

CAP MEETING – 13 MARCH 2024

ITEM 8.4

DEVELOPMENT NO.:	23037445
APPLICANT:	Fairmont Homes
ADDRESS:	53 MOFFETT STREET WOODSIDE, SA 5244
NATURE OF DEVELOPMENT:	Single storey detached dwelling and combined fence and retaining walls
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 <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:	9 February 2024
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	2023.19
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 • Council Environmental Health • Council Open Space

CONTENTS:

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- 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 combined fence and retaining walls (maximum height 2.9m) 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, separate lounge, laundry, al fresco and double car garage under the main roof.

The proposal has a combined floor area of 277.49m², which includes the al fresco and garage. This corresponds to a total site coverage of approximately 27%. The proposal features 2.7m ceiling heights, with a maximum building height of 5.97m above the finished floor level (FFL).

The proposal is located centrally within the subject land, although closer to the front boundary than the rear. To achieve a level site area, excavation up to 0.7m is anticipated to the east of the building envelope, with 1.1m of fill anticipated to the western side. Batters will be used to smooth out the cut of the land, while a side boundary retaining wall up to 1.1m will be utilised to support the filled portion.

The proposal is similarly oriented as the majority of dwellings on Moffett Street. It has a 11.5m setback from the south front boundary, 21.2m setback from the north rear boundary, and 3.0m and 1.4m setbacks from the east side and west side boundaries respectively.

The walls of the proposed dwelling will be finished using Austral Bricks in their Urban One 'Seed' colour, and the piers at the front of the building will be rendered in Colorbond 'Surfmist'. Corrugated iron in Colorbond 'Bluegum' is specified for the roof.

BACKGROUND:

The subject allotment was created through a land division approved in March 2022, where adjacent 55 Moffett Street was halved in size. There have been no other applications received since Land Division Consent was granted.

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
8 March 2022	21027687	Land division (1 into 2) at 55 Moffett Street, Woodside

SUBJECT LAND & LOCALITY:

Location reference: Lot 21 - 53 Moffett Street, Woodside SA 5244

Title ref.: 6273/509 **Plan Parcel:** DP: 129649

Site Description:

The subject land is located on the northside of Moffett Street, towards its eastern end. It has four primary boundaries, with its frontage oriented to Moffett Street. It has a total site area of 1043m², and a frontage width of 20.36m, which extends to the rear to a depth of 52.70m. The allotment frontage and proposed site coverage are of a similar size as other residential allotments in the locality. The site is currently vacant, following its creation through land division DA 21027687.

The land is evenly sloping, descending laterally east to west across the allotment, at a gradient of approximately 1-in-15.

There are several trees on the site, although none of these are protected.

The land is connected to SA Water and Council's Community Waste Management System.

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Locality:

The property and its residential neighbours are situated along Moffett Street, which runs east-west and connects to Woodside's main street of Onkaparinga Valley Road, within the Township Zone of the Planning and Design Code. This portion of the town consists of a rectangular street layout and generally regularly shaped allotments of a moderate size, typically ranging between 600-1000 m² in area. Dwelling facades are mostly visible from the roadside, due to typical 6-10m front boundary building setbacks, although mature vegetation in the road reserve or in private front gardens is common. The subject land is neighboured by single storey detached dwellings either side, at number 51 and 55 Moffett Street.

There are no Local or State Heritage listed places in direct proximity of the subject land or in 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
 - Fence: Code Assessed – Performance Assessed
 - Retaining wall: Code Assessed – Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
 - Code Assessed – Performance Assessed
- **REASON**

The Planning and Design Code provides no 'Accepted' or 'Deemed to Satisfy' pathway for the above elements –nor are they 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. Dwellings are listed under 2 (c) of *Table 5 - Procedural Matters – Notification* of the Township Zone, and fences and retaining walls are listed under 5 (d) and 5 (k) of the same table, respectively. 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 referred to Council Engineering, who directed the requirement for a stormwater management plan and calculations. These details were later provided, and following their review, Council engineering considers stormwater impacts will be satisfactorily managed.

Engineering also assessed the proposed driveway crossover. They identified that a bottle brush shrub on the verge adjacent the proposed access point would cause line of sight issues, and that it would need to be removed. Aside from this, Council Standards are otherwise met.

- Council Environmental Health

The subject land is serviced by Council's Community Waste Management System. Environmental Health have confirmed that associated Wastewater Works Application 24/W023/473 was granted approval on 7 February.

- Council Open Space

Council's Senior Arborist conducted an assessment of the proposed removal of the bottle brush shrub required to facilitate safe driveway access. It was determined that the shrub represents a low level of streetscape value, and as such, did not oppose its removal. This was formalised through a section 221 approval under the *Local Government Act 1999*.

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.

A detailed assessment of the application has taken place against the relevant provisions of the Planning and Design Code (P & D Code), and this is provided below under a series of headings. A Policy Enquiry extract containing the relevant provisions of the P & D Code is contained in **Attachment 4 – Relevant P&D Code Policies**.

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Township Zone

Desired Outcomes	
DO1	A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities.
DO2	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 residential use of the building as a dwelling directly satisfies DPF 1.1, while aligning with DO 1 of the Zone itself.

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 27%, 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 most dwellings on Moffett Street, the proposal is sited directly parallel to its front boundary. The forwardmost point of the dwelling, the portico, would be setback by 11.51m, which is a similar building setback to the majority of dwellings in the locality. This would afford a good presentation to the street while complementing the existing streetscape character, satisfying the intended outcome of PO 2.3.

The 21.23m rear boundary setback of the proposal directly meets DPF 2.5, while the minimum 1m side boundary setbacks also meet DPF 2.6.

OVERLAYS

Hazards (Bushfire - Medium Risk)

Desired Outcomes	
DO1	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.
DO2	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 thereby 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 2000L water tank proposed 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.

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Hazards (Flooding - Evidence Required)

Desired Outcomes	
DO1	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	

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	
DO1	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 be managed through appropriate methods so that storm water quality is not detrimentally impacted.

Native Vegetation

Desired Outcomes	
DO1	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.

Prescribed Water Resources

Desired Outcomes	
DO1	Sustainable water use in prescribed water resources areas maintains the health and natural flow paths of surface water, watercourses and wells.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
N/A	

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This overlay is not relevant to the proposal as it pertains to water taking activities such as horticulture and intensive animal husbandry or the alteration to a water body.

Regulated and Significant Tree

Desired Outcomes	
DO1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.
Performance Outcome (PO) and Designated Performance Feature (DPF) criteria	
N/A	

Although there are several trees located on the subject land and neighbouring property, there are none which are of a circumference which constitute as regulated or significant.

GENERAL DEVELOPMENT POLICIES

Clearance from Overhead Powerlines

Desired Outcomes	
DO1	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	
DO1	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.

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Performance Outcome (PO) and Designated Performance Feature (DPF) criteria
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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 9.1; PO 9.2 & DPF 9.2; 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
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With regard to PO/DPF 6.1, the locality is serviced by Council’s Community Waste Management System, which eliminates the need for an effluent disposal area in association with the septic tank. As such, parking upon such an area could not occur.

Although the maximum extent of fill exceeds 1m, which is the height advised by DPF 8.1, this is a variance of just 10cm and limited to a small portion of the overall earthworks. Further, the line of cut and fill is positioned in the centre of the dwelling footprint. On this basis, the earthworks are determined to align with PO 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 1-in-11, which directly satisfies DPF 8.2.

The filling of land necessitates a retaining wall along the east side boundary to a height of up to 1.1m. Combined with a standard 1.8m high Colorbond fence atop it, the maximum height of this combined structure would be 2.9m. As the wall would be retaining fill, the full extent of the structure would present to the side neighbour at 51 Moffett Street. Although, such boundary development is not considered to unreasonably impact the visual amenity of this neighbour. The maximum height of the structure would be below 3m and is considered to be moderate, while the majority of the length of the retaining wall would be under 1m in height (resulting in an approximate combined height of 2.5m and less).

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.

The dwelling facade is oriented directly to the front boundary, where the entry door and two windows would be clearly legible from the street vantage, according with DPFs 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 sought by the Township Zone provisions and would be constructed with appropriate materials finished in colours that blend within the streetscape context. The proposal would minimise the impact on ‘amenity’ as sought by 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	
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DO1	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.
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Performance Outcome (PO) and Designated Performance Feature (DPF) criteria

PO 11.2 & DPF 11.2; PO 12.1 & DPF 12.1; PO 12.2 & DPF 12.2
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The subject is connected to SA Water mains. A Wastewater Works Application has been approved by Council Environmental Health permitting connection of a septic tank to Council's Community Waste Management System.

Interface between Land Uses

Desired Outcomes

DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
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Performance Outcome (PO) and Designated Performance Feature (DPF) criteria

PO 3.1 & DPF 3.1; PO 3.2 & DPF 3.2; PO 3.3
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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

DO1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.
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Performance Outcome (PO) and Designated Performance Feature (DPF) criteria

PO 1.1 & DPF 1.1

While the subject land is currently vacant, it was created through a land division for residential purposes and has not been used for any other purpose since that time. As per *Practice Direction 14*, the proposed dwelling does not constitute a change to a more sensitive use.

Transport, Access and Parking

Desired Outcomes

DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
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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.

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CONSIDERATION OF SERIOUSLY AT VARIANCE

The P & D Code envisages residential development in the Township Zone while also identifying potential infrastructure and amenity impacts that new dwellings must accord with through the relevant assessment policies. The preceding assessment demonstrates that the proposal is broadly consistent with all relevant Desired Outcomes and Performance Outcomes applicable to dwellings, fences, and retaining walls, and as such, is not considered to be seriously at variance with the provisions of the P & D Code.

CONCLUSION

The proposal is for a single storey detached dwelling with associated earthworks and retaining walls and fencing at 53 Moffett Street, Woodside. The subject land is located in the Township Zone, amongst 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. The subject land is already connected to SA Water mains, while approval has been granted by Council Environmental Health for septic tank connection to the Community Waste Management System.

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 23037445 by Fairmont Homes for a Single storey detached dwelling and combined fence and retaining walls at 53 Moffett Street, Woodside 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: Austral Bricks' Urban One 'Seed' with render in Colorbond 'Surfmist'
ROOF: Colorbond 'Bluegum' or similar

- 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.

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- 4) 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.**
- 5) 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.**
- 6) 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

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) 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.**

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- 6) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.
- 7) 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.
- 8) The Applicant's attention is 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

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 6273 Folio 509

Parent Title(s) CT 5715/409
Creating Dealing(s) RTU 13836882
Title Issued 29/07/2022 Edition 2 Edition Issued 02/09/2022

Estate Type

FEE SIMPLE

Registered Proprietor

KIM PAULETTE SHARP
MATTHEW ANDREW SHARP
OF PO BOX 212 BIRDWOOD SA 5234
AS JOINT TENANTS

Description of Land

ALLOTMENT 21 DEPOSITED PLAN 129649
IN THE AREA NAMED WOODSIDE
HUNDRED OF ONKAPARINGA

Easements

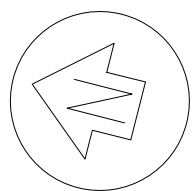
NIL

Schedule of Dealings

Dealing Number	Description
13865892	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

