

**CAP MEETING – 8 NOVEMBER 2023**

**ITEM 8.4**

<b>DEVELOPMENT NO.:</b>	23007983
<b>APPLICANT:</b>	Bargain Steel Centre
<b>ADDRESS:</b>	6 ONKAPARINGA ST, LOBETHAL SA 5241
<b>NATURE OF DEVELOPMENT:</b>	Outbuilding
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Township</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire - Medium Risk)</li> <li>• Hazards (Flooding - Evidence Required)</li> <li>• Mount Lofty Ranges Water Supply Catchment (Area 2)</li> <li>• Native Vegetation</li> <li>• Prescribed Water Resources Area</li> <li>• Regulated and Significant Tree</li> <li>• Traffic Generating Development</li> </ul> <p><b>Local Variation</b></p> <ul style="list-style-type: none"> <li>• 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)</li> </ul>
<b>LODGEMENT DATE:</b>	29 March 2023
<b>RELEVANT AUTHORITY:</b>	Assessment Panel at Adelaide Hills Council
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2023.4
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed – Performance Assessed
<b>NOTIFICATION:</b>	No
<b>RECOMMENDING OFFICER:</b>	Sebastien Paraskevopoulos Statutory Planner
<b>REFERRALS STATUTORY:</b>	N/A
<b>REFERRALS NON-STATUTORY:</b>	N/A

**CONTENTS:**

- 
- ATTACHMENT 1: Application Documents**
- ATTACHMENT 2: Subject Land Map**
- ATTACHMENT 3: Zoning Map**
- ATTACHMENT 4: Relevant P & D Code Policies**
-

## CAP MEETING – 8 NOVEMBER 2023

### ITEM 8.4

#### DETAILED DESCRIPTION OF PROPOSAL:

The application proposes the construction of an outbuilding (shed), for the purposes of general domestic storage and the garaging of a caravan. A level site area has been previously prepared, with boundary retaining walls not exceeding 1m.

The proposal has dimensions of 7.00m x 12.20m and a total floor area of 85.40m<sup>2</sup>, which corresponds to a total site coverage of 11%. It also features 3.6m wall heights, with a maximum building height of 4.37m above the finished level.

The proposal is located to the rear of the property, behind a recently approved detached dwelling currently under construction. To achieve a level site area, excavation down to 0.6m has been conducted to the east of the proposed building envelope, with fill up to 0.5m to the western side. Both batters and retaining walls have been utilised to support the earthworks.

The proposal is aligned in orientation with the rear boundary of the subject land, with its location in relation to the ancillary dwelling and primary street alike to the majority of properties in the locality. It has minimum 1m setbacks to the north side and east rear boundaries of the site.

The walls and roof of the proposed outbuilding will both be clad with corrugated iron finished in Colorbond 'Monument'.

#### 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 it was in state ownership.

The landowners recently received full Development Approval for a replacement dwelling, which is currently under construction.

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
25 August 2023	23008954	Single storey detached dwelling

#### 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 a primary street frontage to Onkaparinga Street. It has a total site area of 775m<sup>2</sup>, and a front boundary length 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. While a new dwelling is currently under construction, the site remains technically vacant, following the demolition of the previous Housing Trust home.

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.

There are no trees or other vegetation on site.

The land is connected to SA Water and Sewer Mains.

## CAP MEETING – 8 NOVEMBER 2023

### ITEM 8.4

#### 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 within the Productive Rural Landscape Zone.

Residential allotments in the locality are of a moderate size, typically ranging from 600-1000m<sup>2</sup> in total area. Dwellings are highly visible from the roadside, due to majority 6-10m front boundary setbacks, 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 with a backyard outbuilding. To the south side is the Lobethal Recreation Ground, which accommodates sporting and recreational activities on a 12.8ha site.

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**. The zoning is shown on the map in **Attachment 3 – Zoning Map**.

#### CONSENT TYPE REQUIRED:

- Planning Consent

#### CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**

Outbuilding: Code Assessed – Performance Assessed

- **OVERALL APPLICATION CATEGORY:**

Outbuilding: Code Assessed – Performance Assessed

- **REASON**

The proposed element did not qualify as no 'Accepted' or 'Deemed to Satisfy' under the Planning and Design Code –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 outbuildings are listed in Table 5 – 2 (j) of the Township Zone. Neither of the exceptions under Column B, relating to building 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.

#### AGENCY REFERRALS

Not applicable

#### INTERNAL REFERRALS

Not applicable

## 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	
N/A	

Table 3 of the Township Zone does not specify any POs or DPFs which are applicable to outbuildings.

The proposal's ancillary relationship with the new dwelling, along with its siting behind the front building line of the dwelling are broadly consistent with the DO 1 and DO 2 of the Zone.

## OVERLAYS

The Planning and Design Code does not draw upon any assessment provisions for an outbuilding from the following Overlays: *Hazards (Flooding - Evidence Required)*, *Prescribed Water Resources Area, Regulated and Significant Trees*, and *Traffic Generating Development*. As such, they are not included among the overlays below.

## CAP MEETING – 8 NOVEMBER 2023

### ITEM 8.4

#### Hazards (Bushfire - Medium Risk)

<b>Desired Outcomes</b>	
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.
<b>Performance Outcome (PO) and Designated Performance Feature (DPF) criteria</b>	
PO 1.1; PO 2.1; PO 2.2 & DPF 2.2; PO 5.2 & DPF 5.2; PO 5.3;	

The proposal's design and location on the subject land is considered appropriate to satisfy PO 1.1 and PO 2.1. The topography of the site is moderate in slope, and there is no unacceptable risk posed by vegetation on either the subject land or neighbouring properties. The minimum 1m side and rear boundary setbacks are also wide enough to allow for management and clearing of potential flammable debris in proximity of the building. Although it would be within 6m of the dwelling (dissuaded by DPF 2.2), it would be a requirement of the Building Consent assessment for it to be constructed to relevant building standards for associated structures in Bushfire Prone Areas. The proposal would also not obstruct pedestrian access to the rear of the dwelling from the roadside, which accords with DPF 5.2 (a). PO 5.3, which relates to using fire tracks by means of evacuation, is not applicable for this site.

#### Mount Lofty Ranges Water Supply Catchment (Area 2)

<b>Desired Outcomes</b>	
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.
<b>Performance Outcome (PO) and Designated Performance Feature (DPF) criteria</b>	
PO 1.1; PO 3.1; PO 3.2; PO 3.3; PO 3.9 & DPF 3.9; PO 4.1	

The proposed development would have a neutral effect on water quality, as its use as an outbuilding in association with the dwelling would be unlikely to pollute stormwater. Stormwater from the roof will be directed to a rainwater tank with a minimum capacity of 1,000L, with overflow directed to stormwater infrastructure available at the street. Earthworks are not in proximity of any watercourse or public water supply and are limited below 0.75m with minimised modification to the topography of the land. On these bases, the proposal is not considered to be at variance with any of the selected provisions of the Overlay.

#### Native Vegetation

<b>Desired Outcomes</b>	
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.
<b>Performance Outcome (PO) and Designated Performance Feature (DPF) criteria</b>	
PO 1.1 & DPF 1.1; PO 1.2; PO 1.4	

ITEM 8.4

The entirety of the subject land is absent of native vegetation and the applicant made their Native Vegetation Declaration upon submission of the proposal, which complies with DPF 1.1.

**GENERAL DEVELOPMENT POLICIES**

Clearance from Overhead Powerlines

Desired Outcomes	
<b>DO 1</b>	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	
<b>DO 1</b>	<p>Development is:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 8.1 & DPF 8.1; PO 8.2 & DPF 8.2; PO 8.3; PO 8.4; PO 13.1 & DPF 13.1; PO 13.2 & DPF 13.2; PO 19.3 & DPF 19.3; PO 19.4 & DPF 19.4; PO 19.5 & DPF 19.5;	

The extent of excavation or filling of land does not exceed 1m in height, which aligns with DPF 8.1. The slope of the subject land does not exceed a gradient of 1 in 8, rendering PO 8.2, 8.3, and 8.4 not applicable.

The floor area of the proposal represents a departure from DPF 13.1 (b), which advises that ancillary buildings do not exceed 60m<sup>2</sup>. On an allotment of 775m<sup>2</sup>, the proposed 84.5m<sup>2</sup> is still considered moderate in size, and akin to other outbuildings in the locality (including direct neighbours at 8 Onkaparinga Street and 6 Golf Links Road, which feature rear outbuildings with areas of approximately 95m<sup>2</sup> and 90m<sup>2</sup> respectively). The outbuilding is also appropriately sited to the rear of the dwelling and would not be visually obtrusive from the primary street vantage. For these reasons, the proposed floor area is considered to remain consistent with PO 13.1.

