (b) 6m for the upper floor of a building.
PO 2.6 Buildings are set back from side boundaries to: <ul style="list-style-type: none"> (a) establish separation between buildings to complement the established character within a locality (b) provide access to natural light and ventilation for neighbours. 	DTS/DPF 2.6 Other than walls located on a side boundary, buildings are set back from side boundaries: <ul style="list-style-type: none"> (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
PO 2.7 Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, including through an unreasonable loss of natural light and ventilation.	DTS/DPF 2.7 For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary: <ul style="list-style-type: none"> (a) does not exceed 3m in height from the top of the footings (b) does not exceed 8m in length

	<ul style="list-style-type: none"> (c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary (d) is set back at least 3 metres from any existing or proposed boundary walls.
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Site Dimensions and Land Division

<p>PO 3.1</p> <p>Allotments for residential purposes are of a suitable size and dimension to contribute to a housing pattern consistent with the locality.</p>	<p>DTS/DPF 3.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <ul style="list-style-type: none"> (a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System 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): <table border="1" data-bbox="831 857 1522 1025"> <tr> <th style="text-align: center;">Minimum Site Area</th> </tr> <tr> <td>Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm</td> </tr> </table> <ul style="list-style-type: none"> (b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service site areas are not less than the greater of: <ul style="list-style-type: none"> (i) 1200m² (ii) the following: <table border="1" data-bbox="831 1294 1522 1462"> <tr> <th style="text-align: center;">Minimum Site Area</th> </tr> <tr> <td>Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm</td> </tr> </table> <ul style="list-style-type: none"> (c) site frontages are not less than 20m <p>In relation to DTS/DPF 3.1, in instances where:</p> <ul style="list-style-type: none"> (d) more than one value is returned in the same field, refer to the <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 3.1(a) (i.e. there is a blank field), then non are applicable and the relevant development cannot be classified as deemed-to-satisfy (f) no value is returned for DTS/DPF 3.1(b)(ii) (i.e. there is a blank field), the value for DTS/DPF 3.1(b)(ii) is zero. 	Minimum Site Area	Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm	Minimum Site Area	Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm
Minimum Site Area					
Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm					
Minimum Site Area					
Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm					

Concept Plans

<p>PO 5.1</p>	<p>DTS/DPF 5.1</p>
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<p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 5.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met.
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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.

<p>Class of Development (Column A)</p>	<p>Exceptions (Column B)</p>
<p>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.</p>	<p>None specified.</p>
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) ancillary accommodation (d) building work on railway land (e) carport (f) deck (g) dwelling (h) dwelling addition (i) fence (j) outbuilding (k) pergola 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or 2. involves the creation of 4 or more additional dwellings.

<ul style="list-style-type: none"> (l) private bushfire shelter (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) (p) swimming pool or spa pool (q) temporary public service depot (r) verandah (s) water tank. 	
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or does not satisfy Township Zone DTS/DPF 1.2.</p>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) light industry (b) store (c) warehouse. 	<p>Except development that exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or does not satisfy Township Zone DTS/DPF 1.3.</p>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) replacement building (d) temporary accommodation in an area affected by bushfire (e) tree damaging activity. 	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and	DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):

workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	<ul style="list-style-type: none"> (a) the asset protection zone has a minimum width of at least: <ul style="list-style-type: none"> (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
<p>PO 3.3</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i>.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
Vehicle Access - Roads, Driveways and Fire Tracks	
<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)

	<ul style="list-style-type: none"> (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
<p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>