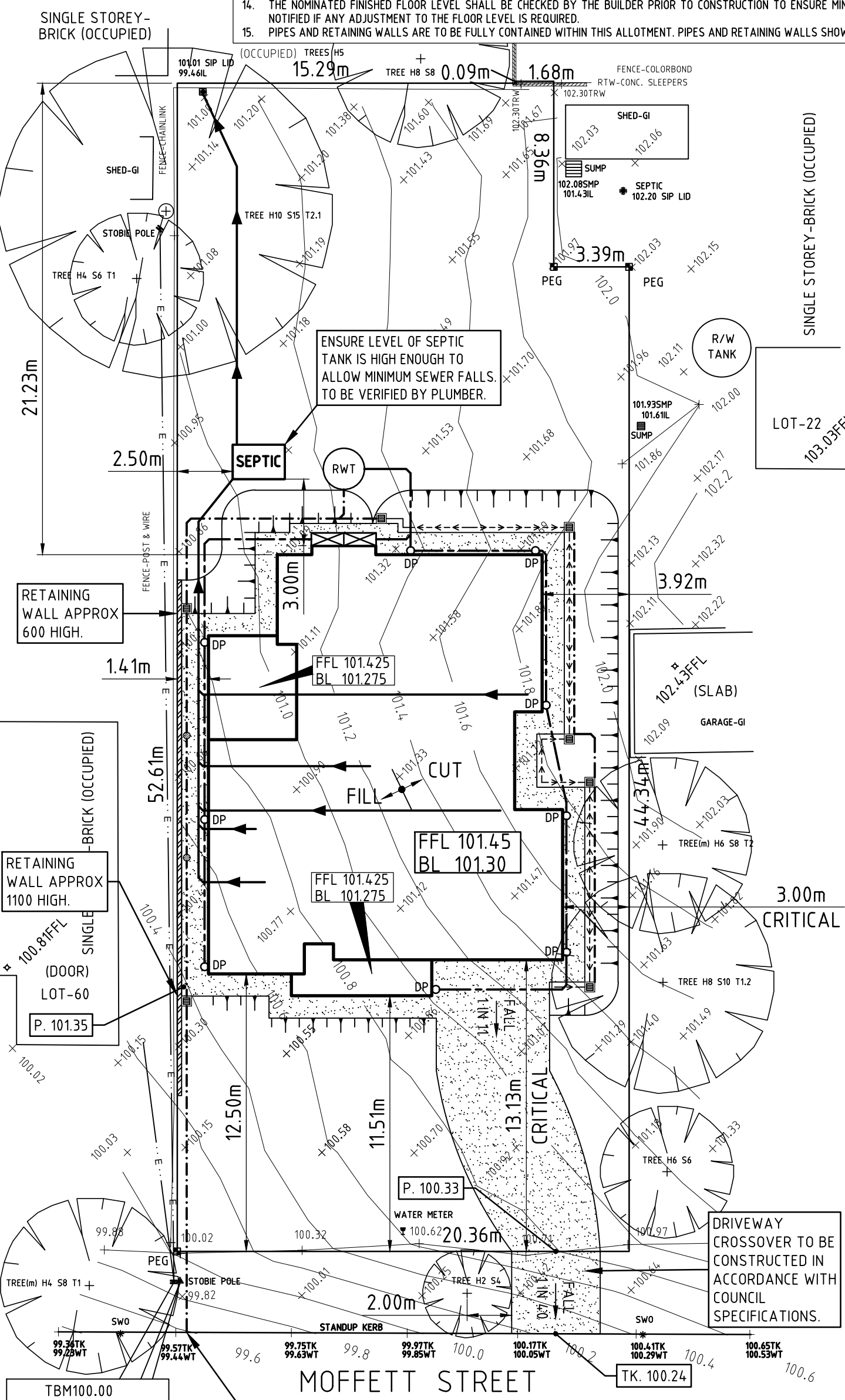
Notations

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



- NOTES:**
1. FLEXIBLE CONNECTIONS FOR SEWER & STORMWATER: ARE REQUIRED (REFER TO SHEET CD3vh).
 2. PATH LEVEL AT FLOOD GULLY TO BE A MINIMUM OF 165mm BELOW FINISHED FLOOR LEVEL.
 3. PROVIDE 150mm COVER TO STORMWATER PIPES UNLESS IT IS LIKELY TO BE SUBJECTED TO VEHICULAR LOADING, IN WHICH CASE 450mm COVER IS REQUIRED, OR ENCASE PIPE IN 100mm THICK CONCRETE
 4. THE SEWER LINE & OR SEPTIC TANK LOCATION IS INDICATIVE ONLY. THEY HAVE ONLY BEEN PROVIDED TO DETERMINE WHETHER OR NOT ADDITIONAL PIERS TO FOOTINGS ARE REQUIRED. UNDERFLOOR PLUMBING TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND SA HEALTH COMMISSION GUIDELINES.
 5. THIS IS AN ENGINEERING SURVEY PLAN AND SHALL NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY.
 6. PRIOR TO THE REMOVAL OF ANY TREES COUNCIL APPROVAL MUST BE OBTAINED AS THEY MAY BE DEEMED "SIGNIFICANT"
 7. RETAINING WALLS, STORMWATER, GRATED TRENCH DRAINS, PITS SUMPS AND REMOVAL OF SURPLUS SOIL AND TREES IS TO BE BY OWNER. THE STORMWATER SYSTEM AND PERIMETER PAVING SHALL BE PROVIDED WITHIN 6 MONTHS OF HANDOVER.
 8. FOOTINGS AND RETAINING WALLS ARE BASED ON ALL ADJOINING SITES BEING IN THEIR 'AS SURVEYED' CONDITION, AND MAY CHANGE IF CONDITIONS ON ADJOINING SITES ALTER.
 9. CUT & FILL BATTERS ARE SHOWN INDICATIVE ONLY. THE BUILDERS SCOPE IS TO BENCH FOR THE SLAB PLATFORM INCLUDING THE PERIMETER PATH. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ADDITIONAL CUT/FILL AND BATTERS ARE IN ACCORDANCE WITH THE SPECIFIED REQUIREMENTS.
 10. DOWNPIPE LOCATIONS AND RETENTION TANK LOCATION ARE SHOWN INDICATIVE ONLY. ACTUAL LOCATIONS MAY VARY.
 11. RETAINING WALLS/CONCRETE UPSTANDS LESS THAN 350mm HIGH HAVE BEEN OMITTED FOR CLARITY AND ARE TO BE INSTALLED BY OWNER.
 12. COLORBOND FENCING IS TO BE PROVIDED AROUND BOTH SIDES AND REAR OF THE ALLOTMENT WITH-IN 6 MONTHS OF HANDOVER WHERE NO EXISTING FENCE IS PRESENT, OR EXISTING IS IN POOR CONDITION.
 13. WHERE TREE IS TO BE REMOVED, THE VOID MUST BE BACK FILLED WITH COMPACTED SATURATED SOIL BY OWNER.
 14. THE NOMINATED FINISHED FLOOR LEVEL SHALL BE CHECKED BY THE BUILDER PRIOR TO CONSTRUCTION TO ENSURE MINIMUM SEWER AND STORMWATER FALLS CAN BE ACHIEVED, THIS OFFICE SHALL BE NOTIFIED IF ANY ADJUSTMENT TO THE FLOOR LEVEL IS REQUIRED.
 15. PIPES AND RETAINING WALLS ARE TO BE FULLY CONTAINED WITHIN THIS ALLOTMENT. PIPES AND RETAINING WALLS SHOWN IN NEIGHBOURING ALLOTMENTS FOR IMPROVED CLARITY ONLY.

SEPTIC DENOTES 3000L MIN. SEPTIC TANK. MODEL TO BE SPECIFIED BY PLUMBER.



PROVIDE 2000L MIN RETENTION TANK FOR BUSHFIRE FIGHTING PURPOSES ONLY. TANK TO BE MADE OF NON-COMBUSTIBLE MATERIAL AND CONNECTED INTO MAINS WATER WITH AN AUTOMATIC FLOAT SWITCH. OUTLET TAP TO BE AT LEAST 400mm ABOVE GROUND LEVEL. REFER TO THE MINISTERIAL BUILDING STANDARD 008 (MBS008) FOR DETAILS.

DENOTES COMBINATION RETENTION AND DETENTION TANKS. UPPER TANK TO BE 4000L (MIN) DETENTION TANK WITH 5mm OUTLET ORIFICE FITTED TO INVERT OF TANK TO RESTRICT FLOW TO 0.10L/SEC. LOWER TANK TO BE 1000L (MIN) RETENTION TANK CONNECTED INTO ONE W.C. OVERFLOW TO BE DISCHARGED TO STREET WATER TABLE. 100% OF ROOF AREA TO BE CONNECTED TO TANK.

SURVEYED: 28.09.2023
 0 1 2 3 4 5 10m

LEGEND

	DOMESTIC PERIMETER PAVEMENT
	EXISTING SPOT LEVEL
	EMBANKMENT/BATTER (GRADE BANKS 1:2 MAX)
	EXISTING CONTOUR
	UNLINED OPEN DRAIN (MIN. FALL 1:100)
	STORMWATER PIPE 90 P.V.C (MIN. FALL 1:200)
	STORMWATER PIPE 100 U.P.V.C (SEALED)
	SEWER PIPE (MIN. FALL 1:60)
	SELECTED DOWNPIPE
	(GIP) Ø90 GRATED INLET PIT
	(GS) 300SQ. GRATED SUMP (UNO)
	(JB) 300SQ. JUNCTION BOX (UNO)
	3 PEGS FOUND
	SELECTED RETAINING WALL
	DESIGN LEVEL
	TOP OF KERB
	WATER TABLE
	PAVING LEVEL
	FINISHED LEVEL
	FLOOD LEVEL
	COVER LEVEL
	INVERT LEVEL
	FINISHED FLOOR LEVEL
	BENCH LEVEL

No.	REVISION	DRAWN	CHECK'D	DATE
C.	RETENTION/DETENTION RAINWATER TANK ADDED.	DE	JKO	25.01.2024
B.	F.F.L. REVISED TO ORIGINAL, SEPTIC TANK MOVED TO REAR	BA	JKO	16.11.2023
A.	SEPTIC TANK ADDED, F.F.L. RAISED TO MEET MINIMUM SEWER GRADE & SEWER RUNS REVISED TO SUIT	JKO	JKO	31.10.2023

SITE
 PROPOSED RESIDENCE
 AT: LOT 21 MOFFETT STREET
 WOODSIDE
 FOR: KIM PAULETTE SHARP & MATTHEW ANDREW SHARP

TITLE
 DRAINAGE PLAN

<ul style="list-style-type: none"> Civil Geotechnical Environmental Structural Mechanical Electrical 	<ul style="list-style-type: none"> Fire Hydraulics Forensic Construction Assist Vertical Transport 	
Adelaide Office: 08 8238 4100 Melbourne Office: 08 8238 4115 Riverland Office: 08 8582 3970 www.tmkeng.com.au		

SCALE	1:200 @ A3	JOB No.	2309176
DRAWN	NHT	DWG. No.	CRD/C
DATE	18.10.2023	FAIR	
TEMPLATE	REV-03		

STORMWATER TO BE DISCHARGED TO STREET WATERTABLE IN ACCORDANCE WITH COUNCIL STANDARD DETAIL DRAWING SD25.

- ADDITIONAL NOTES:**
1. F.F.L. DICTATED BY MINIMUM SEWER GRADE.
 2. OWNER/BUILDER TO CONFIRM ALL INFORMATION REGARDING BOUNDARIES AND SETBACKS PRIOR TO CONSTRUCTION.
 3. THE PRESENCE OF ROCK AT SHALLOW DEPTHS MAY PRESENT DIFFICULTIES DURING TRENCHING AND/OR EXCAVATIONS.

ADELAIDE HILLS COUNCIL
 RECEIVED 02/02/2024

GENERAL NOTES

ALL DIMENSIONS NOTED ON DRAWINGS ARE WALL FRAME DIMENSIONS AND DO NOT TAKE INTO ACCOUNT WALL LININGS OR TILING.

WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, SCHEDULES, ENGINEERING, FRAMING PLANS AND APPROPRIATE APPROVALS. ANY DISCREPANCIES TO BE REPORTED TO THE MAIN OFFICE PRIOR TO ANY WORK COMMENCING.

TO BE ASSESSED AND IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE (NCC) VOLUME 2 AND ABCB HOUSING PROVISIONS (HP) OF AUSTRALIA (EXCEPT WHERE VARIED BY LEGISLATION)

FOOTINGS AND SLAB TO BE IN ACCORDANCE WITH AS 2870 PLUS CLAUSE SA 4.2.38 AND SA 4.2.10 OF THE NCC HP

TIMBER WALL, FLOOR AND ROOF FRAMING INCLUDING RELEVANT BRACING, FIXINGS AND TIE DOWNS TO BE IN ACCORDANCE WITH AS 1684.2

ELECTRICAL TO BE IN ACCORDANCE WITH AS 3000

PLUMBING TO BE IN ACCORDANCE WITH AS/NZ 3500 (INC. SA VARIATIONS)

SEPTIC TANKS TO BE IN ACCORDANCE WITH SA HEALTH COMMISSION REQUIREMENTS

SPECIFICATION AS PER HIA BUILDING SPECIFICATION (CURRENT VERSION)

UNLESS OTHERWISE NOTED FAIRMONT HOMES WILL CARRY OUT THE WORKS IN ACCORDANCE WITH THE DOCUMENTATION WITH THE FOLLOWING EXCEPTIONS:

- STORMWATER
- RETAINING WALLS
- RAINWATER TANK
- PAVING
- FENCING
- LANDSCAPING

SITE NOTES

CONTRACTORS TO VERIFY LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING SETOUT.

WATER METER IS BY WATER AUTHORITY. THE FULL COST OF RELOCATION IS AT THE OWNERS EXPENSE

IF CROSSOVER IS NOT PROVIDED OR EXISTING CROSSOVER IS NOT IN CORRECT POSITION TO DRIVEWAY THE FULL COST TO CONSTRUCT NEW CROSSOVER IS AT THE OWNERS EXPENSE.

REFER TO ENGINEER'S DRAINAGE PLAN FOR ALL LEVELS, RETAINING WALLS AND STORMWATER DRAINAGE DESIGN

NO BRUSH FENCE WILL BE ERECTED WITHIN 3m OF DWELLING. EXISTING BRUSH FENCE WITHIN 3m TO BE REMOVED (BY OWNER)

SITE BOUNDARIES TO BE CONFIRMED BY FINAL SURVEYORS PLAN

HOUSE PLAN AND ORIENTATION TO BE CONFIRMED BY CLIENT PRIOR TO COMMENCEMENT OF BUILDING WORK

(WHERE APPLICABLE) NON POTABLE WATER SUPPLY INCLUDING WATER METER TO BE CONNECTED TO WC AND EXTERNAL TAP AS NOTED

BUSHFIRE NOTES

BUSHFIRE PROTECTION AREAS AS IDENTIFIED USING SOUTH AUSTRALIAN PROPERTY AND PLANNING ATLAS (SAPPA)

BUSHFIRE REQUIREMENTS IN ACCORDANCE WITH PART H7F4 OF THE NCC, AS 3959, NASH STANDARD- STEEL FRAME CONSTRUCTION IN BUSHFIRE AREAS AND MINISTERIAL BUILDING STANDARD MBS 008

CONSTRUCTION NOTES

TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH AS 3660.1 - 2000 INCLUDING A COPY OF THE DURABLE NOTICE BEING PLACED IN THE METER BOX FOR THE PROPOSED DWELLING INDICATING:

- (A) THE METHOD OF PROTECTION; AND
- (B) THE DATE OF INSTALLATION; AND
- (C) WHERE A CHEMICAL BARRIER IS USED ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL; AND
- (D) THE NEED TO MAINTAIN AND INSPECT THE SYSTEM ON A REGULAR BASIS
- (E) EXPOSED EDGE OF SLAB TO BE 75mm BELOW DAMP PROOF COURSE

PHYSICAL TERMITE BARRIER WILL BE CAST INTO DWELLING FOOTING AND MECHANICALLY FIXED TO EXISTING FOOTING IN ACCORDANCE WITH AS 3660