## CAP MEETING – 8 NOVEMBER 2023

### ITEM 8.4

There is a further departure from DPF 13.1 in relation to wall height, of which part (h) recommends that such heights do not exceed 3m. The proposed outbuilding exceeds this by 0.6m, as it has been designed specifically to accommodate a caravan. When considered against the associated PO, however, this variance is considered acceptable. In addition to minimum 1m side and rear boundary setbacks, the level of the outbuilding is reasonably below that of the side and rear neighbouring allotment levels. This is especially the case for 8 Onkaparinga Street (which would experience the longest length of the outbuilding), which is between approximately 0.6m – 1m above the bench level of the proposal. The gable roof height of the outbuilding is also at a low profile (11-degree pitch), and well below the maximum 5m prescribed by part (i) of the DPF. The outbuilding's proposed location and associated low impact upon the streetscape further contribute to meeting PO 13.1. The remaining design elements of the proposal are demonstrably consistent with the rest of the parts of DPF 13.1.

The proposed location of the outbuilding does not impede car parking or open space requirements, and directly accords with parts (a) and (b) of DPF 13.2.

While the primary anticipated use of the outbuilding is not for vehicle car parking, the landowners have demonstrated written permission from the Lobethal Recreation Sports Ground Club to travel over their land to access the rear of the subject allotment and outbuilding from Onkaparinga Street. This would be necessary for the garaging of their caravan, which could not fit between the dwelling and side boundaries of the allotment. The agreement with the the Club has not been formalised by a registered right of way, and the applicant has been made aware that the agreement could be rescinded without their permission or appeal in the future. Recommended planning advisory note 5 further clarifies that the granting of Planning Consent would *not* guarantee or infer any other protections or rights to travel over the neighbouring private land than what would otherwise be applicable in their agreement with the Club. Such an arrangement would not include any new driveway crossover points or accesses over Council land. If the Club were to rescind their permission to travel over their land in the future, the proposal could still serve its purposes as an outbuilding, albeit without the garaging of the caravan or vehicular access.

Within the context of the above, the proposal is not considered to conflict with remaining Zone POs 19.3, 19.4, and 19.5.

#### Infrastructure and Renewable Energy Facilities

<b>Desired Outcomes</b>	
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.
<b>Performance Outcome (PO) and Designated Performance Feature (DPF) criteria</b>	
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. There would be no encroachment upon the sewerage system as per the easements demonstrated on the Certificate of Title map.

## **CAP MEETING – 8 NOVEMBER 2023**

### **ITEM 8.4**

#### **CONCLUSION**

The proposal is for an outbuilding in association with a dwelling at 6 Onkaparinga Street, Lobethal. The subject land is located in the Township Zone, among existing residential land uses.

The proposal is considered an appropriate example of ancillary residential development in the Township Zone. Despite DPF departures regarding floor area and wall height prescribed by the *Design* general development policy, it meets its obligations in relation to boundary setbacks, building height, design (colour/material selection), and overall purpose within the context of the locality.

The proposal is considered to satisfy all applicable Performance Outcomes of the selected overlays and general development policies of the Planning & Design Code, with no consequential 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 23007983 by Bargain Steel Centre for an outbuilding 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 outbuilding herein approved shall be as follows:  
WALLS: Colorbond 'Monument' or similar or similar  
ROOF: Colorbond 'Monument' or similar**
- 3) The outbuilding shall not be used for human habitation, commercial or industrial purposes. Any such activity may constitute a change in use and will require separate development approval.**
- 4) 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.**



## **CAP MEETING – 8 NOVEMBER 2023**

### **ITEM 8.4**

#### **ADVISORY NOTES**

##### **Planning Notes**

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.**
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.**
- 3) This 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).**
- 5) This Planning Consent does not formalise or guarantee access across the land of 16 Onkaparinga Street currently allowed by the Lobethal Recreation Sports Ground Club. The most secure way to travel within neighbouring land to your property into the future would be to register a legal right of way over the land. Any other agreement to access the land could be rescinded in the future by the neighbouring landowners, risking your ability to access your property in the intended manner.**
- 6) 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.**
- 7) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.**
- 8) The onus of ensuring that any development is located in the approved position on the correct allotment is the responsibility of the landowner/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.**

#### **OFFICER MAKING RECOMMENDATION**

**Name:** Sebastien Paraskevopoulos  
**Title:** Statutory Planner

**CAP MEETING – 8 NOVEMBER 2023**

**ITEM 8.4**

<b>DEVELOPMENT NO.:</b>	23007983
<b>APPLICANT:</b>	Bargain Steel Centre
<b>ADDRESS:</b>	6 ONKAPARINGA ST, LOBETHAL SA 5241
<b>NATURE OF DEVELOPMENT:</b>	Outbuilding
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Township</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire - Medium Risk)</li> <li>• Hazards (Flooding - Evidence Required)</li> <li>• Mount Lofty Ranges Water Supply Catchment (Area 2)</li> <li>• Native Vegetation</li> <li>• Prescribed Water Resources Area</li> <li>• Regulated and Significant Tree</li> <li>• Traffic Generating Development</li> </ul> <p><b>Local Variation</b></p> <ul style="list-style-type: none"> <li>• 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)</li> </ul>
<b>LODGEMENT DATE:</b>	29 March 2023
<b>RELEVANT AUTHORITY:</b>	Assessment Panel at Adelaide Hills Council
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2023.4
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed – Performance Assessed
<b>NOTIFICATION:</b>	No
<b>RECOMMENDING OFFICER:</b>	Sebastien Paraskevopoulos Statutory Planner
<b>REFERRALS STATUTORY:</b>	N/A
<b>REFERRALS NON-STATUTORY:</b>	N/A

**CONTENTS:**

- 
- ATTACHMENT 1: Application Documents**
- ATTACHMENT 2: Subject Land Map**
- ATTACHMENT 3: Zoning Map**
- ATTACHMENT 4: Relevant P & D Code Policies**
-

## CAP MEETING – 8 NOVEMBER 2023

### ITEM 8.4

#### DETAILED DESCRIPTION OF PROPOSAL:

The application proposes the construction of an outbuilding (shed), for the purposes of general domestic storage and the garaging of a caravan. A level site area has been previously prepared, with boundary retaining walls not exceeding 1m.

The proposal has dimensions of 7.00m x 12.20m and a total floor area of 85.40m<sup>2</sup>, which corresponds to a total site coverage of 11%. It also features 3.6m wall heights, with a maximum building height of 4.37m above the finished level.

The proposal is located to the rear of the property, behind a recently approved detached dwelling currently under construction. To achieve a level site area, excavation down to 0.6m has been conducted to the east of the proposed building envelope, with fill up to 0.5m to the western side. Both batters and retaining walls have been utilised to support the earthworks.

The proposal is aligned in orientation with the rear boundary of the subject land, with its location in relation to the ancillary dwelling and primary street alike to the majority of properties in the locality. It has minimum 1m setbacks to the north side and east rear boundaries of the site.

The walls and roof of the proposed outbuilding will both be clad with corrugated iron finished in Colorbond 'Monument'.

#### 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 it was in state ownership.

The landowners recently received full Development Approval for a replacement dwelling, which is currently under construction.

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
25 August 2023	23008954	Single storey detached dwelling

#### 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 a primary street frontage to Onkaparinga Street. It has a total site area of 775m<sup>2</sup>, and a front boundary length 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. While a new dwelling is currently under construction, the site remains technically vacant, following the demolition of the previous Housing Trust home.

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.

There are no trees or other vegetation on site.

The land is connected to SA Water and Sewer Mains.

## CAP MEETING – 8 NOVEMBER 2023

### ITEM 8.4

#### 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 within the Productive Rural Landscape Zone.

Residential allotments in the locality are of a moderate size, typically ranging from 600-1000m<sup>2</sup> in total area. Dwellings are highly visible from the roadside, due to majority 6-10m front boundary setbacks, 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 with a backyard outbuilding. To the south side is the Lobethal Recreation Ground, which accommodates sporting and recreational activities on a 12.8ha site.

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**. The zoning is shown on the map in **Attachment 3 – Zoning Map**.

#### CONSENT TYPE REQUIRED:

- Planning Consent

#### CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**

Outbuilding: Code Assessed – Performance Assessed

- **OVERALL APPLICATION CATEGORY:**

Outbuilding: Code Assessed – Performance Assessed

- **REASON**

The proposed element did not qualify as no 'Accepted' or 'Deemed to Satisfy' under the Planning and Design Code –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 outbuildings are listed in Table 5 – 2 (j) of the Township Zone. Neither of the exceptions under Column B, relating to building 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.

#### AGENCY REFERRALS

Not applicable

#### INTERNAL REFERRALS

Not applicable

## 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	
N/A	

Table 3 of the Township Zone does not specify any POs or DPFs which are applicable to outbuildings.

The proposal's ancillary relationship with the new dwelling, along with its siting behind the front building line of the dwelling are broadly consistent with the DO 1 and DO 2 of the Zone.

## OVERLAYS

The Planning and Design Code does not draw upon any assessment provisions for an outbuilding from the following Overlays: *Hazards (Flooding - Evidence Required)*, *Prescribed Water Resources Area, Regulated and Significant Trees*, and *Traffic Generating Development*. As such, they are not included among the overlays below.