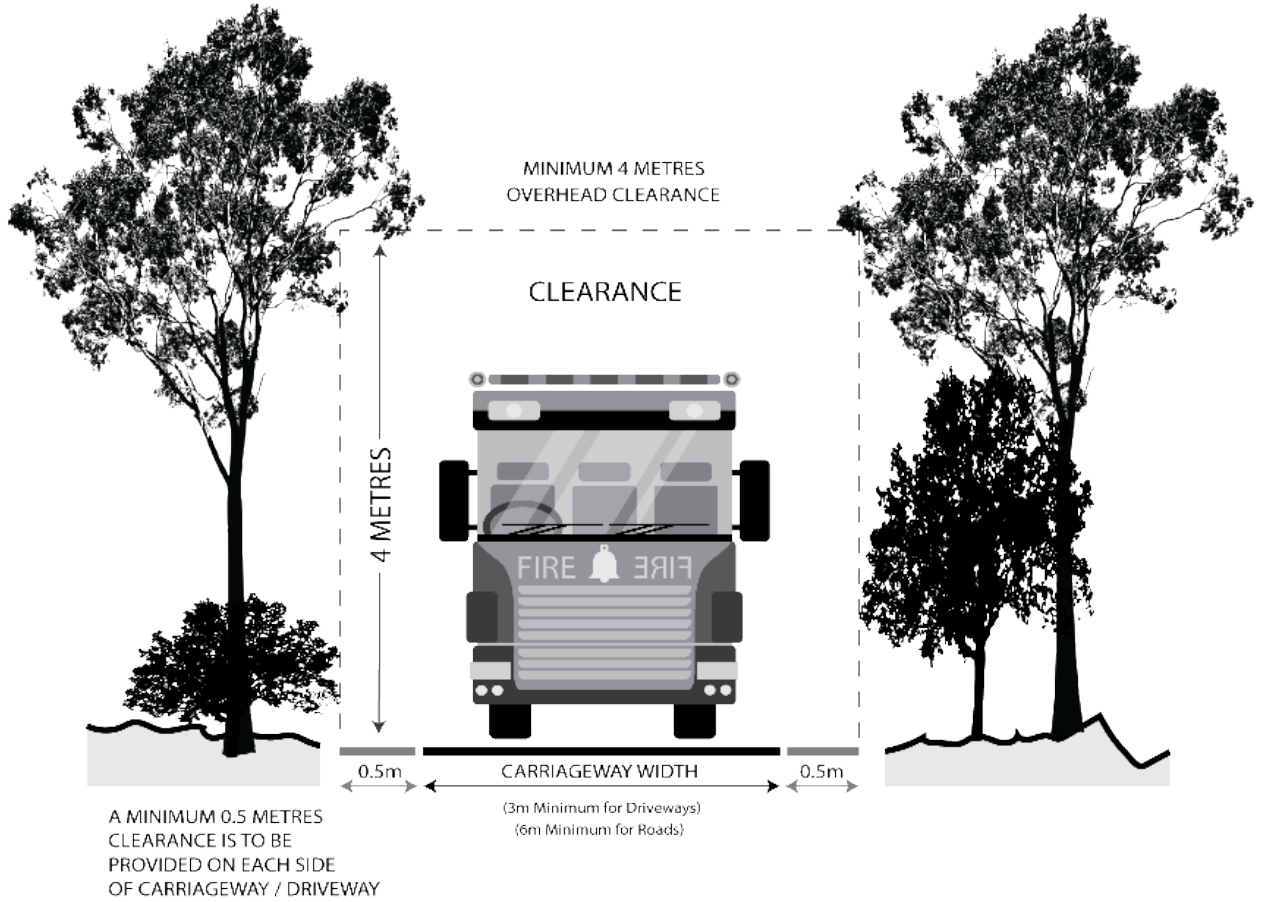
Procedural Matters (PM) - Referrals

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

Figures and Diagrams

<p>Fire Engine and Appliance Clearances</p>
<p>Figure 1 - Overhead and Side Clearances</p>