CALCULATIONS FOR WIND SPEED ARE PROVIDED BY ENGINEER IN ACCORDANCE WITH AS 4055 & AS 1170.2

BASIC WIND SPEED SHALL BE DETERMINED AS EITHER :

- N1 - 28 m/s (34M/S ULTIMATE WINDSPEED)
- N2 - 33 m/s (40M/S ULTIMATE WIND SPEED)
- N3 - 41 m/s (50 M/S ULTIMATE WIND SPEED)

INSTALLATION OF SMOKE ALARMS THROUGHOUT THE DWELLING (CLASS 1a) ARE TO :

- COMPLY WITH PART 9.5 OF THE NCC HP
- COMPLY WITH AS 3786 (OR AS 1670.1 WHERE APPROPRIATE)

- HAVE HARD WIRED CONNECTION TO THE 240 VOLT AC ELECTRICAL OF THE RESIDENCE

- WHERE THERE IS MORE THAN ONE DETECTOR INSTALLED TO BE INTERCONNECTED

MAINTENANCE, ALTHOUGH NOT REQUIRED BY LEGISLATION, IS RECOMMENDED THE BUILDING OWNER OR RESIDENT IS ADVISED TO ANNUALLY CLEAN THE UNIT AND REPLACE THE BACK UP BATTERY TO ENSURE EFFICIENT PERFORMANCE

ALL GLAZING THICKNESS AND TYPE TO BE IN ACCORDANCE WITH PART 8.3 OF THE NCC HP, AS 1288 AND AS 1170.1

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE IN ACCORDANCE WITH PART 8.4 OF THE NCC HP

DOORS AND WINDOWS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH, FOR TIMBER AS 2146 & AS 2147 AND FOR ALUMINIUM AS 2047 AND AS 2048

EAVE LININGS, CARPORT & VERANDAH SOFFIT LINING LINED WITH NON-COMBUSTIBLE MATERIALS

GABLE OVER GARAGE BRICKWORK GREATER THAN 3 COURSES OVER GARAGE DOOR OPENING; NO CONTROL JOINTS TO EITHER SIDE OF OPENING OR WALL TIES @ 300 CENTRES AND TO BE TIED BACK TO WALL FRAME OR ROOF FRAME

WHERE REQUIRED RAINWATER TANKS SHALL BE MINIMUM 1000L. ROOF CATCHMENT SHALL BE PLUMBED TO A WC PAN (UNLESS NOTED OTHERWISE). RWT MUST BE FITTED WITH OVERFLOW DEVICE. INLET AND OVERFLOW MUST BE FITTED WITH MOSQUITO PROOF SCREENS TO COMPLY WITH NCC HP REQUIREMENTS.

IT IS RECOMMENDED TO FIT A FILTER BETWEEN THE RAIN WATER TANK AND DWELLING INLET

WHERE INDICATED ROOMS WITH A TOILET PAN THE DOOR IS TO BE FITTED WITH HINGES WHICH ARE READILY REMOVABLE FROM THE OUTSIDE COMPLIANT WITH PART 10.4.2 OF THE NCC HP

EXTERNAL WALL MOUNTED WATER TAPS TO BE FIXED (APPROX) 720mm ABOVE BRICK REBATE

CONSTRUCTION NOTES (CONTINDGD)

ISOLATED REINFORCED CONCRETE PIER SHALL BE IDENTIFIED ON PLAN BY 'N16' (OR SIMILAR)

REINFORCED CONCRETE PIER SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERS DETAIL (REFER ENGINEERS REPORT)

WHERE A STEEL COLUMN IS USED WITHIN A PIER (NOTED BY 'SHS') THE PIER SHALL EITHER BE MORTAR FILLED OR BRICK TIES SHALL BE FIXED TO THE STEEL COLUMN. THE STEEL COLUMN AND TIES SHALL BE PROVIDED WITH THE APPROPRIATE LEVEL OF CORROSION PROTECTION IN ACCORDANCE WITH TABLES 5.6.7B AND 5.6.5D OF THE NCC HP ACCORDINGLY.

STEEL LINTELS TO SUPPORT BRICKWORK OVER OPENINGS TO BE IN ACCORDANCE WITH HIA SPECIFICATIONS OR TABLE 12.8 OF THE AS 3700 (4200 / 4000) OR PROPRIETARY SYSTEM WITH TABLE 5.6.7B OF THE NCC HP

RAISED CEILING OFF-SET DIMENSIONS ARE APPROXIMATE ONLY AND MAY VARY ON SITE DDG TO STRUCTURAL FRAMING REQUIREMENTS

JOINERY NOTES

REFER TO JOINERY SPECIFICATIONS AND DRAWINGS FOR ALL JOINERY DETAILS

UP TO 2700 CEILING LEVEL JOINERY UNITS SUCH AS OVER HEAD CUPBOARDS, BUILT IN ROBES, LINEN/BROOM CUPBOARDS ETC SHALL BE INSTALLED TO CEILING WITH FILLER OVER BY THE JOINER

CEILINGS HEIGHTS GREATER THAN 2700 CEILING LEVEL JOINERY UNITS SUCH AS OVER HEAD CUPBOARDS, BUILT IN ROBES, LINEN/BROOM CUPBOARDS ETC SHALL BE INSTALLED TO A FRAMED AND PLASTERBOARD CLAD BULKHEAD. UNDERSIDE OF BULKHEAD TO BE CONSTRUCTED TO 2700 AFL

STAIRS, BALUSTRADES AND BARRIER NOTES

THE STAIR, HANDRAILS AND BALUSTRADE TO THE DWELLING ARE A PROPRIETARY SYSTEM TO BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH AN ACCREDITED MANUFACTURER DESIGN (i.e BCL JOINERY, TOP STAIRS OR STAIRLOCK) UNLESS OTHERWISE NOTED.

TREADS AND RISERS TO BE EVEN DIMENSIONS (AS NOTED). TREADS TO HAVE SUITABLE NON-SKID OR SLIP RESISTANT EDGE TO NOSING

BALUSTRADE TO BE CONTINUOUS ALONG THE SIDE OF THE STAIRWAY (WHERE NOT BOUNDED BY A WALL). THE BALUSTRADE/HANDRAIL HEIGHT TO BE NOT LESS THAN 865mm VERTICALLY ABOVE THE NOSING OF THE STAIR TREADS OR 1000mm ABOVE LANDINGS OR THE FINISHED FLOOR LEVEL.

OPENINGS IN THE BALUSTRADE OR STAIRS SHALL NOT ALLOW A 125mm SPHERE TO PASS THROUGH IT.

EXTERNAL STAIRS OR INTERNAL STAIRS IN A SINGLE STOREY DWELLING :
- RISERS TO BE 172mm AND GOINGS TO BE 250mm

INTERNAL STAIRS IN A DOUBLE STOREY DWELLING:
- RISER TO BE NOTED AND GOINGS TO BE 250MM (UNLESS OTHERWISE NOTED)

NO MORE THAN 18 RISERS WITHOUT A LANDING

UPPER STOREY WINDOWS:
- TO BEDROOMS MORE THAN 2.0M ABOVE GROUND LEVEL BELOW MUST BE PROTECTED IN ACCORDANCE WITH PART 11.3.7 OF THE NCC. AS NOTED ON PLANS.
- TO ALL OTHER ROOMS WHICH ARE NOT BEDROOMS, MORE THAN 4.0M ABOVE GROUND LEVEL BELOW MUST BE IN ACCORDANCE WITH PART 11.3.8 OF THE NCC. AS NOTED ON PLANS. LEVEL BELOW MUST BE IN ACCORDANCE WITH PART 11.3.8 OF THE NCC. AS NOTED ON PLANS.

EXTERNAL BALCONIES AND BALUSTRADING IN ACCORDANCE WITH WESTSIDE PROPRIETARY SYSTEM

WET AREA NOTES

ALL WET AREAS TO THE SUBJECT BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART 10.2 OF THE NCC

OVERFLOW PROTECTION TO BATHS, BASINS AND TROUGH FIXTURES (U.N.O.) AND FLOOR WASTE TO SHOWER ONLY IN ACCORDANCE WITH CLAUSE SA 10.2.33

WATERPROOFING MEMBRANE MATERIALS, DESIGN AND INSTALLATION FOR EXTERNAL ABOVE GROUND USE (BALCONIES OR DECKS) SHALL BE IN ACCORDANCE WITH AS 4645 - 2012 PARTS 1 & 2

BALCONIES TO BE FULLY TANKED WITH SETDOWNS AS PER TABLE A1 OF AS 4654.2
- N1 : 40mm
- N2 : 50mm
- N3 : 70mm

CONDENSATION MANAGEMENT

CONDENSATION MANAGEMENT SHALL BE IN ACCORDANCE WITH PART 10.8 OF THE NCC

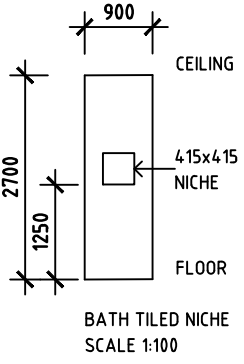
EXHAUST FANS SHALL BE DUCTED TO ATMOSPHERE VIA A SHAFT OR DUCT, EAVE VENT, WHIRLY BIRDS OR VENTED RIDGE CAP

EXTRACTION RATES FOR EXHAUST FANS :
- BATHROOM : 25 LITRES PER SECOND
- KITCHEN & LAUNDRY : 40 LITRES PER SECOND

PLIABLE BUILDING MEMBRANE TO EXTERNAL WALLS IN ACCORDANCE WITH AS 4200 PARTS 1 AND 2

SPECIFICATION SHEET MAY 2023

<p>Fairmont HOMES</p> <p>Fairmont Homes Group Pty Ltd 19 Fullarton Rd, Kent Town SA 5067 Ph (08) 8112 3112 fairmonthomes.com.au ABN: 26 110 542 553 Builders Licence No. 188013</p>	<p>I / WE HAVE READ ARCHITECTURAL PLANS, ELEVATIONS & SELECTIONS THOROUGHLY & ACCEPT THESE PLANS AS FINAL FOR CONSTRUCTION.</p> <p>FINAL PLAN APPROVED</p> <p>/ /</p>	<p>PROPOSED DWELLING FOR : MATTHEW ANDREW AND KIM PAULETTE SHARP</p> <p>AT LOT : 21(53) MOFFETT STREET WOODSIDE</p>		<p>AMENDMENTS :</p> <p>SI - RFI ELEVATION DRAWING OF RETAINING WALL</p>	<p>DATE</p> <p>30/01/24</p>	<p>LAND TITLE TORRENS</p> <p>BUSHFIRE BAL - 12.5</p> <p>WIND SPEED N2-33 M/S</p>																					
		<table border="1"> <tr> <td>AREAS sqm</td> <td>drawn : SI</td> <td>LEGEND:</td> <td></td> </tr> <tr> <td>main building 207.35</td> <td>date : 31/10/23</td> <td>MH : DENOTES 600 X 600 ROOF ACCESS DOOR</td> <td>⊙ DENOTES ESCAPE HINGES</td> </tr> <tr> <td>verandah 10.82</td> <td>checked : SI</td> <td></td> <td>⊖ CJ DENOTES CONTROL JOINT</td> </tr> <tr> <td>alfresco 18.06</td> <td>date : 31/10/23</td> <td>SM : DENOTES SELF CONTAINED SMOKE ALARM AS PER A.S. 3786 , HARD WIRED</td> <td>○ BQ DENOTES BRICK QUOIN</td> </tr> <tr> <td>garage 41.26</td> <td>council : ADELAIDE HILLS</td> <td></td> <td>○ RQ DENOTES RENDERED QUOIN</td> </tr> <tr> <td>total 277.49</td> <td></td> <td></td> <td></td> </tr> </table>	AREAS sqm	drawn : SI	LEGEND:		main building 207.35	date : 31/10/23	MH : DENOTES 600 X 600 ROOF ACCESS DOOR	⊙ DENOTES ESCAPE HINGES	verandah 10.82	checked : SI		⊖ CJ DENOTES CONTROL JOINT	alfresco 18.06	date : 31/10/23	SM : DENOTES SELF CONTAINED SMOKE ALARM AS PER A.S. 3786 , HARD WIRED	○ BQ DENOTES BRICK QUOIN	garage 41.26	council : ADELAIDE HILLS		○ RQ DENOTES RENDERED QUOIN	total 277.49				<p>ADLAIDE HILLS COUNCIL</p> <p>RECEIVED 30/01/2024</p>
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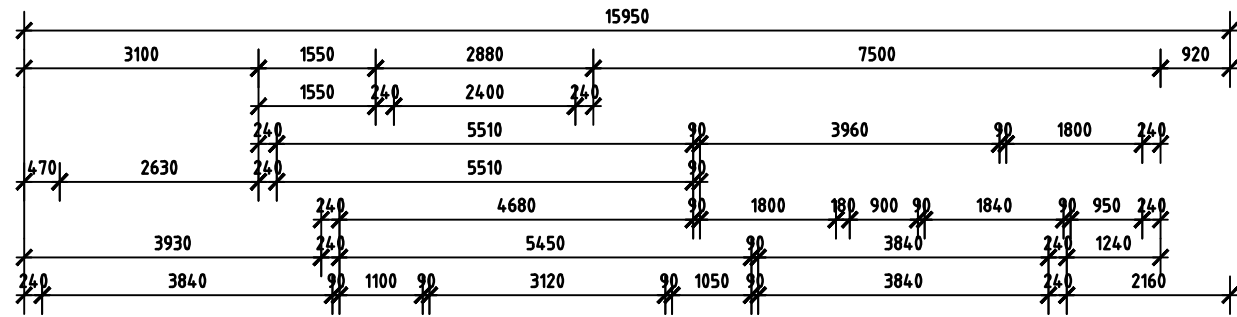
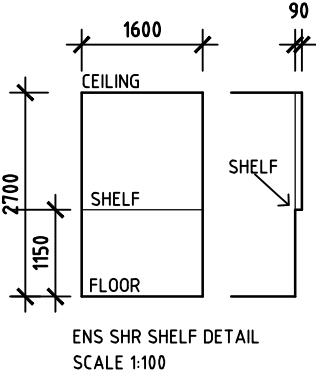
REVERSE CYCLE AIRCONDITIONING