## CAP MEETING – 8 NOVEMBER 2023

### ITEM 8.4

#### Hazards (Bushfire - Medium Risk)

<b>Desired Outcomes</b>	
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.
<b>Performance Outcome (PO) and Designated Performance Feature (DPF) criteria</b>	
PO 1.1; PO 2.1; PO 2.2 & DPF 2.2; PO 5.2 & DPF 5.2; PO 5.3;	

The proposal's design and location on the subject land is considered appropriate to satisfy PO 1.1 and PO 2.1. The topography of the site is moderate in slope, and there is no unacceptable risk posed by vegetation on either the subject land or neighbouring properties. The minimum 1m side and rear boundary setbacks are also wide enough to allow for management and clearing of potential flammable debris in proximity of the building. Although it would be within 6m of the dwelling (dissuaded by DPF 2.2), it would be a requirement of the Building Consent assessment for it to be constructed to relevant building standards for associated structures in Bushfire Prone Areas. The proposal would also not obstruct pedestrian access to the rear of the dwelling from the roadside, which accords with DPF 5.2 (a). PO 5.3, which relates to using fire tracks by means of evacuation, is not applicable for this site.

#### Mount Lofty Ranges Water Supply Catchment (Area 2)

<b>Desired Outcomes</b>	
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.
<b>Performance Outcome (PO) and Designated Performance Feature (DPF) criteria</b>	
PO 1.1; PO 3.1; PO 3.2; PO 3.3; PO 3.9 & DPF 3.9; PO 4.1	

The proposed development would have a neutral effect on water quality, as its use as an outbuilding in association with the dwelling would be unlikely to pollute stormwater. Stormwater from the roof will be directed to a rainwater tank with a minimum capacity of 1,000L, with overflow directed to stormwater infrastructure available at the street. Earthworks are not in proximity of any watercourse or public water supply and are limited below 0.75m with minimised modification to the topography of the land. On these bases, the proposal is not considered to be at variance with any of the selected provisions of the Overlay.

#### Native Vegetation

<b>Desired Outcomes</b>	
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.
<b>Performance Outcome (PO) and Designated Performance Feature (DPF) criteria</b>	
PO 1.1 & DPF 1.1; PO 1.2; PO 1.4	

ITEM 8.4

The entirety of the subject land is absent of native vegetation and the applicant made their Native Vegetation Declaration upon submission of the proposal, which complies with DPF 1.1.

**GENERAL DEVELOPMENT POLICIES**

Clearance from Overhead Powerlines

Desired Outcomes	
<b>DO 1</b>	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	
<b>DO 1</b>	<p>Development is:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
PO 8.1 & DPF 8.1; PO 8.2 & DPF 8.2; PO 8.3; PO 8.4; PO 13.1 & DPF 13.1; PO 13.2 & DPF 13.2; PO 19.3 & DPF 19.3; PO 19.4 & DPF 19.4; PO 19.5 & DPF 19.5;	

The extent of excavation or filling of land does not exceed 1m in height, which aligns with DPF 8.1. The slope of the subject land does not exceed a gradient of 1 in 8, rendering PO 8.2, 8.3, and 8.4 not applicable.

The floor area of the proposal represents a departure from DPF 13.1 (b), which advises that ancillary buildings do not exceed 60m<sup>2</sup>. On an allotment of 775m<sup>2</sup>, the proposed 84.5m<sup>2</sup> is still considered moderate in size, and akin to other outbuildings in the locality (including direct neighbours at 8 Onkaparinga Street and 6 Golf Links Road, which feature rear outbuildings with areas of approximately 95m<sup>2</sup> and 90m<sup>2</sup> respectively). The outbuilding is also appropriately sited to the rear of the dwelling and would not be visually obtrusive from the primary street vantage. For these reasons, the proposed floor area is considered to remain consistent with PO 13.1.

## CAP MEETING – 8 NOVEMBER 2023

### ITEM 8.4

There is a further departure from DPF 13.1 in relation to wall height, of which part (h) recommends that such heights do not exceed 3m. The proposed outbuilding exceeds this by 0.6m, as it has been designed specifically to accommodate a caravan. When considered against the associated PO, however, this variance is considered acceptable. In addition to minimum 1m side and rear boundary setbacks, the level of the outbuilding is reasonably below that of the side and rear neighbouring allotment levels. This is especially the case for 8 Onkaparinga Street (which would experience the longest length of the outbuilding), which is between approximately 0.6m – 1m above the bench level of the proposal. The gable roof height of the outbuilding is also at a low profile (11-degree pitch), and well below the maximum 5m prescribed by part (i) of the DPF. The outbuilding's proposed location and associated low impact upon the streetscape further contribute to meeting PO 13.1. The remaining design elements of the proposal are demonstrably consistent with the rest of the parts of DPF 13.1.

The proposed location of the outbuilding does not impede car parking or open space requirements, and directly accords with parts (a) and (b) of DPF 13.2.

While the primary anticipated use of the outbuilding is not for vehicle car parking, the landowners have demonstrated written permission from the Lobethal Recreation Sports Ground Club to travel over their land to access the rear of the subject allotment and outbuilding from Onkaparinga Street. This would be necessary for the garaging of their caravan, which could not fit between the dwelling and side boundaries of the allotment. The agreement with the Club has not been formalised by a registered right of way, and the applicant has been made aware that the agreement could be rescinded without their permission or appeal in the future. Recommended planning advisory note 5 further clarifies that the granting of Planning Consent would *not* guarantee or infer any other protections or rights to travel over the neighbouring private land than what would otherwise be applicable in their agreement with the Club. Such an arrangement would not include any new driveway crossover points or accesses over Council land. If the Club were to rescind their permission to travel over their land in the future, the proposal could still serve its purposes as an outbuilding, albeit without the garaging of the caravan or vehicular access.

Within the context of the above, the proposal is not considered to conflict with remaining Zone POs 19.3, 19.4, and 19.5.

#### Infrastructure and Renewable Energy Facilities

<b>Desired Outcomes</b>	
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.
<b>Performance Outcome (PO) and Designated Performance Feature (DPF) criteria</b>	
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. There would be no encroachment upon the sewerage system as per the easements demonstrated on the Certificate of Title map.



## **CAP MEETING – 8 NOVEMBER 2023**

### **ITEM 8.4**

#### **CONCLUSION**

The proposal is for an outbuilding in association with a dwelling at 6 Onkaparinga Street, Lobethal. The subject land is located in the Township Zone, among existing residential land uses.

The proposal is considered an appropriate example of ancillary residential development in the Township Zone. Despite DPF departures regarding floor area and wall height prescribed by the *Design* general development policy, it meets its obligations in relation to boundary setbacks, building height, design (colour/material selection), and overall purpose within the context of the locality.

The proposal is considered to satisfy all applicable Performance Outcomes of the selected overlays and general development policies of the Planning & Design Code, with no consequential 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 23007983 by Bargain Steel Centre for an outbuilding 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 outbuilding herein approved shall be as follows:  
WALLS: Colorbond 'Monument' or similar or similar  
ROOF: Colorbond 'Monument' or similar**
- 3) The outbuilding shall not be used for human habitation, commercial or industrial purposes. Any such activity may constitute a change in use and will require separate development approval.**
- 4) 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.**

## **CAP MEETING – 8 NOVEMBER 2023**

### **ITEM 8.4**

#### **ADVISORY NOTES**

##### **Planning Notes**

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.**
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.**
- 3) This 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).**
- 5) This Planning Consent does not formalise or guarantee access across the land of 16 Onkaparinga Street currently allowed by the Lobethal Recreation Sports Ground Club. The most secure way to travel within neighbouring land to your property into the future would be to register a legal right of way over the land. Any other agreement to access the land could be rescinded in the future by the neighbouring landowners, risking your ability to access your property in the intended manner.**
- 6) 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.**
- 7) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.**
- 8) The onus of ensuring that any development is located in the approved position on the correct allotment is the responsibility of the landowner/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.**

#### **OFFICER MAKING RECOMMENDATION**

**Name:** Sebastien Paraskevopoulos  
**Title:** Statutory Planner

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5611 Folio 902

Parent Title(s) CT 3069/5  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 07/01/1999 Edition 2 Edition Issued 13/10/2022

