

CAP MEETING – 10 APRIL 2024
ITEM 8.3

DEVELOPMENT NO.:	23037924
APPLICANT:	Woodforde JV Stage 3A Pty Ltd
ADDRESS:	LOT 228 MACINTOSH CR WOODFORDE SA 5072
NATURE OF DEVELOPMENT:	Variation to Development Application 21/327/473: reduce the height of the residential flat building, reduce the number of dwellings within the residential flat building, reduce the number of parking spaces for vehicles and bicycles, alteration to the external design and internal layout, alteration to the swimming pool layout and car parking layout, adjust the siting of the building and remove the gym, kiosk and office
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Housing Diversity Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Hazards (Flooding - Evidence Required) • Stormwater Management • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	15 Jan 2024
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2023.19 - 21 December 2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Doug Samardzija Senior Statutory Planner
REFERRALS STATUTORY:	None

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DETAILED DESCRIPTION OF PROPOSAL:

The proposal seeks to vary the original application 21/327/473 which was for a five storey residential flat building comprising 57 dwellings in the form of apartments, associated car parking, communal facilities and landscaping. This application seeks to amend the original proposal by reducing the height of the residential flat building, reducing the number of dwellings within the residential flat building, reduce the number of parking spaces for vehicles and bicycles, alteration to the external design and internal layout, alteration to the swimming pool layout and car parking layout, adjust the siting of the building and remove the gym, kiosk and office.

A detailed breakdown of the variation proposal is provided below:

- The height of the building has been reduced from 5 levels to 4 levels with the overall height reducing from 17.9m to 16.1m.
- The number of dwellings has been reduced from 57 to 53. Of those, 13 are proposed to be 2-bedroom dwellings and 40 to be single bedroom dwellings.
- Off street car parking numbers have been reduced from 58 to 54 parking spaces.
- Bicycle parking numbers have also been reduced from 52 to 22 spaces.
- Siting of the building has been marginally altered affecting the setback from the front boundary, rear boundary and western boundary with the main focus being in relation to the front boundary. The building was originally setback 2m from the front allotment boundary at the ground level terrace area and 3.8m to the main face of the building. It is now proposed to have a singular setback of 2.96m to all parts of the building.
- The floor layout has been amended.
- Swimming pool has been reconfigured and reduced in size.
- The ancillary gym, kiosk and office has been removed from the proposal.

BACKGROUND:

As part of the master plan this area was originally identified for five Torrens title allotments ranging in size from 300m² to 360m² whilst the original super lot was proposed further west of the subject site. Through different variations of the plan of division the super lot site was changed to be in the location nominated for the development whilst the original was changed into singular allotments as depicted in the final plan of division 29/11/2019. The site is now one of the two nominated sites set aside for higher density residential development within the estate as originally envisaged with the master plan.

Original application 21/327/473 for a five storey residential flat building comprising 57 dwellings in the form of apartments, associated car parking, communal facilities and landscaping was considered and approved by CAP on 11 August 2021. Original approval plans and a DNF are included in the documentation as attachment 6.

SUBJECT LAND & LOCALITY:

Location reference: LOT 228 MACINTOSH CR WOODFORDE SA 5072

Title ref.: CT 6271/483

Plan Parcel: D126862 AL228

Council: ADELAIDE HILLS COUNCIL

Site Description:

The subject land of this proposal is approved and created lot 228 within Stage 3A of the Hamilton Hill land division. This approved allotment is 3108m² with an original fall from north/east to south/west. The levels provided in the accompanying drawings depict the existing levels following the site being excavated as part of the bulk earthworks.

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The allotment has a direct frontage and access from the recently created Macintosh Crescent with direct views towards the Council reserve immediately across the road from the subject land.

Locality:

The subject land is within Stage 3A and opposite the Lewis Yarlupurka o’Brien Reserve to the south of the subject land. Further south of the subject land and across the Council reserve is the existing five story apartment building (Kelso Apartments) approved as part of Development Application 17/272/473. Immediately to the east and north and abutting the subject land is a further residential allotment approved as part of the Hamilton Hill estate for single and two storey detached dwellings, most of which have been built or are currently under construction.

The greater locality is very expansive. To the north of the estate along Kintyre Road is the Yertabirriti Womma Sports Oval, Rostrevor College, two large SA Water storage tanks and an Early Learning Centre. To the north-east (east of Heather Avenue) is a low density residential area, which generally consists of detached dwellings on allotments of approximately 1000m². To the east of the estate is a very large rural living allotment and to the south-east the Council owned Windmill Reserve.

To the south of the estate on the opposite side of Norton Summit Road is the Council owned Horse Paddock Reserve and detached dwellings within Teringie. These dwellings are positioned on allotments of approximately 2000m² in area, with the exception of a medium density residential community title subdivision to the south-east (at the corner of the Norton Summit Road and Glen Stuart Road).