CARPENTER NOTE:
 TRIM ALL VALLEY AND HIP INTERSECTIONS FOR CEILING LINING
 TRIM CEILING PARALLEL TO ANGLE WALLS FOR CEILING LINING
 CEILING TO ALFRESCO LINED WITH FRC AND BATTENS
 WC WINDOWS TO BE CENTRED TO THE ROOM
 KITCHEN WINDOW TO BE CENTRED

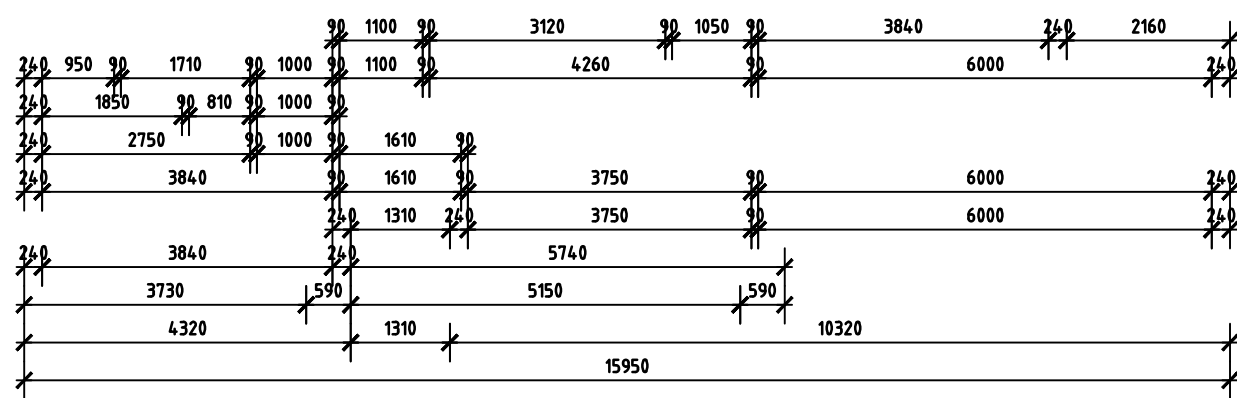
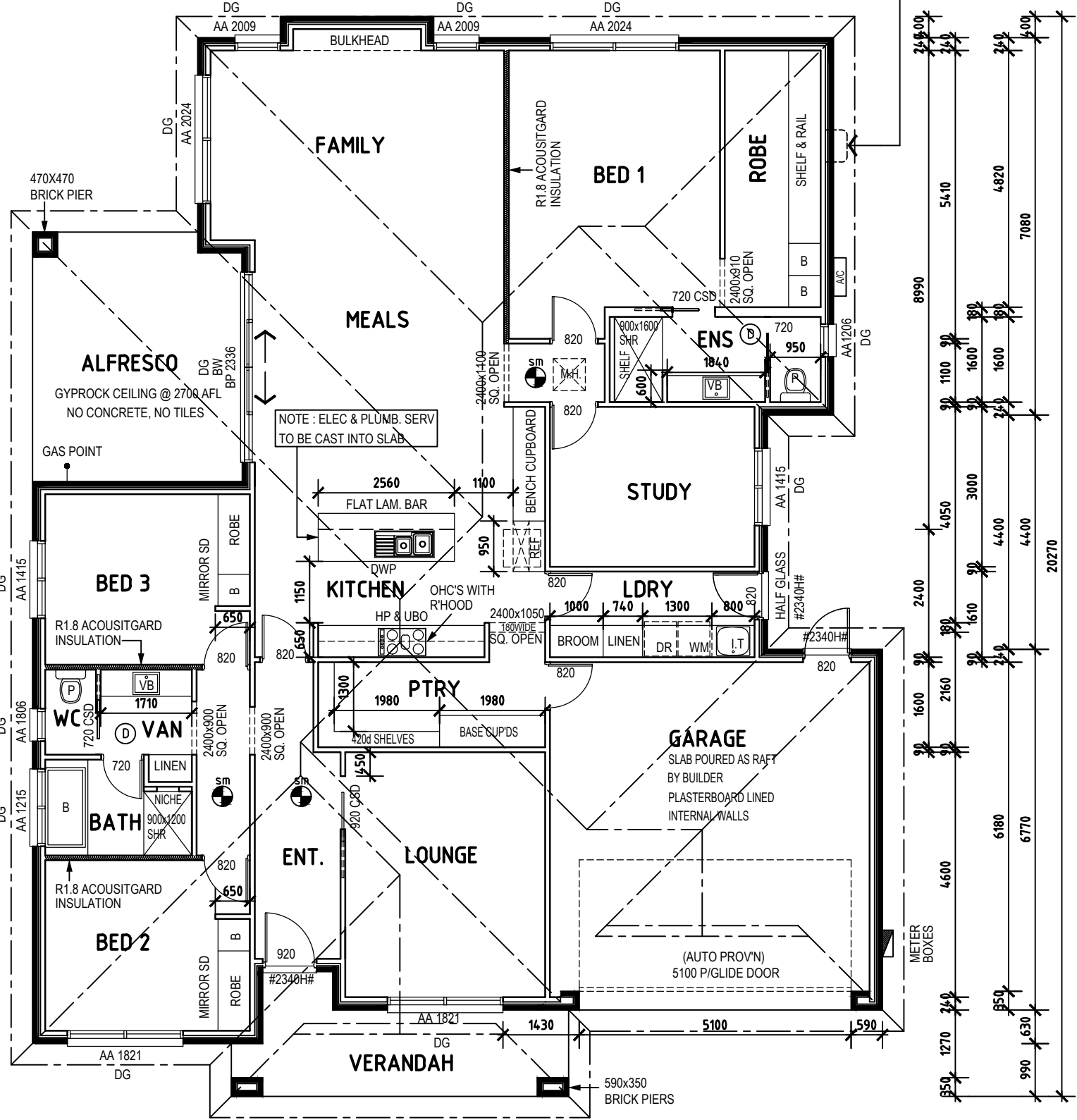
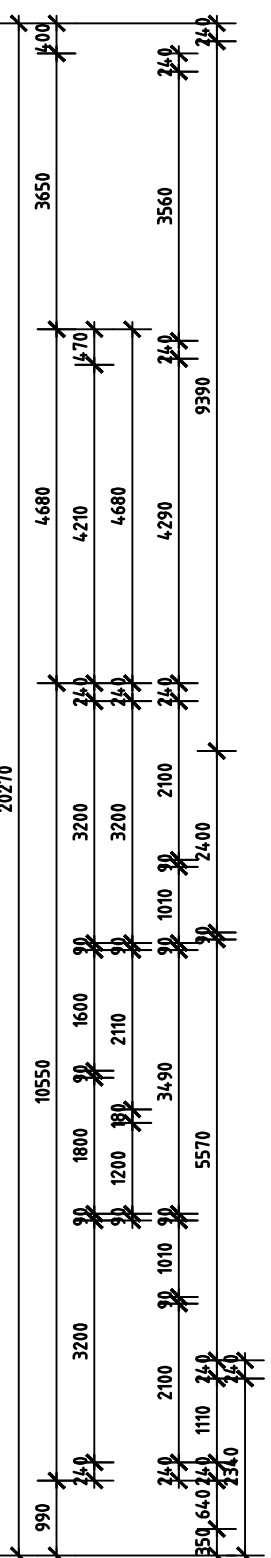
NOTE:
 ALL INTERNAL DOORS TO BE 2340MM HIGH
 ALL INTERNAL SQUARE OPENINGS TO BE 2400MM HIGH

NOTE:
 ALL WINDOWS TO BE DOUBLE GLAZED

LEGEND	
TAPS	+
STRIP GRATES	▬
SHOWER ROSE	△
AIR CONDITIONER UNIT	AC
RAIN WATER TANK	☒
HOT WATER SERVICE	HWS
ELEC. METER BOX	E.
GAS METER BOX	G.
DOWN PIPE	oDP
RAINWATER HEAD	RWH



NOTES: PLUMBING LOOP TO WET AREAS INCLUDING WATERPROOF P/PT FOR FUTURE RAINWATER TANK



WINDOWS AND ALUMINIUM SLIDING DOORS ARE DENOTED BY CODE ONLY
 THESE ARE NOT ACTUAL SIZES
 EXAMPLE: SW 18 15 OR SD 18 OR SIMILAR ARE CODES ONLY

NOTES:
 TRIM CEILING PARALLEL TO ALL WALLS.
 TRIM ALL VALLEY & HIP INTERSECTIONS FOR CEILING LINING.

NOTE:
 DOWNPIPE LOCATIONS ARE INDICATIVE ONLY

NOTE:
 - THESE AREAS DO NOT INCLUDE ANY ALLOWANCE FOR WASTAGE BASED ON THE MATERIAL SELECTED

DAY ZONES: - 80 sq/m
 NIGHT ZONES: - 65 sq/m

HOMEGUARD TERMITE DPC

ADELAIDE HILLS COUNCIL
 RECEIVED 30/01/2024

INSULATION NOTE:

EXTERNAL WALL	R2.5 THERMOACOUSTIC (INC. GARAGE)
CEILING	R5.0 (INC. GARAGE / EX. EAVES)
INTERNAL WALL	R2.5 (GARAGE ONLY)
INTERNAL WALL	R2.0 (REMAINING INTERNAL WALLS)
ROOF BLANKET	1.3

DATE	30/01/24
LAND TITLE	TORRENS
BUSHFIRE	BAL - 12.5
WIND SPEED	N2-33 M/S
DESIGN:	OWNERS
JOB NO:	15395-A
Rev.	

AMENDMENTS:
 SI - RFI ELEVATION DRAWING OF RETAINING WALL

PROPOSED DWELLING FOR: **MATTHEW ANDREW AND KIM PAULETTE SHARP**
 AT LOT: **21(53) MOFFETT STREET WOODSIDE**

LEGEND:
 MH: DENOTES 600 X 600 ROOF ACCESS DOOR
 SM: DENOTES SELF CONTAINED SMOKE ALARM AS PER A.S. 3786, HARD WIRED

SI: DENOTES ESCAPE HINGES
 CJ: DENOTES CONTROL JOINT
 BQ: DENOTES BRICK QUOIN
 RQ: DENOTES RENDERED QUOIN

Areas sqm:
 main building: 207.35
 verandah: 10.82
 alfresco: 18.06
 garage: 41.26
 total: 277.49

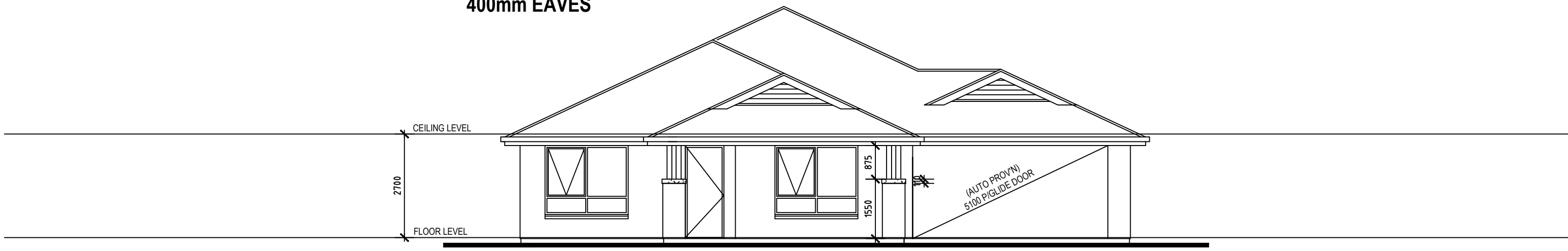
Drawn: SI
 Date: 31/7/23
 Checked: SI
 Date: 18/06/23
 Council: ADELAIDE HILLS

I / WE HAVE READ ARCHITECTURAL PLANS, ELEVATIONS & SELECTIONS THOROUGHLY & ACCEPT THESE PLANS AS FINAL FOR CONSTRUCTION.