### 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

### Easements

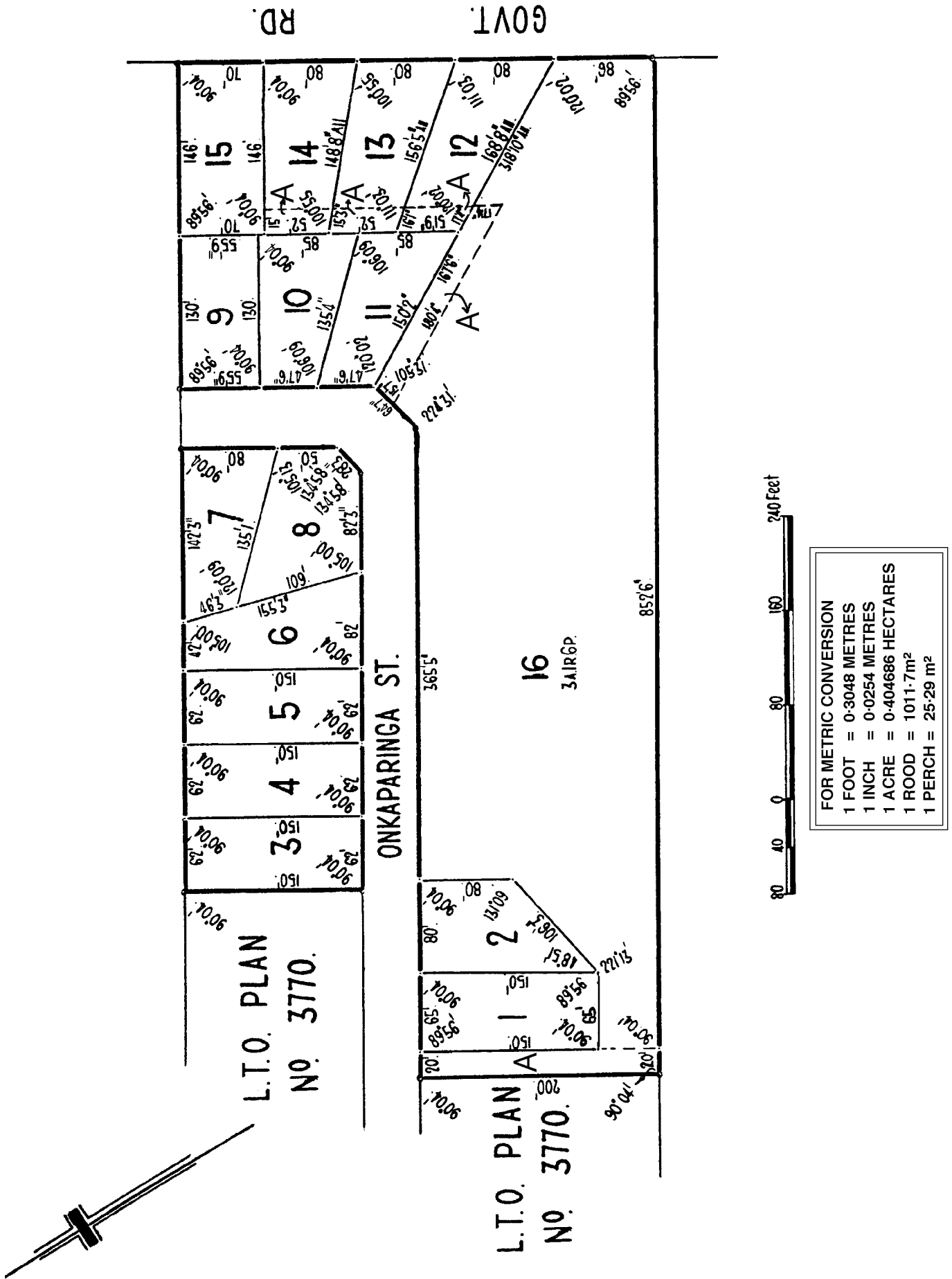
NIL

### Schedule of Dealings

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

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



AMENDED 17/10/2023

ONKAPARINGA STREET

BOUNDARY 14.48

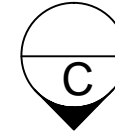
LOT 11/  
No.6

BOUNDARY 41.25

EXISTING  
DRIVEWAY

EXISTING  
HOUSE

CONCRETE SLEEPER  
RETAINING WALL-  
0-600mm HIGH



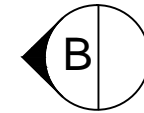
0.00mm  
MIN. 1000L  
RAINWATER  
TANK

CUT

1000

600mm  
CUT

12200



CONCRETE S  
RETAINING W  
0-600mm HIGH

PROPOSED  
SHED  
FFL= 1.0m ABOVE  
HOUSE FFL

FILL

0.00mm

BOUNDARY 25.91

500mm  
BATTER

7000

1000



BOUNDARY 45.77



SITE PLAN

Scale 1:150



SCALE BAR

STORMWATER DIRECTED TO MIN.  
1000L RAINWATER TANK,  
OVERFLOW TO STREET WATER  
TABLE VIA 90DIA PVC PIPE

GENERAL NOTES:

DESIGN DRAWINGS ONLY. FOR STRUCTURAL LAYOUTS,  
DETAILS & ENGINEERING SEE OTHERS. FOR  
LANDSCAPING, CONTOURS AND EARTHWORKS SEE  
OTHERS.

ALL SITE & PROPOSED STRUCTURE INFORMATION &  
MEASUREMENTS PROVIDED BY BARGAIN STEEL CENTRE  
AT DATE SHOWN.

SUBJECT TO CONFIRMATION BY BARGAIN STEEL  
CENTRE AND FINAL MEASURE ON SITE PRIOR TO  
CONSTRUCTION.

ALL WORK SHALL COMPLY WITH NCC 2019 , ALL LOCAL,  
STATE AND NATIONAL REGULATIONS, CODES AND  
STANDARDS AND COMPLY WITH RELEVANT AUTHORITY  
REQUIREMENTS AND S.A.A. CODES FOR THAT TRADE.

ALL MATERIALS AND PRODUCTS SELECTED AND  
SPECIFIED ARE TO BE HANDLED, STORED & INSTALLED  
IN STRICT ACCORDANCE WITH MANUFACTURER'S  
RECOMMENDATIONS AND RELEVANT AS/NZ STANDARDS.

AMENDMENTS:

Revision A: 05/10/2023  
Amend site work- Cut/Fill & retaining wall

Revision B: 17/10/2023  
Amend existing house, show rainwater tank

PROPOSED: SHED  
FOR: HIGGINS BUILDING  
A/C FULLER  
AT: LOT 11/No.6  
ONKAPARINGA STREET  
LOBETHAL S.A.

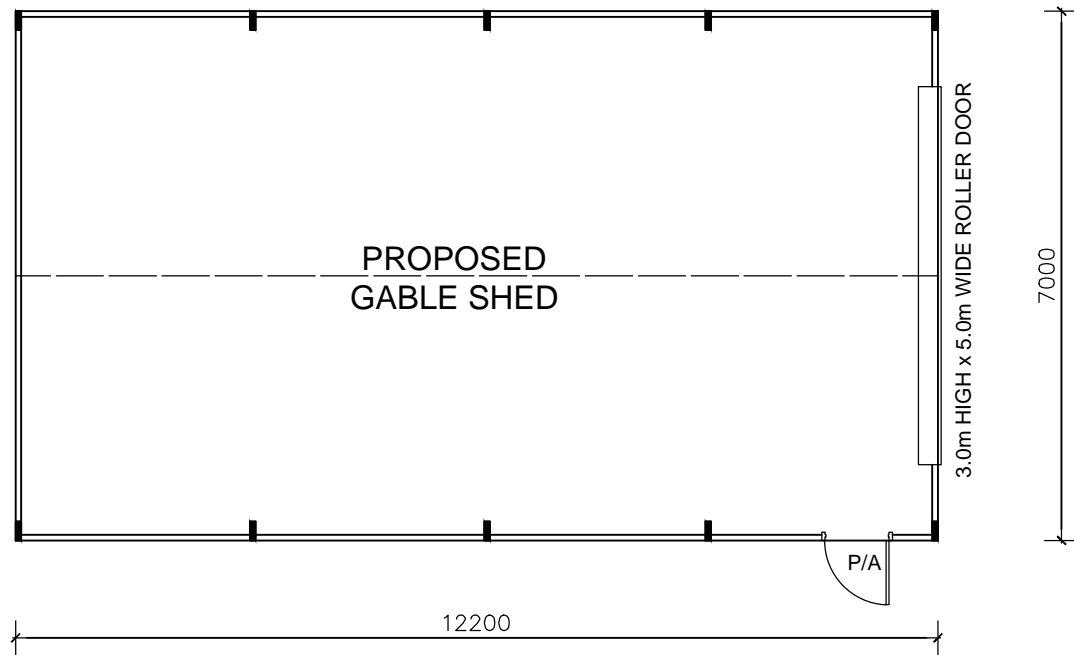
DRAWN BY: AS  
DRAWN ON: 12/02/2023  
SCALE: AS SHOWN  
SHEET: 1 OF 2

Amanda Schmidt Design and Drafting  
taschmidtcarpentry@gmail.com  
0438873165

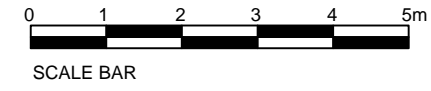
**Bargain Steel Centre**  
Lot 10 Heaslip Road,  
Burton SA 5110  
PH: (08) 8280 6000  
Fax: (08) 8280 5689