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

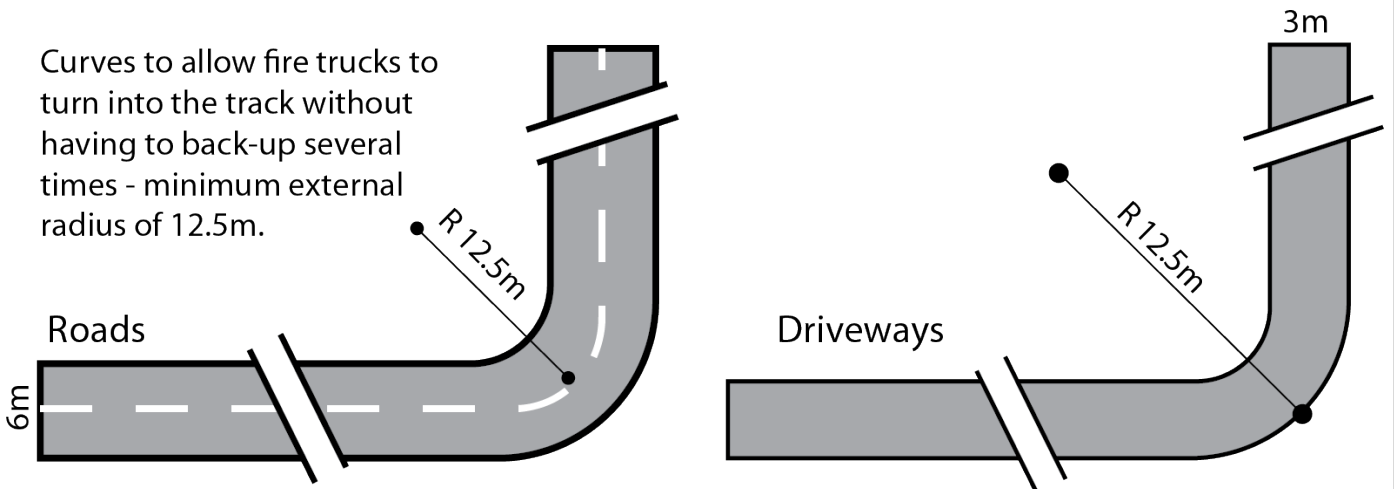


Figure 3 - Full Circle Turning Area

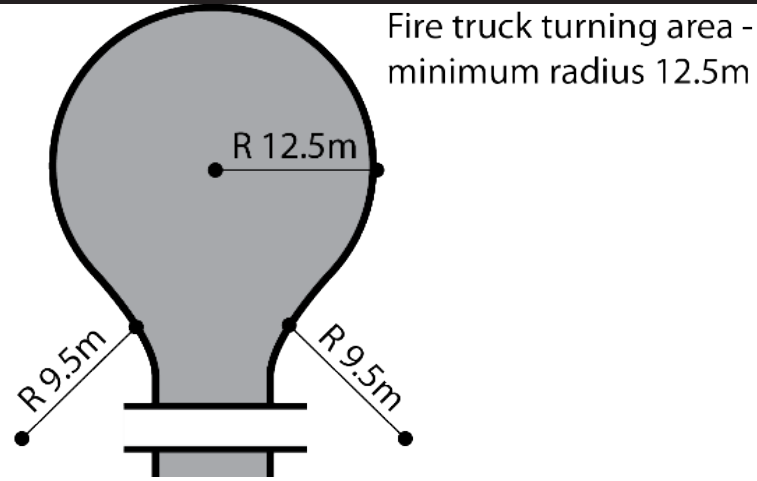
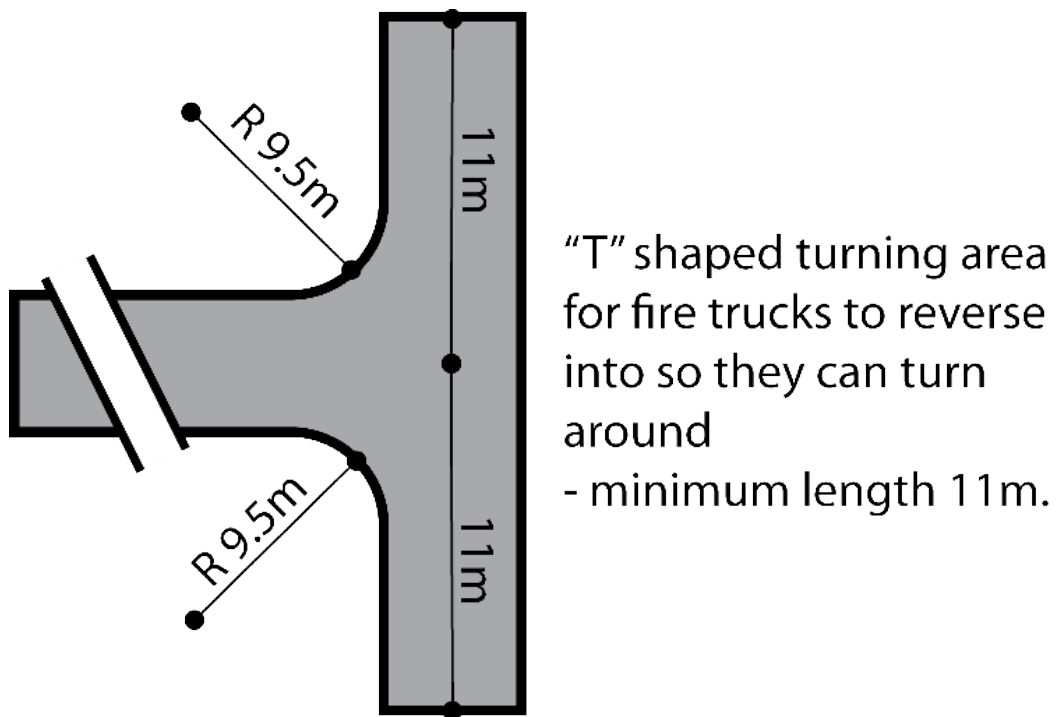