FINAL PLAN APPROVED

Fairmont HOMES
 Fairmont Homes Group Pty Ltd
 19 Fullarton Rd, Kent Town SA 5067
 Ph (08) 8112 3112
 fairmonthomes.com.au
 ABN: 26 110 542 553
 Builders Licence No: 188013

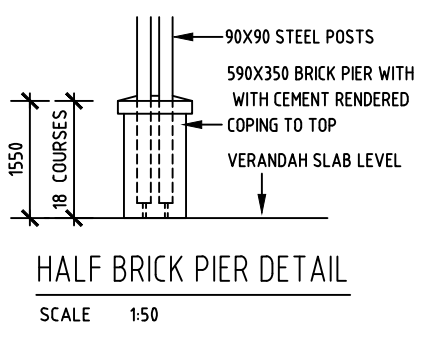
**COLORBOND ROOF
25° ROOF PITCH
400mm EAVES**



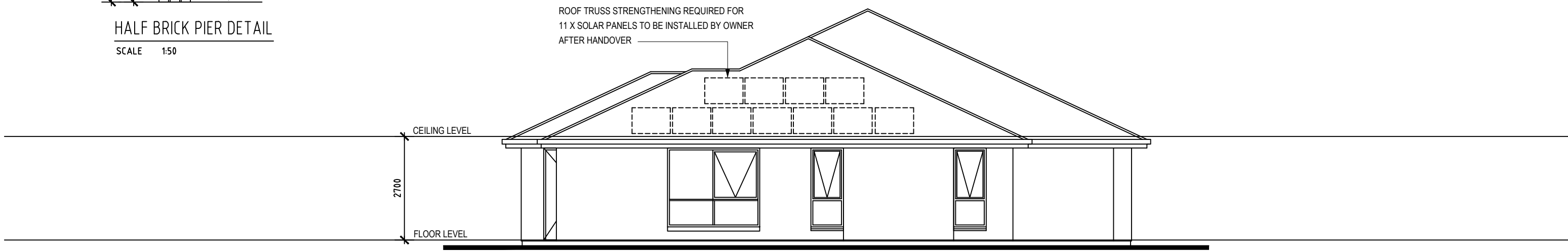
FRONT ELEVATION

RENDER TO TOP OF DOUBLE POST PIER ONLY
FACE BRICKWORK TO REMAINDER

SCALE 1:100

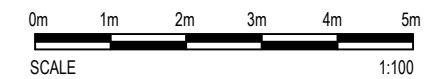


ROOF TRUSS STRENGTHENING REQUIRED FOR
11 X SOLAR PANELS TO BE INSTALLED BY OWNER
AFTER HANDOVER



REAR ELEVATION

SCALE 1:100



Fairmont HOMES
Fairmont Homes Group Pty Ltd
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ABN: 26 110 542 553
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I / WE HAVE READ ARCHITECTURAL PLANS, ELEVATIONS & SELECTIONS THOROUGHLY & ACCEPT THESE PLANS AS FINAL FOR CONSTRUCTION.

FINAL PLAN APPROVED

_____ / _____

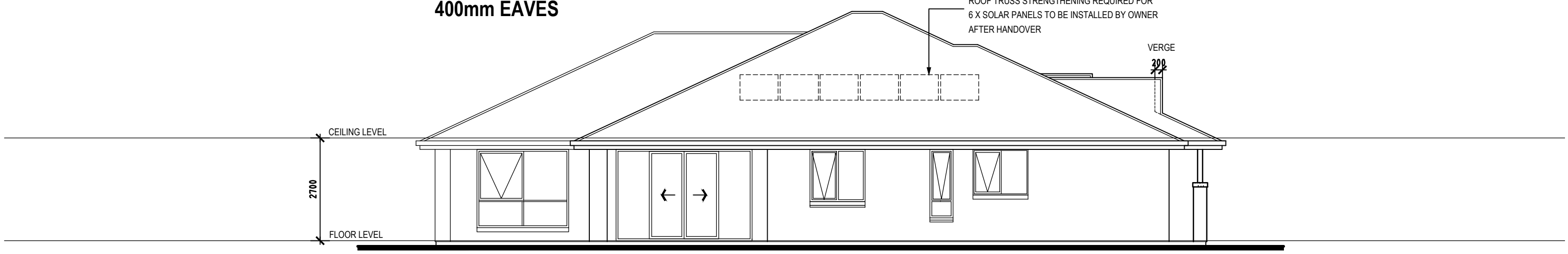
PROPOSED DWELLING FOR : MATTHEW ANDREW AND KIM PAULETTE SHARP		AT LOT : 21(53) MOFFETT STREET WOODSIDE	
AREAS sqm	drawn : SI	LEGEND:	
main building 207.35	date : 31/10/23	MH : DENOTES 600 X 600 ROOF ACCESS DOOR	⊕ DENOTES ESCAPE HINGES
verandah 10.82	checked : SI		⊖ CJ DENOTES CONTROL JOINT
alfresco 18.06	date : 31/10/23	SM : DENOTES SELF CONTAINED SMOKE ALARM AS PER A.S. 3786 , HARD WIRED	⊙ BQ DENOTES BRICK QUOIN
garage 41.26	council : ADELAIDE HILLS		⊙ RQ DENOTES RENDERED QUOIN
total 277.49			

AMENDMENTS :	DATE	LAND TITLE	TORRENS
SI - RFI ELEVATION DRAWING OF RETAINING WALL	30/01/24	BUSHFIRE	BAL - 12.5
		WIND SPEED	N2-33 M/S
		DESIGN:	OWNERS
		JOB NO:	15395-A
		Rev.	

**ADELAIDE HILLS COUNCIL
RECEIVED 19/02/2024**

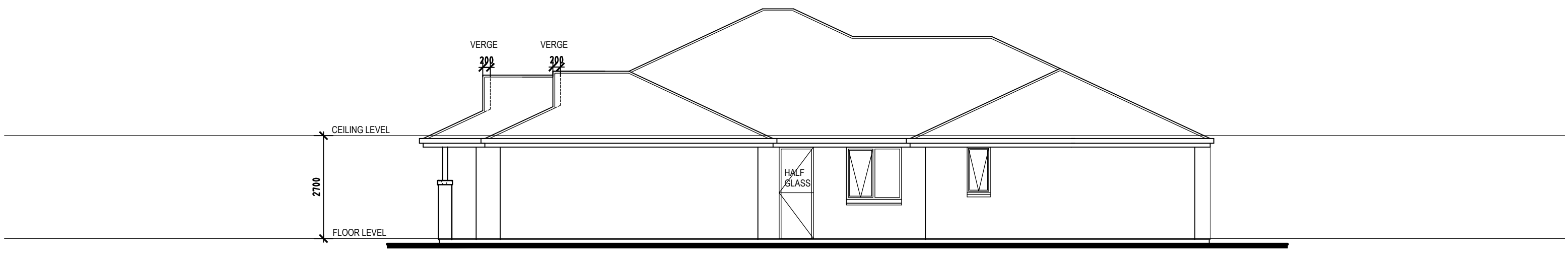
**COLORBOND ROOF
25° ROOF PITCH
400mm EAVES**

ROOF TRUSS STRENGTHENING REQUIRED FOR
6 X SOLAR PANELS TO BE INSTALLED BY OWNER
AFTER HANDOVER



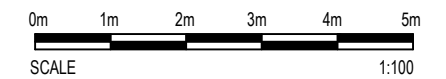
LEFT ELEVATION

SCALE 1:100



RIGHT ELEVATION

SCALE 1:100



Fairmont
HOMES

Fairmont Homes Group Pty Ltd
19 Fullarton Rd, Kent Town SA 5067
Ph (08) 8112 3112
fairmonthomes.com.au
ABN: 26 110 542 553
Builders Licence No: 188013

I / WE HAVE READ ARCHITECTURAL PLANS, ELEVATIONS & SELECTIONS THOROUGHLY & ACCEPT THESE PLANS AS FINAL FOR CONSTRUCTION.

FINAL PLAN APPROVED

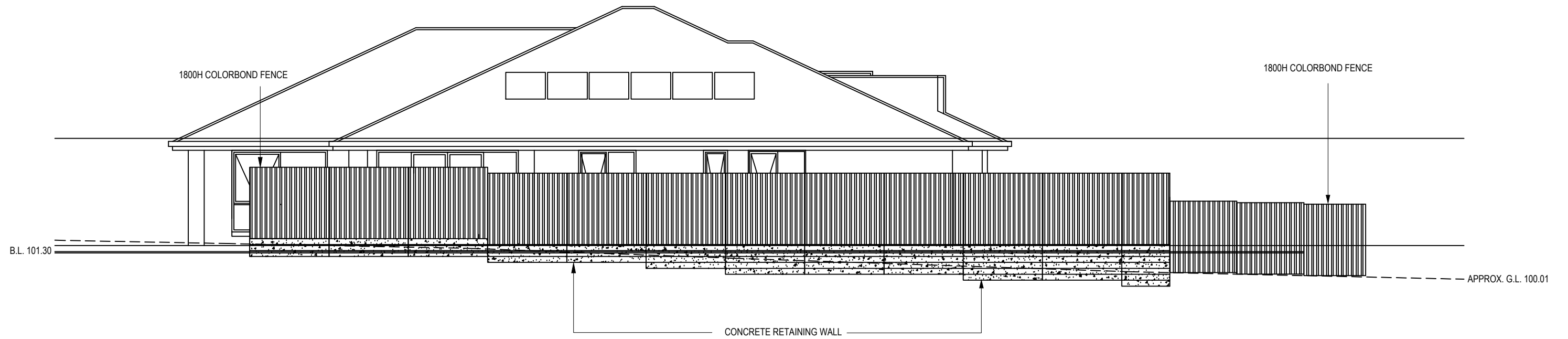
/ /

PROPOSED DWELLING FOR : MATTHEW ANDREW AND KIM PAULETTE SHARP		AT LOT : 21(53) MOFFETT STREET WOODSIDE	
AREAS sqm	drawn : SI	LEGEND:	
main building 207.35	date : 31/10/23	MH : DENOTES 600 X 600 ROOF ACCESS DOOR	⊙ DENOTES ESCAPE HINGES
verandah 10.82	checked : SI		⊖-CJ DENOTES CONTROL JOINT
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AMENDMENTS :	DATE
SI - RFI ELEVATION DRAWING OF RETAINING WALL	30/01/24

LAND TITLE	TORRENS
BUSHFIRE	BAL - 12.5
WIND SPEED	N2-33 M/S
DESIGN:	
OWNERS	
JOB NO:	15395-A
Rev.	

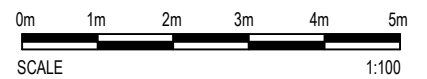
**ADELAIDE HILLS COUNCIL
RECEIVED 30/01/2024**



LEFT ELEVATION

SCALE 1:100

TO BE USED FOR ILLUSTRATION PURPOSES ONLY



<p>Fairmont HOMES</p> <p>Fairmont Homes Group Pty Ltd 19 Fullarton Rd, Kent Town SA 5067 Ph (08) 8112 3112 fairmonthomes.com.au ABN: 26 110 542 553 Builders Licence No: 188013</p>	<p>I / WE HAVE READ ARCHITECTURAL PLANS, ELEVATIONS & SELECTIONS THOROUGHLY & ACCEPT THESE PLANS AS FINAL FOR CONSTRUCTION.</p> <p>FINAL PLAN APPROVED</p> <p>_____ / _____</p>	<p>PROPOSED DWELLING FOR : MATTHEW ANDREW AND KIM PAULETTE SHARP AT LOT : 21(53) MOFFETT STREET WOODSIDE</p>		<p>AMENDMENTS :</p> <p>SI - RFI ELEVATION DRAWING OF RETAINING WALL</p>	<p>DATE</p> <p>30/01/24</p>	<p>LAND TITLE</p> <p>BUSHFIRE TORRENS</p>	<p>BAL - 12.5</p>																											
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ADELAIDE HILLS COUNCIL
RECEIVED 19/02/2024