ADELAIDE HILLS COUNCIL  
RECEIVED 17/10/2023



**NOTES:**  
 12.2m x 7.0m x 3.6m GABLE SHED  
 11° ROOF PITCH  
 COLOUR WALLS, ROOF, GUTTERS & FLASHINGS  
 3x 3.0m HIGH x 5.0m WIDE ROLLER DOORS  
 1x LARNEC P/A DOOR  
 COLOUR- MONUMENT  
 MATERIAL - CORRUGATED



**FLOOR PLAN**  
 Scale 1:100

**GENERAL NOTES:**  
 DESIGN DRAWINGS ONLY. FOR STRUCTURAL LAYOUTS, DETAILS & ENGINEERING SEE OTHERS. FOR LANDSCAPING, CONTOURS AND EARTHWORKS SEE OTHERS.  
 ALL SITE & PROPOSED STRUCTURE INFORMATION & MEASUREMENTS PROVIDED BY BARGAIN STEEL CENTRE AT DATE SHOWN.  
 SUBJECT TO CONFIRMATION BY BARGAIN STEEL CENTRE AND FINAL MEASURE ON SITE PRIOR TO CONSTRUCTION.  
 ALL WORK SHALL COMPLY WITH NCC 2019 , ALL LOCAL, STATE AND NATIONAL REGULATIONS, CODES AND STANDARDS AND COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS AND S.A.A. CODES FOR THAT TRADE.  
 ALL MATERIALS AND PRODUCTS SELECTED AND SPECIFIED ARE TO BE HANDLED, STORED & INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND RELEVANT AS/NZ STANDARDS.

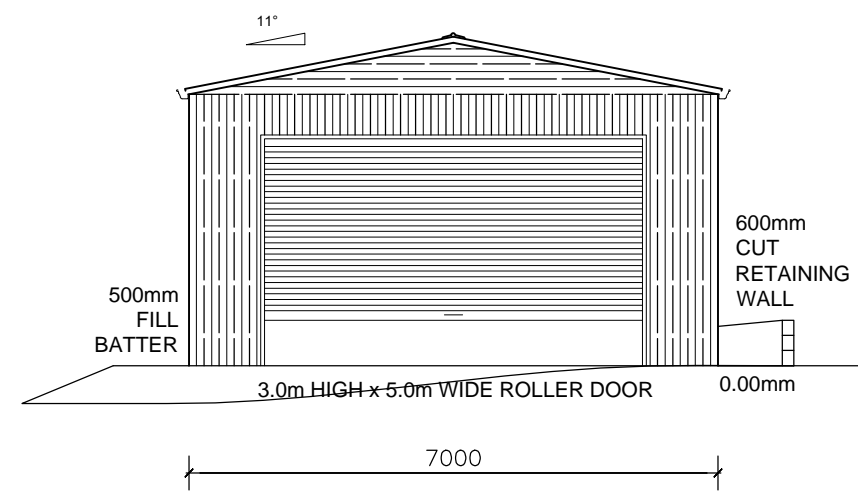
**AMENDMENTS:**  
 Revision A: 05/10/2023  
 Amend site work- Cut/Fill & retaining wall

**PROPOSED: SHED**  
 FOR: HIGGINS BUILDING  
 A/C FULLER  
 AT: LOT 11/No.6  
 ONKAPARINGA STREET  
 LOBETHAL S.A.

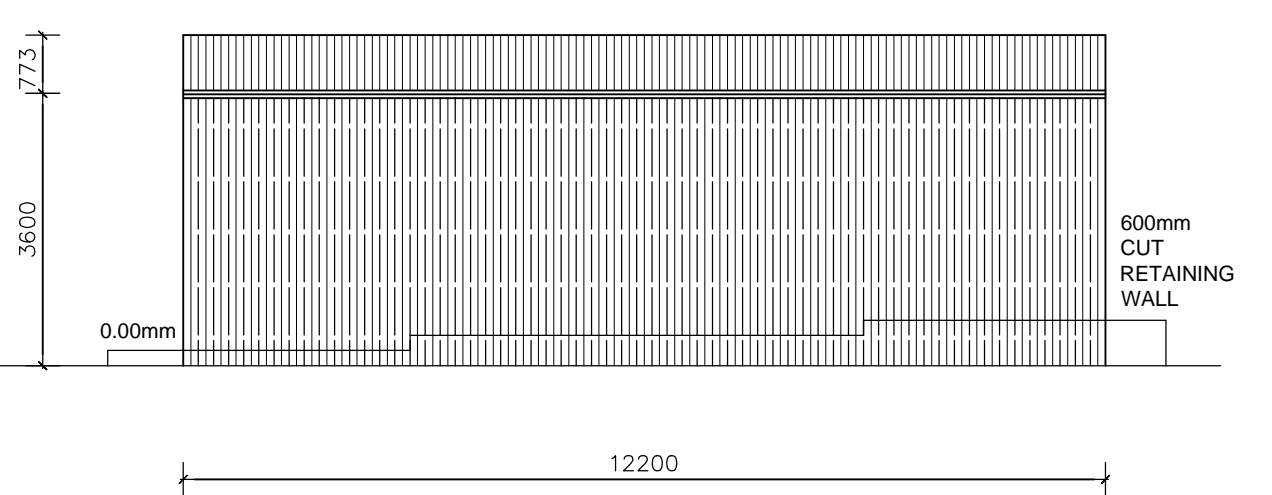
DRAWN BY: AS  
 DRAWN ON: 12/02/2023  
 SCALE: AS SHOWN  
 SHEET: 2 OF 2

Amanda Schmidt Design and Drafting  
 taschmidtcarpentry@gmail.com  
 0438873165

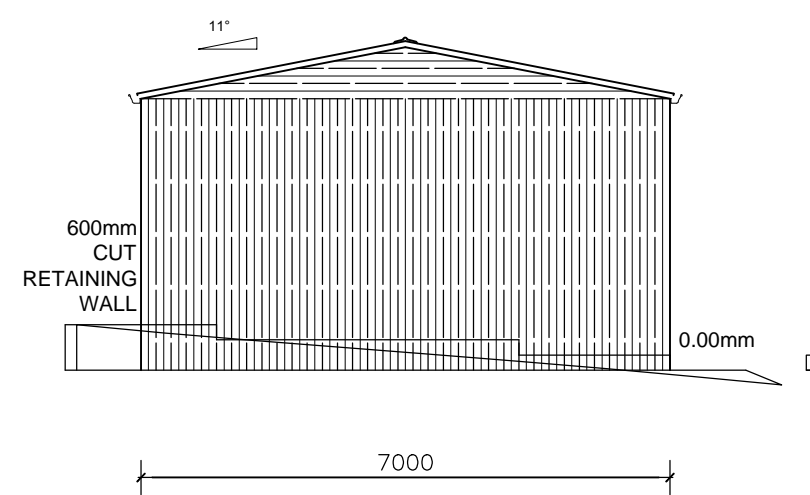
**Bargain Steel Centre**  
 Lot 10 Heaslip Road,  
 Burton SA 5110  
 PH: (08) 8280 6000  
 Fax: (08) 8280 5689



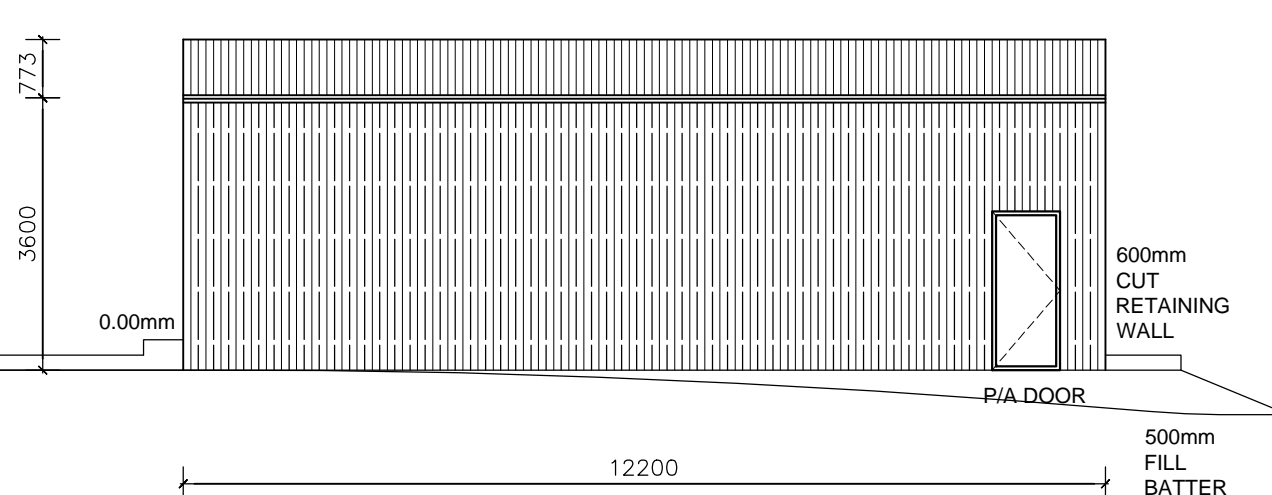
**ELEVATION A**  
 Scale 1:100



**ELEVATION B**  
 Scale 1:100



**ELEVATION C**  
 Scale 1:100



**ELEVATION D**  
 Scale 1:100



Lobethal Recreation Ground Sports Club  
Inc.,  
Onkaparinga Street,  
PO Box 137  
Lobethal SA 5241