Figure 4 - 'T' or 'Y' Shaped Turning Head



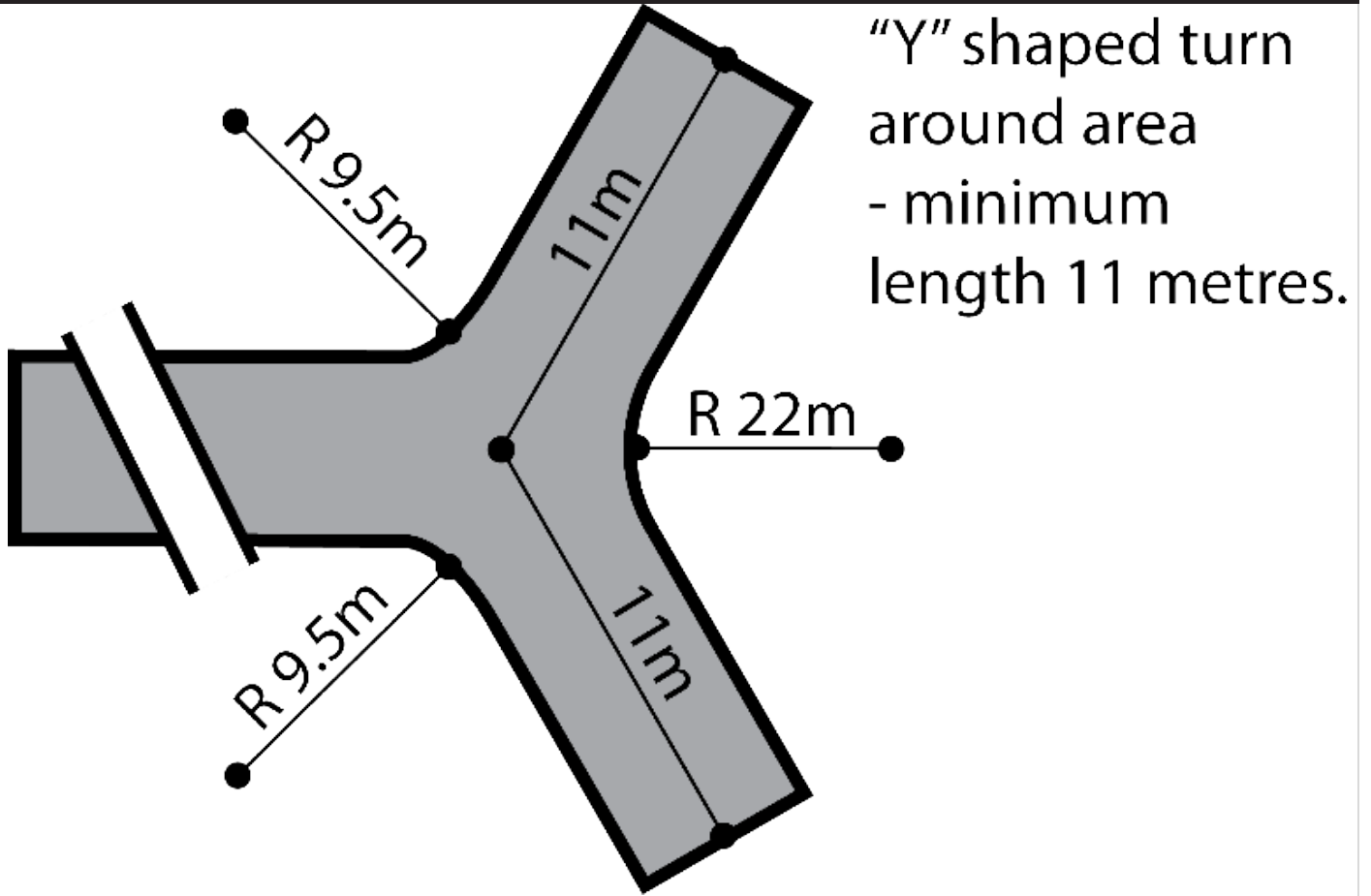
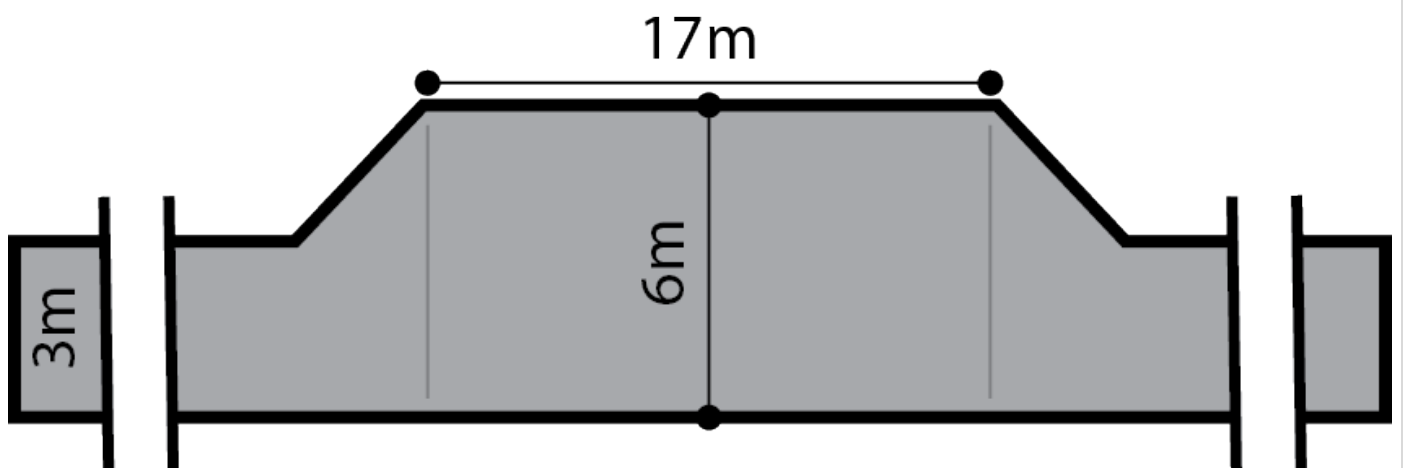


Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk 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 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: <ul style="list-style-type: none"> (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb

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

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
<p>PO 1.1</p> <p>Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
Wastewater	
<p>PO 2.1</p> <p>Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.</p>	<p>DTS/DPF 2.1</p> <p>Development including alterations and additions, in combination with existing built form and activities within an allotment:</p> <ul style="list-style-type: none"> (a) do not generate a combined total of more than 1500 litres of wastewater per day and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards <p>or is otherwise connected to a sewer or community wastewater management system.</p>
<p>PO 2.4</p> <p>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.</p>	<p>DTS/DPF 2.4</p> <p>Development results in:</p> <ul style="list-style-type: none"> (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards or (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.
<p>PO 2.5</p> <p>Surface and groundwater protected from wastewater discharge pollution.</p>	<p>DTS/DPF 2.5</p> <p>All components of an effluent disposal area are:</p> <ul style="list-style-type: none"> (a) setback 50 metres or more from a watercourse (b) setback 100 metres or more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.

Stormwater	
PO 3.1 Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.	DTS/DPF 3.1 None are applicable.
PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	DTS/DPF 3.2 None are applicable.
PO 3.3 Polluted stormwater is treated prior to discharge from the site.	DTS/DPF 3.3 None are applicable.
PO 3.9 Stormwater from excavated and filled areas is managed to protect water quality.	DTS/DPF 3.9 Excavation and/or filling satisfy all the following: <ul style="list-style-type: none"> (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and Natural Features	
PO 4.1 Development minimises the need to modify landscapes and natural features.	DTS/DPF 4.1 None are applicable.