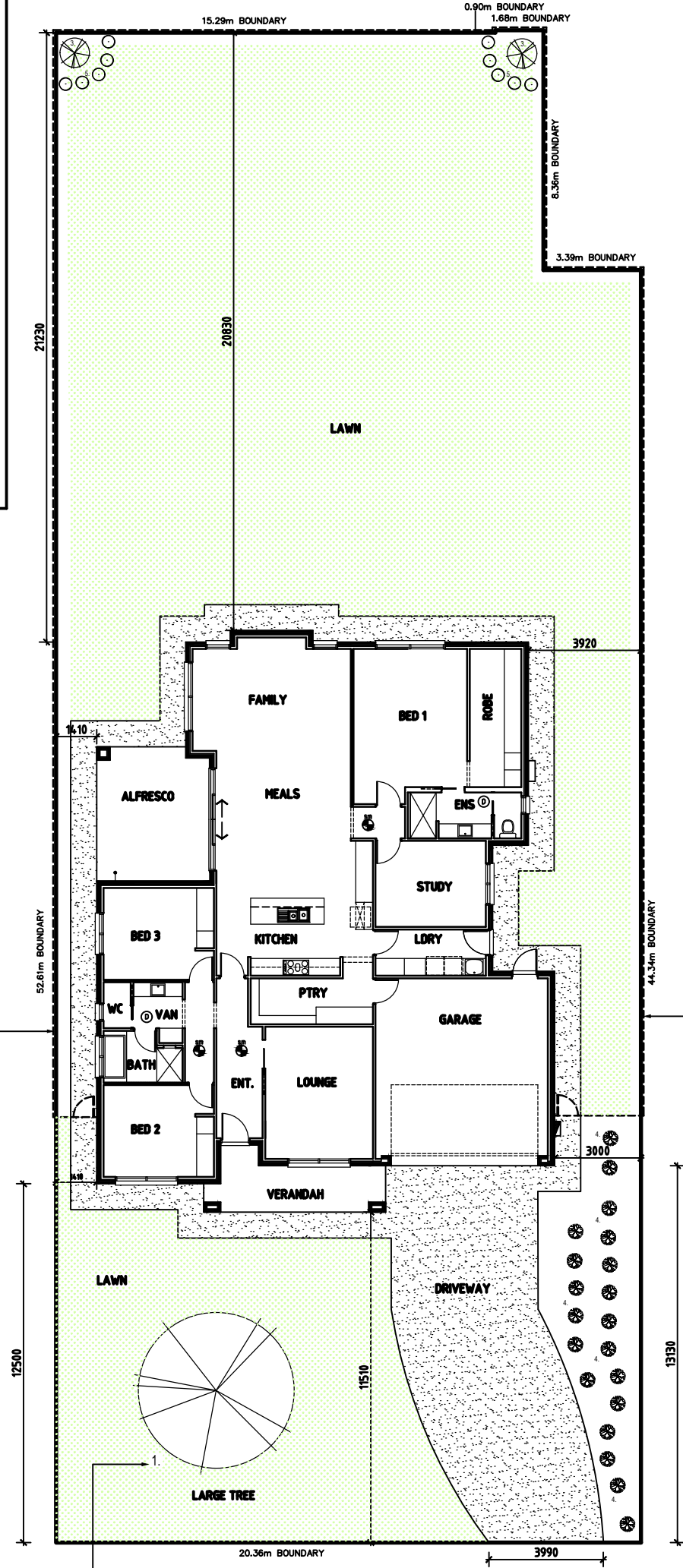
LOT 21

LANDSCAPING SCHEDULE <800

1. LARGE TREES (MIN. 12m)
 ANTONIS FLEXUOSA (W.A. WILLOW MYRTLE)
 EUCALYPTUS TORQUATA (CORAL GUM)
2. MEDIUM TREES (MIN. 6m)
 HYMENOSPORUM FLAVUM (NATIVE FRANGIPANI)
 ACACIA FLORIBUNDA (GOSSAMER WATTLE)
 ACER MONSPESSULANUM (MONTPELIER MAPLE)
3. SMALL TREE (MIN. 4.0m)
 BAUHINIA ALBA (WHITE ORCHID TREE)
 ANTONIS FLEXUOSA 'WESTLAND BURGUNDY' (WILLOW MYRTLE)
 ANTONIS FLEXUOSA 'AFTER DARK' (JERVIS BAY AFTER DARK)
4. TALL SHRUBS (MIN. 2.0m)
 BURSARIA SPINOSA (SWEET BURSARIA)
 HAKEA CARINATA (HAKEA)
 MELALEUCA DECUSSATA (TOTEM POLES)
5. DWARF SHRUBS (MIN. 1m)
 ASTROLOMA CONOSTEPHIOIDES (FLAME HEATH)
 CALYTRIX TETRAGONA (COMMON FRINGE MYRTLE)
 CORREA PULCHELLA (NATIVE FUSHIA)
 GREVILLEA LAVANDULACEA (LAVENDER GREVILLEA)
6. GRASSES
 LOMANDRA MULTIFLORA (YELLOW RUSH)
 THEMEDA TRIANDRA (KANGAROO GLASS)
7. GROUND COVER
 HARDENBERGIA VIOLACEA (NATIVE LILAC)
 KENNEDIA PROSTRATA (SCARLET RUNNER)

1800mm HIGH NEW COLORBOND FENCING

1800mm HIGH NEW COLORBOND FENCING

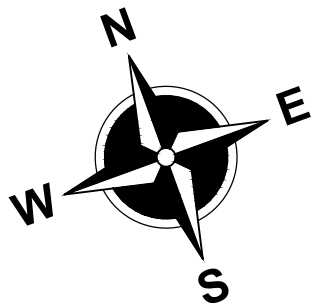


MOFFETT STREET

ANTONIS FLEXUOSA (W.A. WILLOW MYRTLE)

LANDSCAPE PLAN

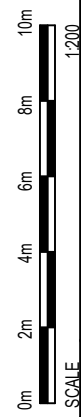
SCALE 1:200 AT A3



ADDITIONAL DETAIL ADDED IS FOR COUNCIL PURPOSES ONLY AND DOES NOT FORM PART OF THE INCLUSIONS OF THE CONTRACT

LAND AREA	1043m ²
POS AREA - INCL. ALFRESCO (47%)	494m ²
SITE COVERAGE	27%
PAVED AREA	126m ²
SOFT LANDSCAPING FRONT	185m ²
SOFT LANDSCAPING TOTAL (61%)	639m ²

ADELAIDE HILLS COUNCIL
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LAND TITLE	TORRENS
BUSHFIRE	BAL - 12.5
WIND SPEED	N2-33 M/S
DESIGN:	OWNERS
JOB NO:	15395-A
Rev.	

AMENDMENTS:

SI - RFI ELEVATION DRAWING OF RETAINING WALL
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PROPOSED DWELLING FOR: **MATTHEW ANDREW AND KIM PAULETTE SHARP**
 AT LOT: **21 (53) MOFFETT STREET WOODSIDE**

drawn: SI	date: 31/10/23	checked: SI	date: 31/10/23
207.35	10.82	18.06	41.26
main building	verandah	alfresco	garage
total			

LEGEND:
 MH - DENOTES 600 X 600 ROOF ACCESS DOOR
 C-J - DENOTES CONTROL JOINT
 BQ - DENOTES BRICK QUOIN
 SM - DENOTES SELF CONTAINED SMOKE ALARM AS PER A.S. 3786, HARD WIRED
 RQ - DENOTES RENDERED QUOIN

I / WE HAVE READ ARCHITECTURAL PLANS, ELEVATIONS & SELECTIONS THOROUGHLY & ACCEPT THESE PLANS AS FINAL FOR CONSTRUCTION.

FINAL PLAN APPROVED

Fairmont HOMES
 Fairmont Homes Group Pty Ltd
 19 Fullarton Rd, Kent Town SA 5067
 Ph: (08) 8112 3112
 fairmonthomes.com.au
 ABN: 26 110 542 553
 Builders Licence No: 188013



Date: **Tuesday, 12 December 2023**
 Client Name: **Kim Paulette Sharp & Matthew Andrew Sharp**
 Building Site Address: **Lot 21 Moffett Street**
Woodside
 Contact Number: **0/01/1900**
 Email: **mattkim9072@gmail.com**
 Job Number: **15395** Version: **0**
 Consultant: **Jacinda Tuohy-Boxall**

v4.12 - July 2023

EXTERNAL SELECTIONS

ITEM	SELECTION	QTY	RATE \$	VALUE \$	COMMENTS / NOTES	A
BRICKWORK						
FACE BRICK	Austral - Urban One Seed (e)			INCL		
NOTES	CLIENT HAS BEEN ADVISED THE BASE COLOUR WILL SHOW THROUGH THE SLURRY IF THE BRICK IS CHIPPED OR GETS DAMAGED OVER TIME					
MORTAR	Brighton Lite White Sand (Metro) Single Storey			\$ 1,480.00		
BRICK JOINTS	Rolled (e)			INCL		
ADDITIONAL TERMITE PROTECTION	HOME GUARD TERMITE DPC			INCL		
RENDER / CLADDING						
MAIN RENDER TO	TOP OF 3/4 HEIGHT BRICK PIERS ONLY			INCL		
ROOF COVERING, GUTTER, FASCIA						
COLORBOND	Colorbond - Bluegum			INCL		
GUTTER PROFILE	D Gutter (e)			INCL		
GUTTER COLOUR	Colorbond - Bluegum			INCL		
FASCIA PROFILE	Novaline			INCL		
FASCIA COLOUR	Colorbond - Surfmist			INCL		
DOWNSPIPES	75mm PVC Painted Throughout (Stand Off Brackets)		Included	INCL		
GABLE ROOF CAPPING	Colorbond - Bluegum			INCL		
WINDOWS AND SLIDING DOORS						
WINDOWS & ASD's	Surfmist (e)			INCL	Aliview	
WINDOW LOCKS	Keyed Sash Locks - Non Vented (e)			INCL		
WINDOWS / ASD's SCREENS	Included			INCL		
ASD LOCKS	Keyed alike to external doors			INCL		
PATIO BOLTS	NO					
SECURITY / BARRIER DOORS	NO					
GARAGE DOOR						
FRONT - PROFILE	Gliderol Safe-T-Glide - Hampton Profile Woodgrain			INCL		
COLOUR	Surfmist (CB)			INCL		
AUTO	Auto with single powerpoint			INCL		

Initials: _____

Initials: _____

**ADELAIDE HILLS COUNCIL
RECEIVED 25/01/2024**

Fairmont



EXTERNAL PAINT SELECTIONS

ITEM	SELECTION	QTY	RATE \$	VALUE \$	COMMENTS / NOTES	A
EXTERNAL PAINTING						
RENDER	Surfmist (Painted CB)				INCL	
EAVES	First Snow (Double Strength)				INCL	
POSTS	Surfmist (Painted CB)				INCL	
D/PIPES ON BRICK	Surfmist (Painted CB)				INCL	
GABLE INFILL	Surfmist (Painted CB)				INCL	
GABLE BARGEBOARD	Surfmist (Painted CB)				INCL	
FRONT DOOR	Bluegum (Painted CB)				INCL	
NOTES	CLIENT HAS BEEN ADVISED THAT PAINTING THE ENTRANCE DOOR A DARK COLOUR VOIDS THE WARRANTY					
FRONT DOOR FRAME	Bluegum (Painted CB)				INCL	
GARAGE HINGED DOOR	Surfmist (Painted CB)				INCL	
LAUNDRY HINGED DOOR	Surfmist (Painted CB)				INCL	
OTHER EXTERNALS						
DRIVEWAYS	BY OWNER					
PATHS	BY OWNER					
ALFRESCO	STRIP FOOTING ONLY					
PORCH	TILED BY BUILDER					
CARPORT	N/A					

Initials: _____

Initials: _____

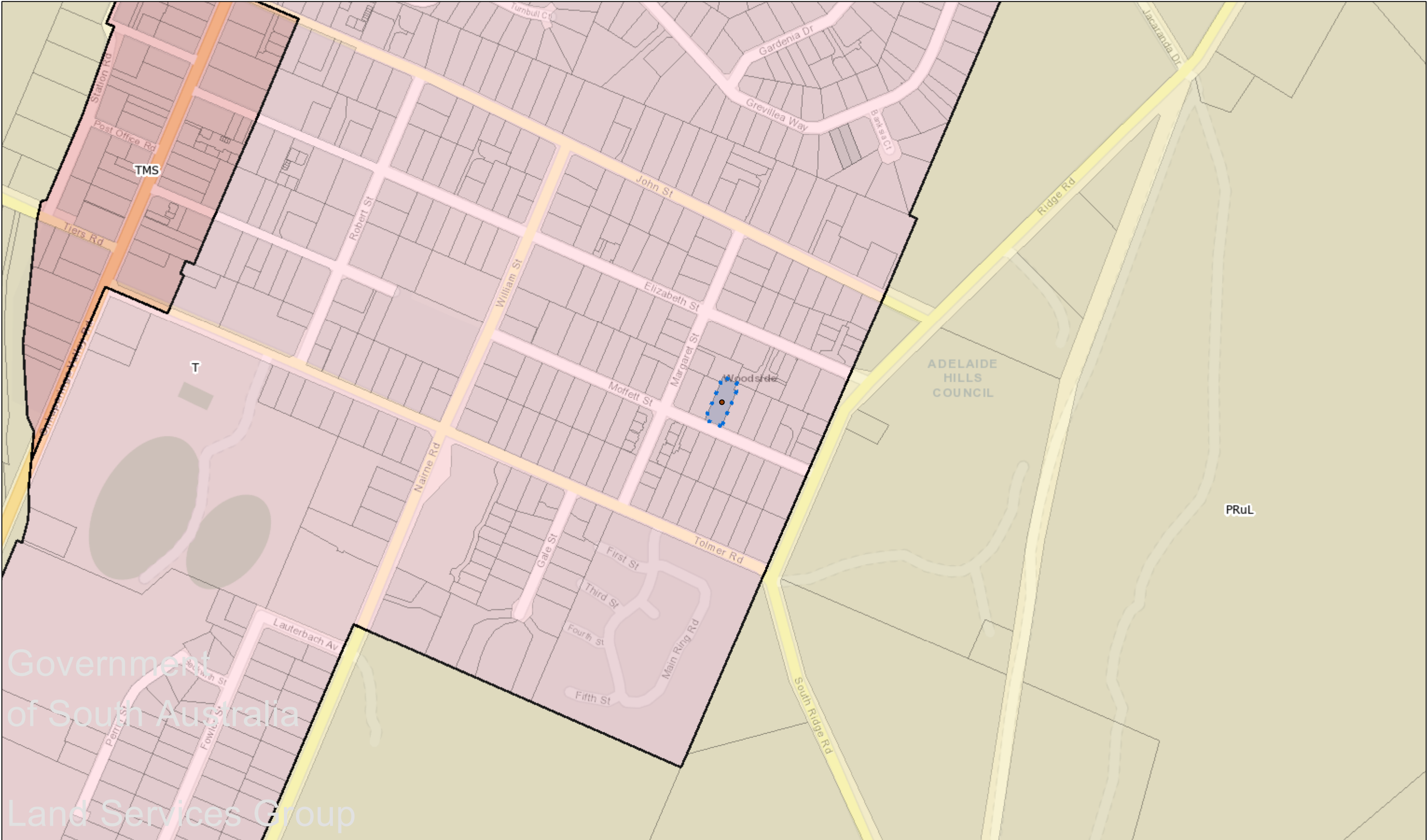
<p>ADELAIDE HILLS COUNCIL RECEIVED 25/01/2024</p>
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SAPPA Report

Date created:
March 4, 2024

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

Zoning Map



Government
of South Australia
Land Services Group

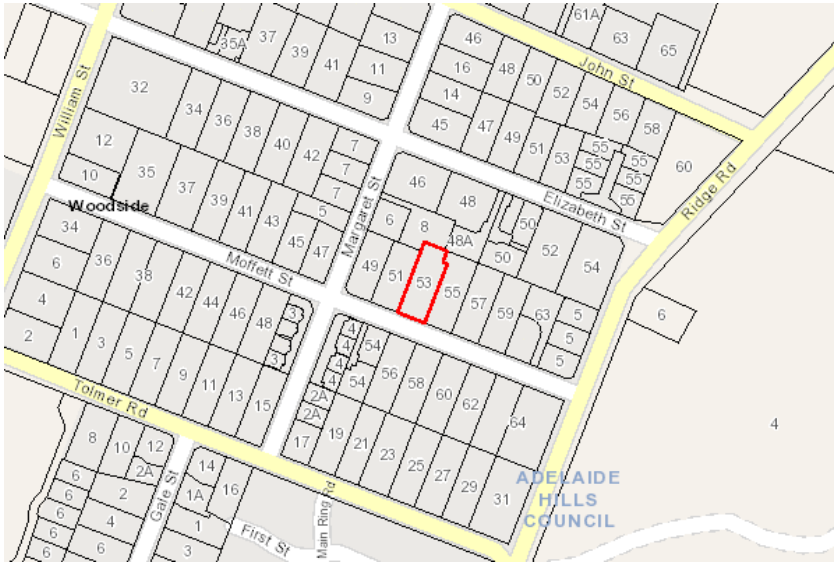
Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

53 MOFFETT ST WOODSIDE SA 5244

Address:

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

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



Property Zoning Details

Zone

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

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)

Detached dwelling

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

Detached dwelling - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

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							
<p>PO 1.1</p> <p>A range of development types that complement local built form and the surrounding township context.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following uses:</p> <ul style="list-style-type: none"> (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							
<p>PO 2.1</p> <p>Buildings are of a scale and design to complement the surrounding built form, streetscape and character.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>						
<p>PO 2.2</p> <p>Buildings contribute to a low-rise character and complement the height of nearby buildings.</p>	<p>DTS/DPF 2.2</p> <p>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.</p>						
<p>PO 2.3</p> <p>Buildings are set back from the primary street boundary to complement the existing streetscape character.</p>	<p>DTS/DPF 2.3</p> <p>Buildings setback from the primary street boundary in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Development Context</th> <th style="text-align: left;">Minimum setback</th> </tr> </thead> <tbody> <tr> <td style="font-size: 0.8em;">There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td> <td style="font-size: 0.8em;">The average setback of the existing buildings.</td> </tr> <tr> <td style="font-size: 0.8em;">There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td> <td style="font-size: 0.8em;">The setback of the existing building.</td> </tr> </tbody> </table>	Development Context	Minimum setback	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.
Development Context	Minimum setback						
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.						
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.						