Email: lobethalrecground@gmail.com

28<sup>th</sup> April 2023

Lyall and Aliza Fuller,  
6 Onkaparinga Street,  
Lobethal SA 5241

Dear Lyall and Alyssa,

**Re: Access to 6 Onkaparinga Street, Lobethal SA 5241**

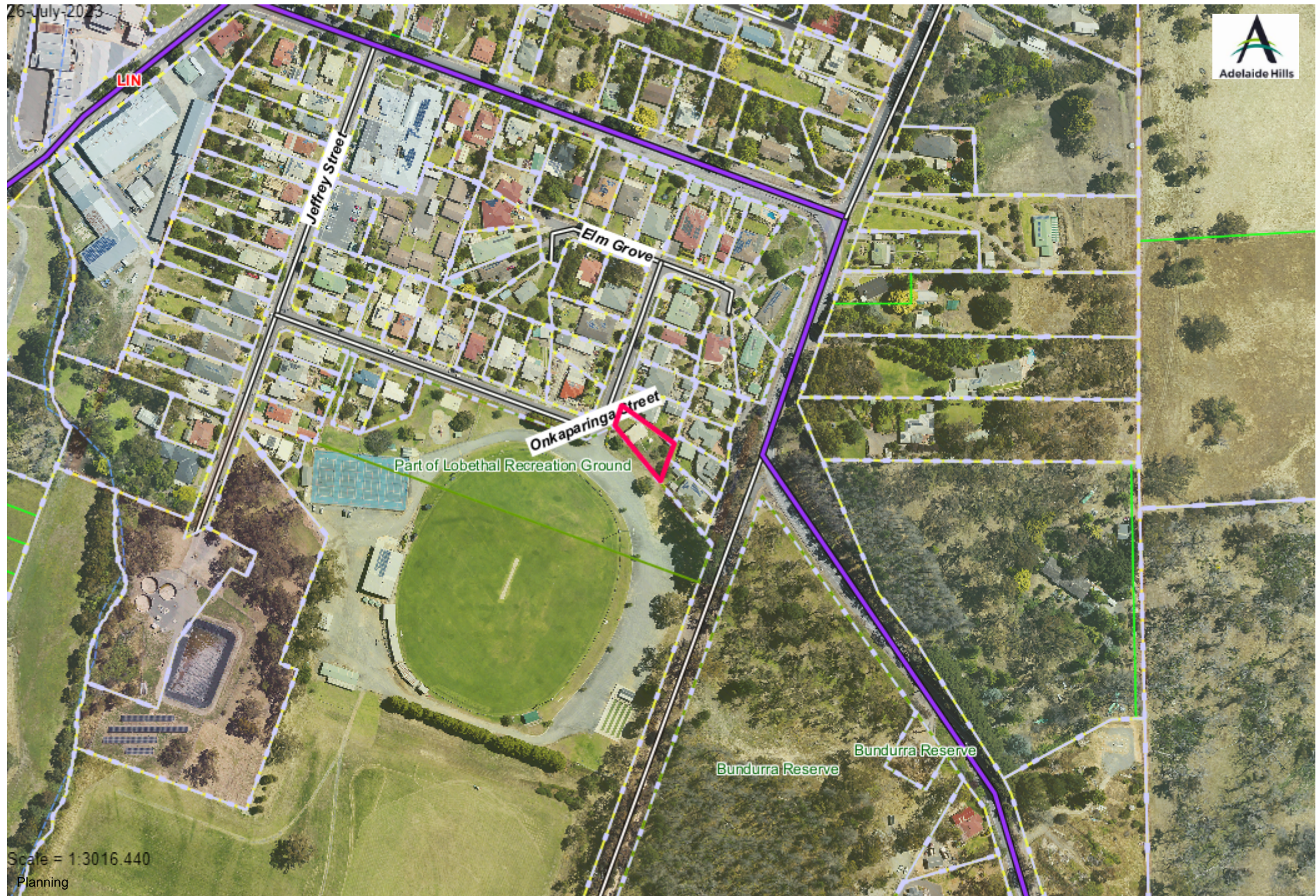
At a meeting of the Management Committee of the Lobethal Recreation Ground Sports Club Inc held on 20<sup>th</sup> September 2022 it was resolved that Lyall and Aliza Fuller be allowed full access to their property at 6 Onkaparinga Street, Lobethal via the Lobethal Recreation Ground property.

If you require further clarification about the above please contact the undersigned accordingly.

Yours Faithfully

Greg Jaensch  
President  
Lobethal Recreation Ground Sports Club Inc.,  
Mob: 0439 895 037

**ADELAIDE HILLS  
COUNCIL  
RECEIVED 05/10/2023**





**Employment  
Zone**

T

**Township  
Zone**

Woodside Rd

Jeffrey St

Elm Gr

Onkaparinga St

Lobethal

**Productive Rural  
Landscape Zone**

ADELAIDE  
HILLS  
COUNCIL

Golf Links Rd

Woodside Rd



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 text box for selected development(s)]

# Outbuilding

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

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

Property Policy Information for above selection

## Outbuilding - Code Assessed - Performance Assessed

### Part 2 - Zones and Sub Zones

#### 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.

#### 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.

Class of Development (Column A)	Exceptions (Column B)
------------------------------------	--------------------------

<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>	None specified.
<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"> <li>(a) advertisement</li> <li>(b) air handling unit, air conditioning system or exhaust fan</li> <li>(c) ancillary accommodation</li> <li>(d) building work on railway land</li> <li>(e) carport</li> <li>(f) deck</li> <li>(g) dwelling</li> <li>(h) dwelling addition</li> <li>(i) fence</li> <li>(j) outbuilding</li> <li>(k) pergola</li> <li>(l) private bushfire shelter</li> <li>(m) retaining wall</li> <li>(n) shade sail</li> <li>(o) solar photovoltaic panels (roof mounted)</li> <li>(p) swimming pool or spa pool</li> <li>(q) temporary public service depot</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2</li> <li>or</li> <li>2. involves the creation of 4 or more additional dwellings.</li> </ul>
<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"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<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"> <li>(a) light industry</li> <li>(b) store</li> <li>(c) warehouse.</li> </ul>	<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"> <li>(a) internal building works</li> <li>(b) land division</li> <li>(c) replacement building</li> <li>(d) temporary accommodation in an area affected by bushfire</li> <li>(e) tree damaging activity.</li> </ul>	None specified.
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> <li>1. the demolition of a State or Local Heritage Place</li> </ul>

- 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	DTS/DPF 2.1 None are applicable.

building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	
<p>PO 2.2</p> <p>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.</p>	<p>DTS/DPF 2.2</p> <p>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.</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"> <li>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</li> <li>(b) evacuation of residents, occupants and visitors.</li> </ul>	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) driveways: <ul style="list-style-type: none"> <li>(i) do not exceed 600m in length</li> <li>(ii) are constructed with a formed, all-weather surface</li> <li>(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)</li> <li>(iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway</li> <li>(v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway</li> <li>(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)</li> <li>(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)</li> <li>(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)</li> <li>(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)</li> <li>(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"> <li>A. a loop road around the building</li> <li>or</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>B. a turning area with a minimum radius of 12.5m (Figure 3) or</li> <li>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</li> </ul> <p>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p>
<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>