Procedural Matters (PM)

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 that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure:	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a	Development of a class to which Schedule 9 clause 3 item

<ul style="list-style-type: none"> (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function centre with more than 75 seats for customer dining purposes (c) restaurant with more than 40 seats for customer dining purposes (d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door (e) dwelling where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment) (f) tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day) 		<p>neutral or beneficial impact on water quality.</p>	<p>9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)</p>			
<p>Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML)</p>			
<p>Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or</p>			

other emergency feeding			
Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)			
Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.			

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area

	<p>or</p> <p>(b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.</p>
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <p>(a) significant wildlife habitat and movement corridors</p> <p>(b) rare, vulnerable or endangered plants species</p> <p>(c) native vegetation that is significant because it is located in an area which has been extensively cleared</p> <p>(d) native vegetation that is growing in, or in association with, a wetland environment.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

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
<p>Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.</p>	<p>Native Vegetation Council</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.</p>	<p>Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more

	<p>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more</p> <p>(e) industry with a gross floor area of 20,000m² or more</p> <p>(f) educational facilities with a capacity of 250 students or more.</p>
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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
<p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <p>(a) land division creating 50 or more additional allotments</p> <p>(b) commercial development with a gross floor area of 10,000m² or more</p> <p>(c) retail development with a gross floor area of 2,000m² or more</p> <p>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more</p> <p>(e) industry with a gross floor area of 20,000m² or more</p> <p>(f) educational facilities with a capacity of 250 students or more.</p>	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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: <ul style="list-style-type: none"> (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 <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (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	DTS/DPF 6.1 Effluent disposal drainage areas do not:

<p>areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design 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.
<p>Earthworks and sloping land</p>	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (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.
<p>PO 8.2</p> <p>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (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.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>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.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Overlooking / Visual Privacy (in building 3 storeys or less)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p>

<p>adjoining residential uses.</p>	<ul style="list-style-type: none"> (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 200mm (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.
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<p>PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2 One of the following is satisfied:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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
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All Residential development

Front elevations and passive surveillance

<p>PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1 Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (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 2m² facing the primary street.
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<p>PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
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Outlook and amenity

<p>PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
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Garage appearance

<p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
<p>Massing</p>	
<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>
<p>Private Open Space</p>	
<p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
<p>Car parking, access and manoeuvrability</p>	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (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
<p>PO 19.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on 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</p>

collection and on-street parking.	point provided on the site.
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 19.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (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	
<p>PO 20.1</p> <p>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 20.1</p> <p>None are applicable.</p>
Design of Transportable Dwellings	
<p>PO 21.1</p> <p>The sub-floor space beneath transportable buildings is</p>	<p>DTS/DPF 21.1</p> <p>Buildings satisfy (a) or (b):</p>

enclosed to give the appearance of a permanent structure.	<p>(a) are not transportable or</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Carparking, access and manoeuvrability	
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	<p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

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	
<p>PO 11.2</p> <p>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.</p>	<p>DTS/DPF 11.2</p> <p>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:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
<p>PO 12.1</p> <p>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:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 12.1</p> <p>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:</p> <ul style="list-style-type: none"> (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.
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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. 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.

<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
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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
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> 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)

	<p>or</p> <p>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)</p> <p>and</p> <p>(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).</p>
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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	
<p>PO 5.1</p> <p>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:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.1</p> <p>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:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Corner Cut-Offs	

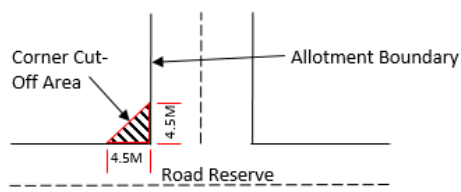
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 
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Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p>

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	<p>No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Capital City Zone</p> <p>City Main Street Zone</p> <p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>

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

Criteria	Exceptions
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:	<ul style="list-style-type: none"> (a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham

<ul style="list-style-type: none"> (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) is within 400 metres of a bus interchange⁽¹⁾ (c) is within 400 metres of an O-Bahn interchange⁽¹⁾ (d) is within 400 metres of a passenger rail station⁽¹⁾ (e) is within 400 metres of a passenger tram station⁽¹⁾ (f) is within 400 metres of the Adelaide Parklands. 	<ul style="list-style-type: none"> (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone
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[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]