	<p>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</p>	<p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary street frontage - 6m</p>
	<p>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</p>	<p>6m</p>
<p>PO 2.4</p> <p>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.</p>	<p>For the purposes of DTS/DPF 2.3:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p> <p>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</p>	
<p>PO 2.5</p> <p>Buildings (except for ancillary buildings and structures) are set back from rear boundaries to provide:</p> <p>(a) access to natural light and ventilation for neighbours</p> <p>(b) open space recreational opportunities</p> <p>(c) space for landscaping and vegetation.</p>	<p>DTS/DPF 2.4</p> <p>Buildings are no closer than 900mm to the secondary street boundary.</p>	<p>DTS/DPF 2.5</p> <p>Building (except for ancillary buildings and structures) are no closer to the rear boundary of the site than:</p> <p>(a) 4m for the ground floor of a building</p> <p>(b) 6m for the upper floor of a building.</p>
<p>PO 2.6</p> <p>Buildings are set back from side boundaries to:</p> <p>(a) establish separation between buildings to complement the established character within a locality</p> <p>(b) provide access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 2.6</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following:</p> <p>(a) where the wall height does not exceed 3m - at least 900mm</p> <p>(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings</p> <p>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.</p>	
<p>PO 2.7</p> <p>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.</p>	<p>DTS/DPF 2.7</p> <p>For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary:</p> <p>(a) does not exceed 3m in wall height</p> <p>(b) does not exceed 11.5m in length</p> <p>(c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary</p> <p>(d) is set back at least 3 metres from any existing or proposed boundary walls.</p>	
<p>Site Dimensions and Land Division</p>		

<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> <p>(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):</p> <div style="border: 1px solid black; background-color: #0056b3; color: white; padding: 2px; text-align: center;">Minimum Site Area</div> <p>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</p> <p>(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:</p> <p>(i) 1200m²</p> <p>(ii) the following:</p> <div style="border: 1px solid black; background-color: #0056b3; color: white; padding: 2px; text-align: center;">Minimum Site Area</div> <p>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</p> <p>(c) site frontages are not less than 20m</p> <p>In relation to DTS/DPF 3.1, in instances where:</p> <p>(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</p> <p>(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</p> <p>(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.</p>
<p>Concept Plans</p>	
<p>PO 5.1</p> <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>DTS/DPF 5.1</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> <p>(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.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met.</p>

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

exclusion prescribed in Column B.

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

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

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

Class of Development (Column A)	Exceptions (Column B)
<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) ancillary accommodation (c) dwelling (d) dwelling addition (e) temporary public service depot. 	<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 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<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:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or 2. does not satisfy Township Zone DTS/DPF 1.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<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:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or 2. does not satisfy Township Zone DTS/DPF 1.3 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or

	<p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</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) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank. 	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>7. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

<p>Placement of Notices - Exemptions for Performance Assessed Development</p>	
<p>None specified.</p>	
<p>Placement of Notices - Exemptions for Restricted Development</p>	
<p>None specified.</p>	

Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

<p>Desired Outcome</p>	
<p>DO 1</p>	<p>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</p>

	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	
<p>PO 1.1</p> <p>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
Built Form	
<p>PO 2.1</p> <p>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.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Habitable Buildings	
<p>PO 3.1</p> <p>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.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.</p>	<p>DTS/DPF 3.2</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <p>(a) the asset protection zone has a minimum width of at least:</p> <ul style="list-style-type: none"> (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation <p>(b) the asset protection zone is contained wholly within the allotment of the development.</p>
<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</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

<p>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>Vehicle Access - Roads, Driveways and Fire Tracks</p>	
<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) (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

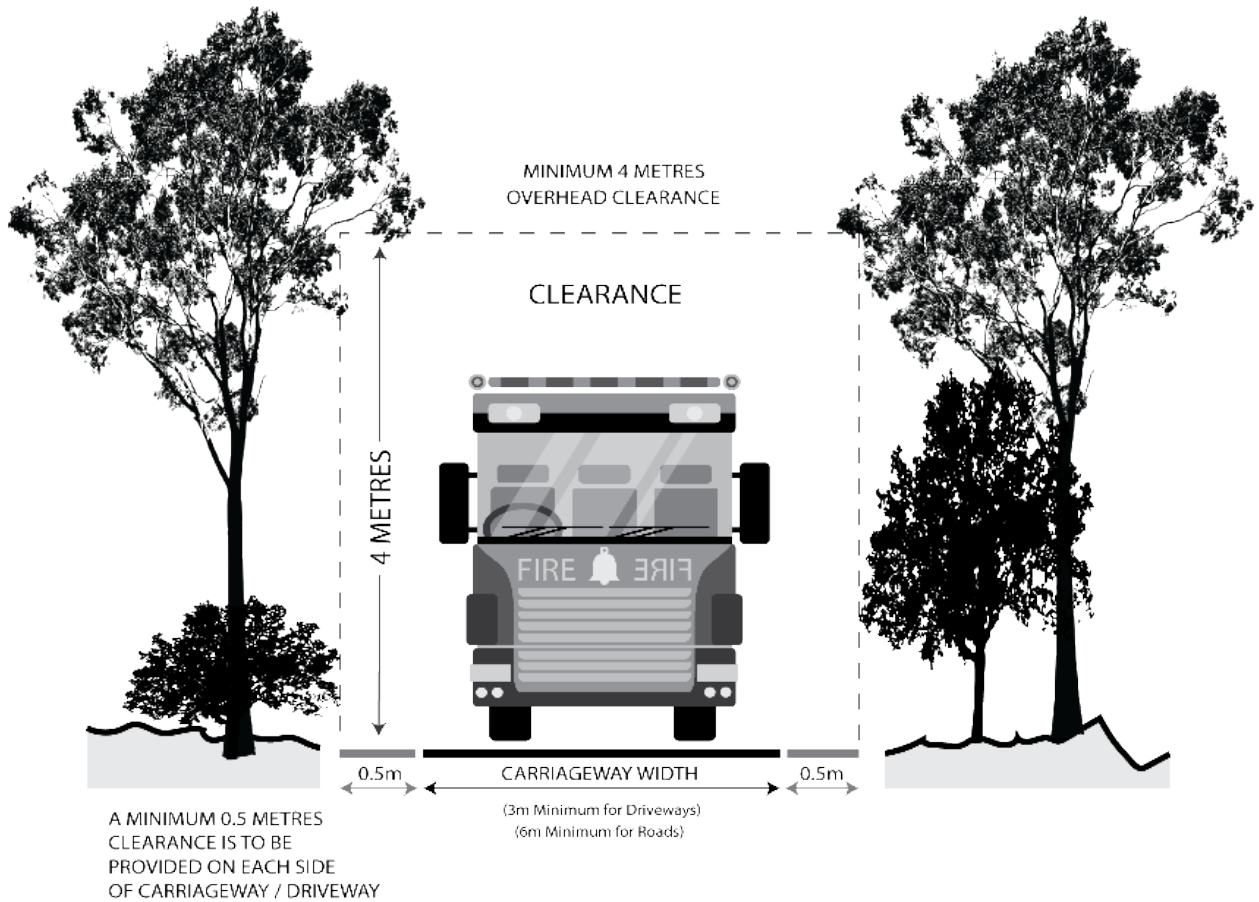
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

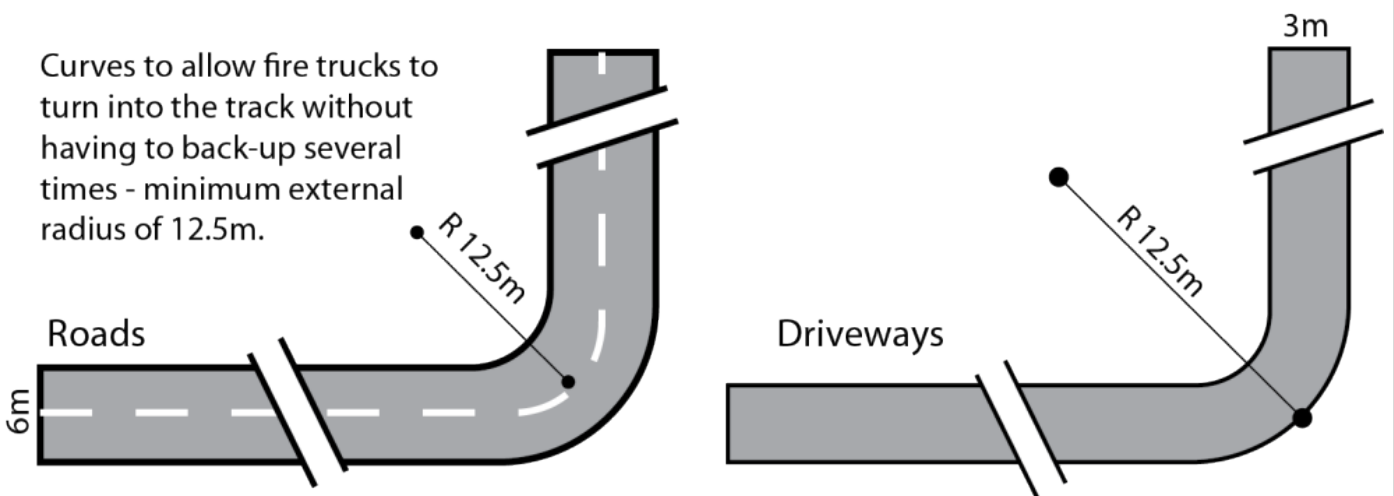


Figure 3 - Full Circle Turning Area

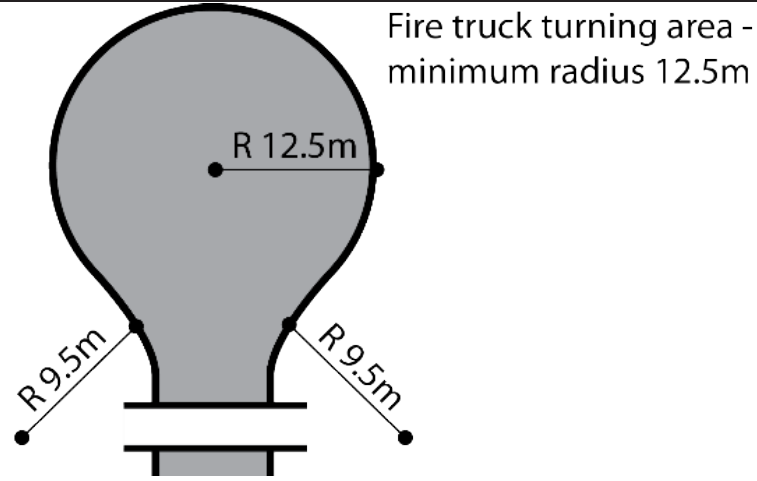
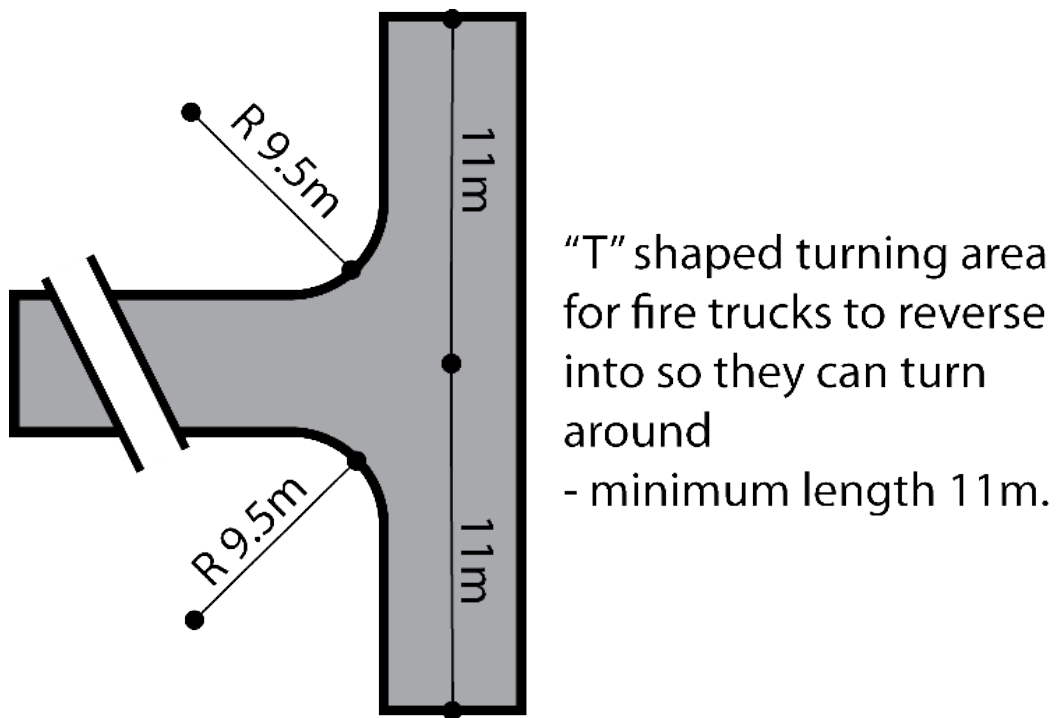