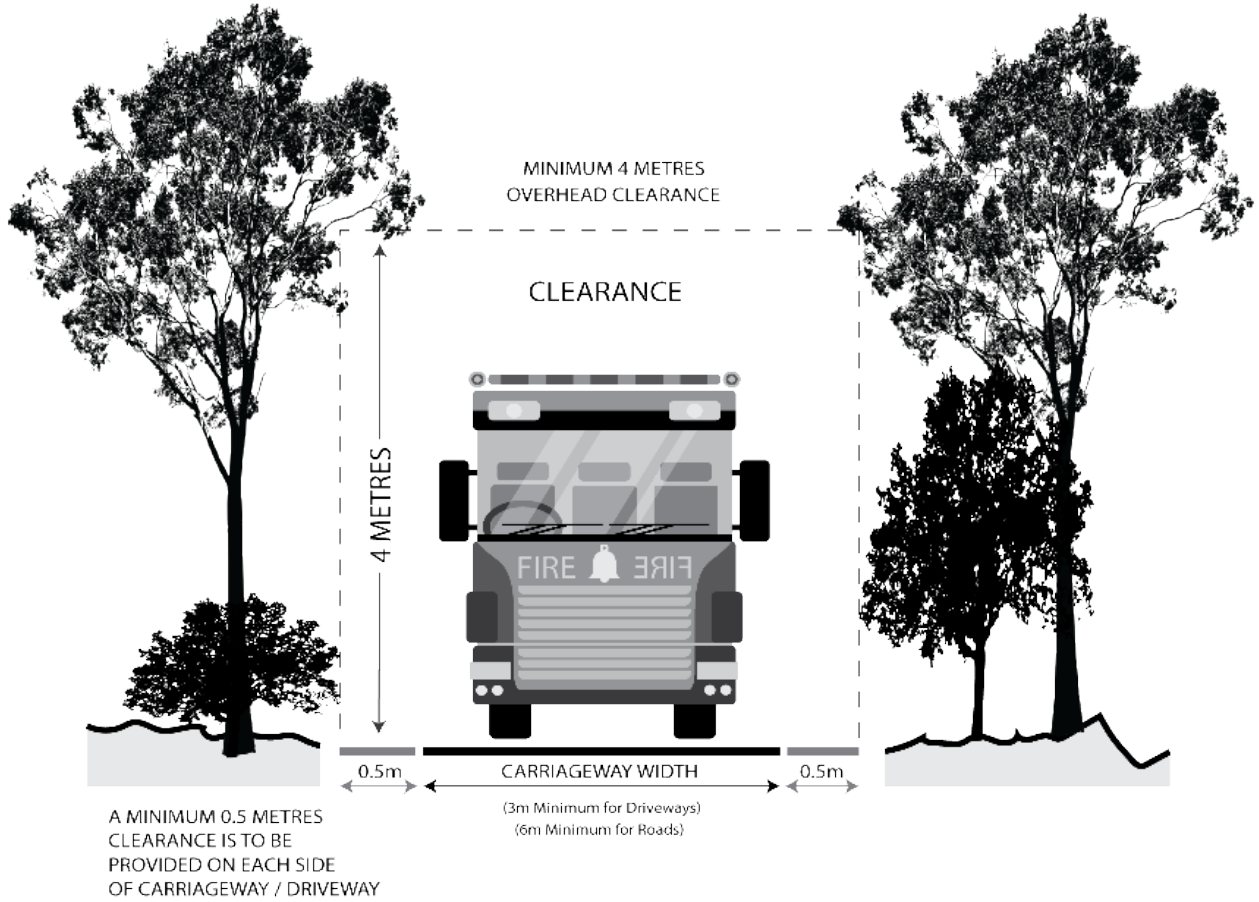
**Procedural Matters (PM) - Referrals**

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



### Roads and Driveway Design

Figure 2 - Road and Driveway Curves

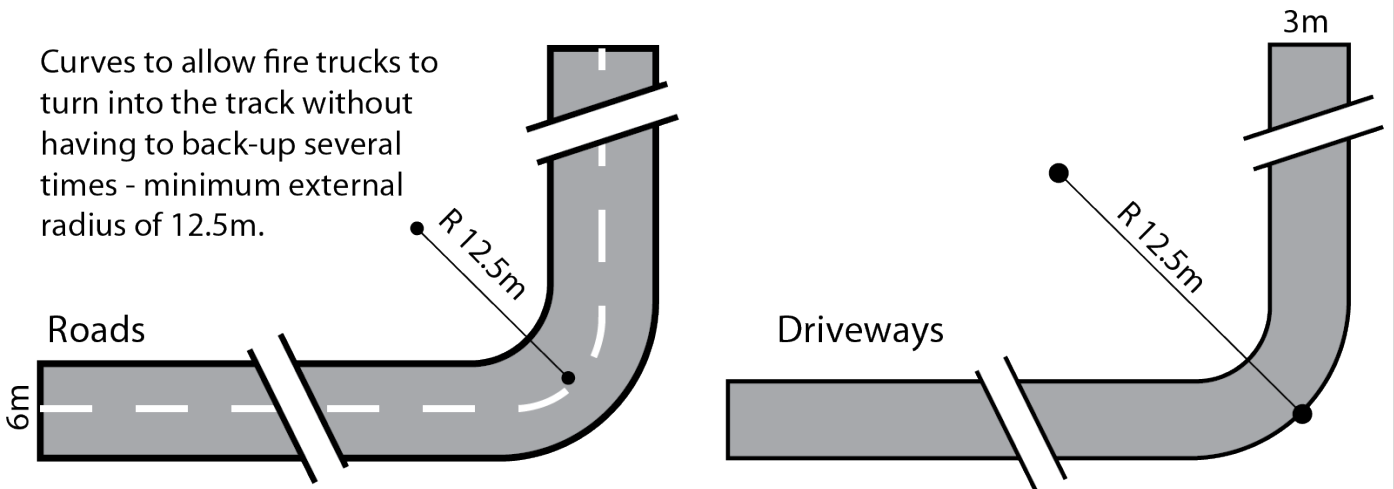


Figure 3 - Full Circle Turning Area



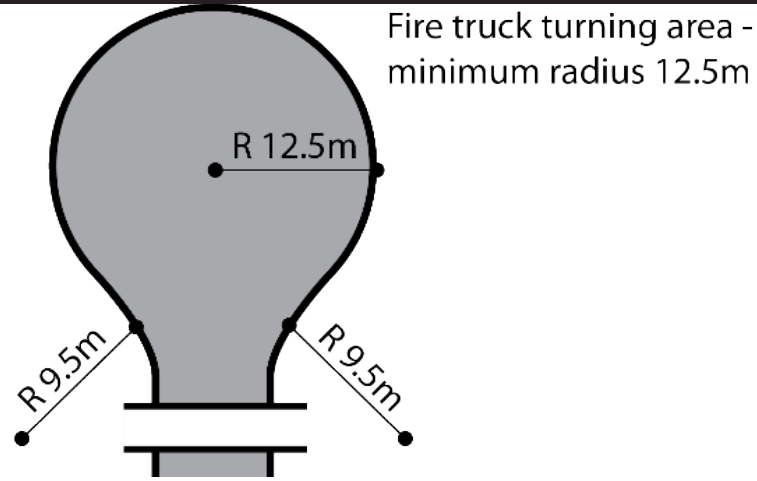
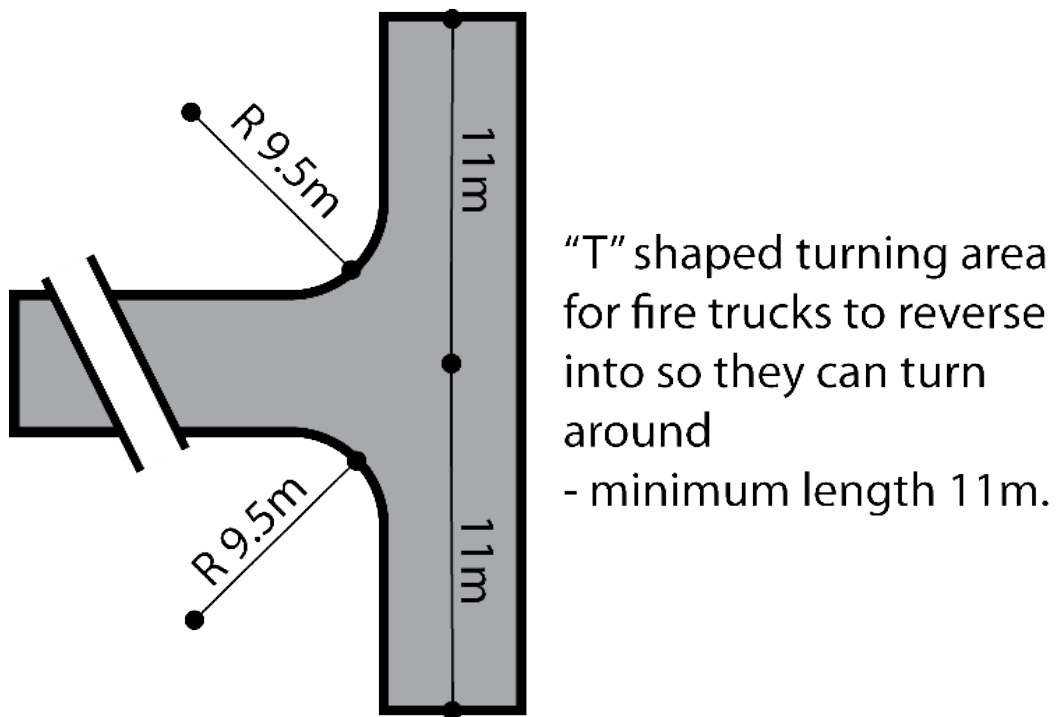


Figure 4 - 'T' or 'Y' Shaped Turning Head



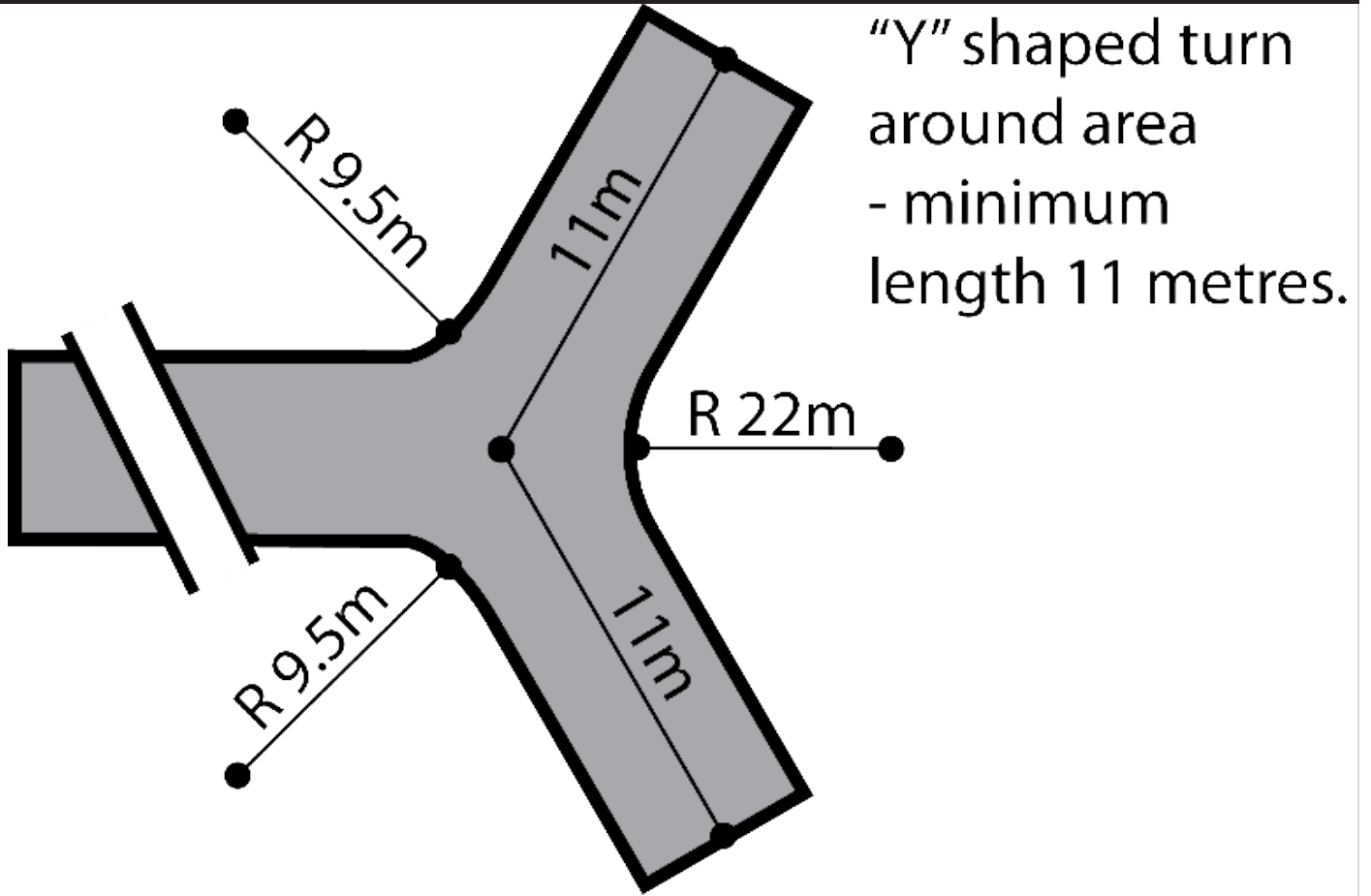
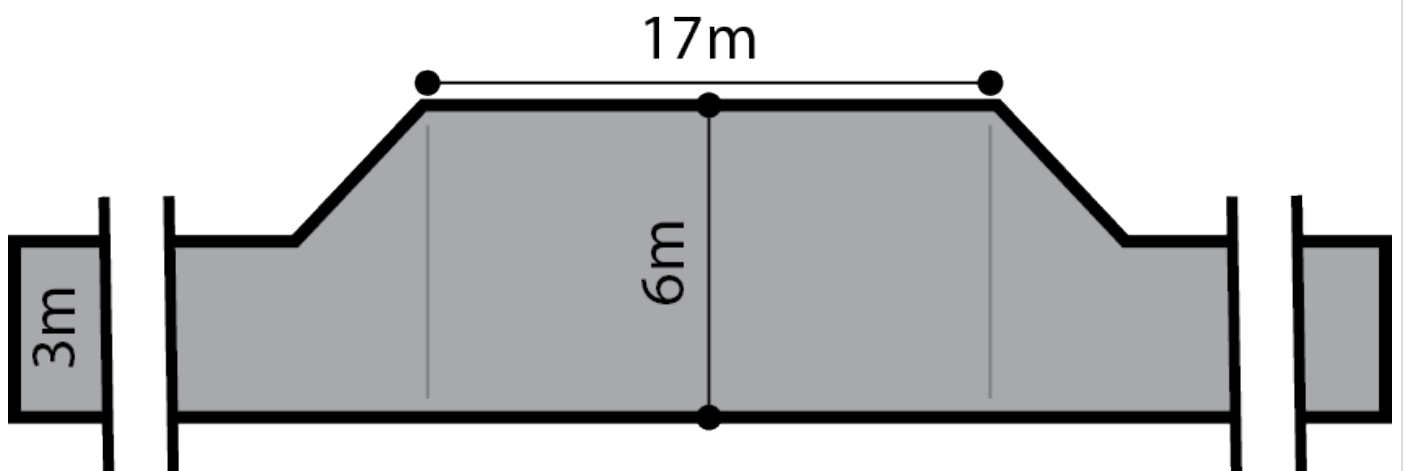


Figure 5 - Driveway Passing Bays

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



### 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	
PO 1.1 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.	DTS/DPF 1.1 None are applicable.
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 3.4 Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.	DTS/DPF 3.4 Development includes: <ul style="list-style-type: none"> <li>(a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or</li> <li>(b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m<sup>2</sup>.</li> </ul>
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"> <li>(a) is located 50m or more from watercourses</li> <li>(b) is located 100m or more from public water supply reservoirs and diversion weirs</li> <li>(c) does not involve excavation exceeding a vertical height of 0.75m</li> </ul>

	(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
<p>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:</p> <ul style="list-style-type: none"> <li>(a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay</li> <li>(b) function centre with more than 75 seats for customer dining purposes</li> <li>(c) restaurant with more than 40 seats for customer dining purposes</li> <li>(d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door</li> <li>(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)</li> <li>(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)</li> <li>(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)</li> </ul>	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water quality.	Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

<p>(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>			
<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 other emergency feeding</p>			
<p>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)</p>			
<p>Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.</p>			

## Native Vegetation Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

<h2 style="text-align: center;">Desired Outcome</h2>	
<p>DO 1</p>	<p>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.</p>

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"> <li>(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"> <li>(i) in connection with a relevant access point and / or driveway</li> <li>(ii) within 10m of a building (other than a residential building or tourist accommodation)</li> <li>(iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control</li> <li>(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</li> </ul> </li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>(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'.</li> </ul>
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> <li>(a) significant wildlife habitat and movement corridors</li> <li>(b) rare, vulnerable or endangered plants species</li> <li>(c) native vegetation that is significant because it is located in an area which has been extensively cleared</li> <li>(d) native vegetation that is growing in, or in association with, a wetland environment.</li> </ul>	<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
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'.	Native Vegetation Council	To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.	Development of a class to which Schedule 9 clause 3 item 11 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:  (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	<p>Development is:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	DTS/DPF 8.3 None are applicable.



<ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	
<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>
All Residential development	
Ancillary Development	
<p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary</li> <li>or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> <li>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li> </ul> </li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</li> <li>and</li> <li>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ul> </li> <li>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</li> </ul>

	<p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p style="margin-left: 40px;">(i) a total area as determined by the following table:</p> <table border="1" data-bbox="1005 638 1516 1164"> <thead> <tr> <th style="background-color: #1a3d54; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #1a3d54; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <p style="margin-left: 40px;">(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>
--	---

Car parking, access and manoeuvrability

<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 collection and on-street parking.</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 point provided on the site.</p>
---	---

<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</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p>
--	--

<p>infrastructure or street trees.</p>	<ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed:                         <ul style="list-style-type: none"> <li>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing</li> <li>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.</li> </ul> </li> </ul>
<p>PO 19.5 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 Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site</li> </ul>

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

<h2 style="text-align: center; margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>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.</p>

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

<h2 style="text-align: center; margin: 0;">Performance Outcome</h2>	<h2 style="text-align: center; margin: 0;">Deemed-to-Satisfy Criteria / Designated Performance Feature</h2>
<p>Wastewater Services</p>	
<p>PO 12.2</p>	<p>DTS/DPF 12.2</p>

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.	Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
--	---