Figure 4 - 'T' or 'Y' Shaped Turning Head



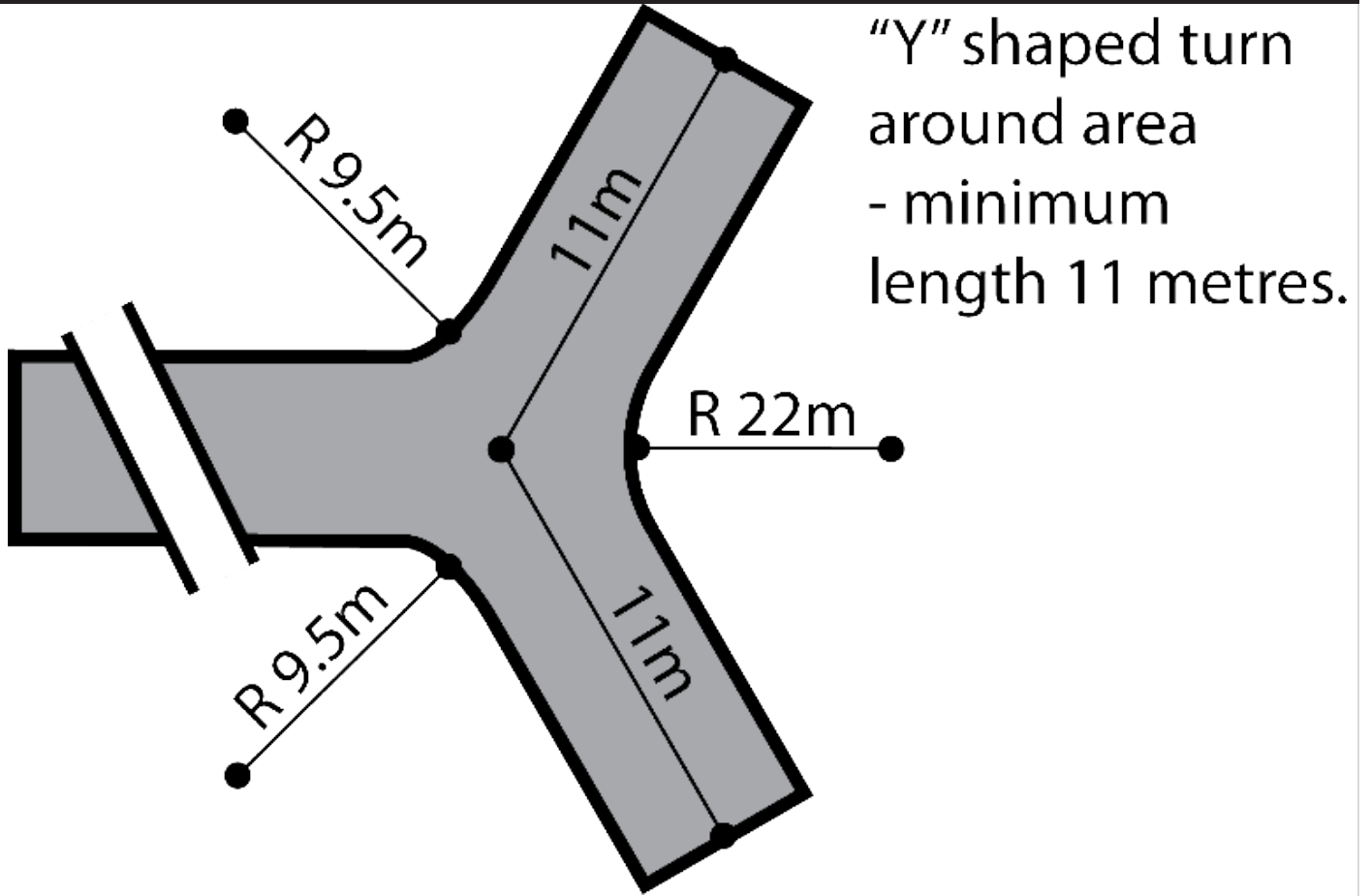
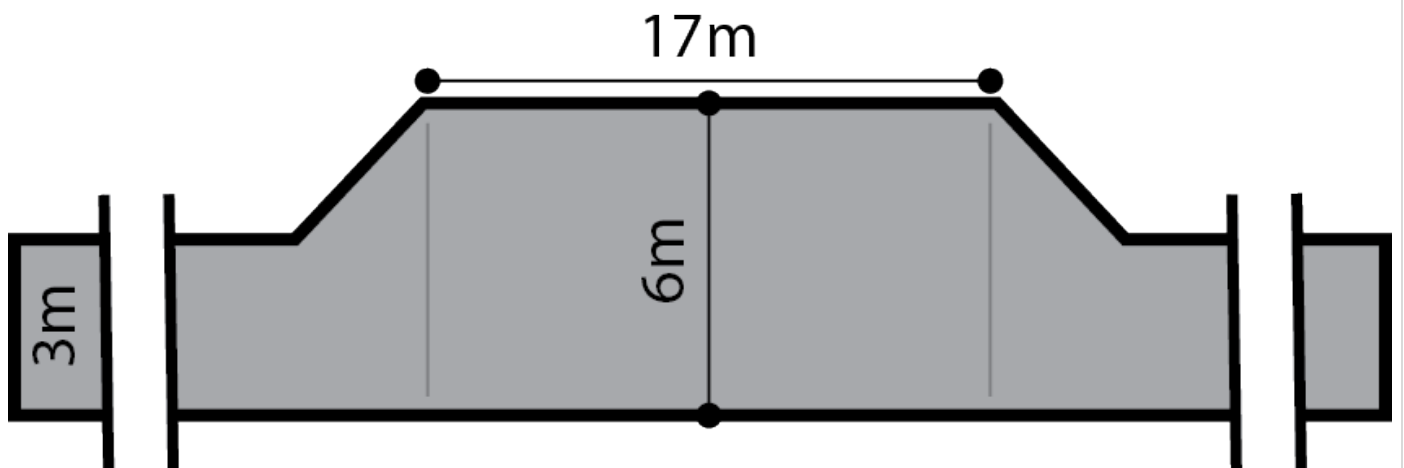


Figure 5 - Driveway Passing Bays

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	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:</p> <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>DTS/DPF 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>None are applicable.</p>
<p>Wastewater</p>	
<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.
<p>Stormwater</p>	
<p>PO 3.1</p> <p>Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Polluted stormwater is treated prior to discharge from the site.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

<p>PO 3.9</p> <p>Stormwater from excavated and filled areas is managed to protect water quality.</p>	<p>DTS/DPF 3.9</p> <p>Excavation and/or filling satisfy all the following:</p> <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.
<p>Landscapes and Natural Features</p>	
<p>PO 4.1</p> <p>Development minimises the need to modify landscapes and natural features.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

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"> (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function venue 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 or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (f) tourist accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (g) workers' accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (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>Environment Protection Authority.</p>	<p>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.</p>	<p>Development of a class to which Schedule 9 clause 3 item 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 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)

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 Development avoids, or where it cannot be practically avoided,</p>	<p>DTS/DPF 1.1 An application is accompanied by:</p>

<p>minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>(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:</p> <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> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<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>

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
<p>PO 1.1</p> <p>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.</p>	<p>DTS/DPF 1.1</p> <p>One of the following is satisfied:</p> <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	<p>Development is:</p> <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	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p>

<p>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 adjoining residential uses.</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> <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.
<p>PO 10.2</p> <p>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</p> <p>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
All Residential development	
Front elevations and passive surveillance	
<p>PO 11.1</p> <p>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</p> <p>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.
<p>PO 11.2</p> <p>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</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and amenity	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>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>
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.
Massing	
<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>

adjoining allotments or public streets.	
Private Open Space	
<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>
Car parking, access and manoeuvrability	
<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 and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</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 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>DTS/DPF 19.5</p>

Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.

Driveways are designed and sited so that:

- (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping
- (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:

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

PO 19.6
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.

DTS/DPF 19.6
Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:

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

Waste storage

PO 20.1
Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.

DTS/DPF 20.1
None are applicable.

Design of Transportable Dwellings

PO 21.1
The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.

DTS/DPF 21.1
Buildings satisfy (a) or (b):

- (a) are not transportable or

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

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	<p>Total area: 16m², which may be used as second car parking space, provided on each site intended for residential occupation.</p>

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.
<p>PO 12.2</p> <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.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

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	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>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.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>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:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

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) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>Vehicle Parking Rates</p> <p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible</p>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate</p>

<p>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>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 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
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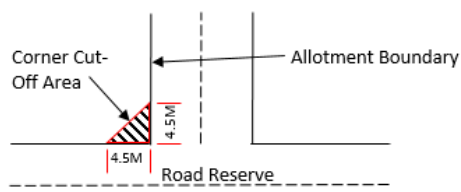
<p>Corner Cut-Offs</p>	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

<p>Class of Development</p>	<p>Car Parking Rate (unless varied by Table 2 onwards)</p> <p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>
<p>Residential Development</p>	
<p>Detached Dwelling</p>	<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

<p>Class of Development</p>	<p>Car Parking Rate</p> <p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each</p>	<p>Designated Areas</p>
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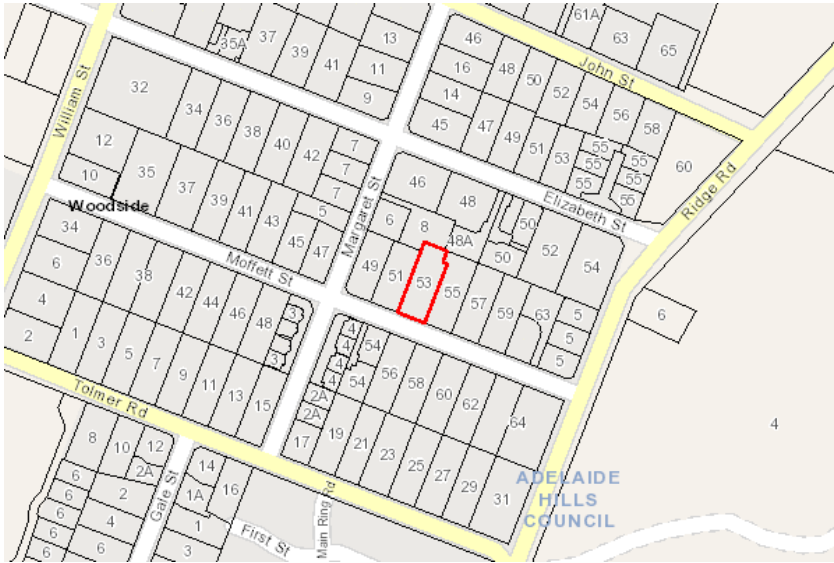
	development type.		
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	<p>No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with 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>

53 MOFFETT ST WOODSIDE SA 5244

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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

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)

Retaining wall

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

Retaining wall - 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
Built Form and Character	
<p>PO 2.1</p> <p>Buildings are of a scale and design to complement the surrounding built form, streetscape and character.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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

Class of Development (Column A)	Exceptions (Column B)
<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"> (a) advertisement (b) ancillary accommodation (c) dwelling (d) dwelling addition (e) temporary public service depot. 	<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 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than

	<p>where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<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:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or 2. does not satisfy Township Zone DTS/DPF 1.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<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:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or 2. does not satisfy Township Zone DTS/DPF 1.3 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<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) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank. 	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p>

	<ol style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

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
Stormwater	
<p>PO 3.9</p> <p>Stormwater from excavated and filled areas is managed to protect water quality.</p>	<p>DTS/DPF 3.9</p> <p>Excavation and/or filling satisfy all the following:</p> <ol 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	
<p>PO 4.1</p> <p>Development minimises the need to modify landscapes and natural features.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

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"> (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function venue 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 or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (f) tourist accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (g) workers' accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (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>Environment Protection Authority.</p>	<p>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.</p>	<p>Development of a class to which Schedule 9 clause 3 item 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</p>			

<p>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)

Desired Outcome	
DO 1	<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"> (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 or (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>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment.	
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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.

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

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

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

<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.
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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
None	None	None	None

Part 4 - General Development Policies

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
<p>DO 1</p>	<p>Development is:</p> <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	
Fences and Walls	
<p>PO 9.1</p> <p>Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>

PO 9.2

Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.

DTS/DPF 9.2

A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.