To the western side of the estate (opposite side of Glen Stuart Road) are low to medium density residential uses within the City of Campbelltown.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

PER ELEMENT:

Other - Residential - Variation to DA 21/327/473: Code Assessed - Performance Assessed

Residential flat building: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**

Code Assessed - Performance Assessed

- **REASON**

The proposal fails to satisfy Table 5 Column B exemptions relating to residential flat buildings. More specifically the proposal fails to satisfy the height requirements stipulated in DTS/DPF 3.1.

PUBLIC NOTIFICATION

- **REASON**

The proposal includes extensive change to the original approval, and it doesn’t satisfy Table 5 Column B exemptions.

Public Notification period – 05 February 2024 to 23 February 2024

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- **LIST OF REPRESENTATIONS**

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Lucy Denneen	33 Macintosh Crescent, Woodforde	No	

The issues contained in the representations can be briefly summarised as follows:

- External appearance
- Balconies and overlooking
- Car parking
- Traffic increase
- Swimming pool in close proximity to boundary and noise impacts

- **SUMMARY**

A copy of the representation is included as **Attachment 4 – Representations** and the applicant's response is provided in **Attachment 5 – Response to Representations**.

AGENCY REFERRALS

None

INTERNAL REFERRALS

Engineering Department: Looked at the access arrangements and waste collection advising that all private waste collection associated with developments are to be accommodated within the property boundaries for safety reasons.

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.

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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 7 – Relevant P & D Code Policies**.

Housing Diversity Neighbourhood Zone

Desired Outcomes	
DO1	Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 3.1, 4.1, 7.1 and 8.1	
DPFs: 1.1, 3.1, 4.1, 7.1 and 8.1	

PO 1.1 seeks a diverse range of medium density housing and accommodation supporting an active, convenient and walkable neighbourhood. Whilst the proposed development is considered to be more of a high density living it none the less provides a diverse range of housing as envisaged in the zone. PO 3.1 seeks that building heights are consistent with that expressed in the DPF or generally low rise or, complement the height of nearby buildings. The corresponding DPF envisages buildings of up to 2 storeys and 9m in height. As a comparison under the previous policies in the Residential Zone - Glen Stuart Policy Area in the revoked Adelaide Hills Council Development Plan buildings of up to 3 storeys in height were envisaged. On balance when the proposal is considered in comparison with the original proposal, the original exceeded the envisaged height by 2 storey, the variation now which seeks to reduce the overall height from five to four storeys will result in the proposal also exceeding the building height by two levels when assessed against the current policies. As such, whilst the proposal fails to satisfy the envisaged quantitative requirements for the zone, the level of departure from the policies remains the same as that of the original proposal.

A large portion of the building is proposed to be cut approximately 4.9m into the slope along the north/east section. As such the building as viewed from the north/eastern portion of Kintyre Road will appear 2 or 3 storey in nature. Views from Kintyre Road when approaching the site from the west will vary with some views being of the full four storey building, whilst other views will be obscured by the existing large concrete water tank and gum trees fronting the road. Internal to the site the building will present as four storey in nature however this is not considered to be detrimental to the character of the locality. When considered on balance, whilst the proposal fails to satisfy the quantitative provisions in the zone as envisaged in the DPFs, when considering the location of the building, the level of excavation, the extent of development surrounding it and the separation distance from the boundaries, it is considered that the height departure is not going to unreasonably impact the locality. Additionally, the proposal seeks to reduce the height from that originally approved rather than increase it.

The building is well separated from the adjoining allotment to the rear with a 20m setback proposed to the main face of the building which is an increase from a 14m setback originally proposed. The building setback from the western boundary is being slightly reduced from 28m to 25m however it is still of substantial distance from neighbouring property. Setback to the eastern allotment boundary is remaining at 3m as originally approved. Setback from the front allotment boundary is being increased at ground level from 2m to 2.96m but is being decreased for the upper levels from 3.8m to 2.96m. Except for a small departure with the eastern boundary setback all other setbacks are consistent with and exceed the quantitative requirements specified for the Zone. Considering the reduction in the building height that the overall impact on neighbouring properties is considered to be reduced by the varied proposal.

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Overlays

Affordable Housing Overlay

Desired Outcomes	
DO1	Affordable housing is integrated with residential and mixed use development.
DO2	Affordable housing caters for a variety of household structures.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 1.2, 1.3, 2.1, 3.2 and 4.1	
DPFs: 1.1, 1.2, 1.3, 2.1, 3.2 and 4.1	

The planning report accompanying the application indicates that all 40 of the 1-bedroom apartments are going to be offered as affordable housing which will go towards the required 15% target or 63 dwellings that are required to be put towards affordable housing target as mandated by the State Government for Hamilton Hill. As such, the variation ensures that the requirement for affordable housing is still satisfied despite the overall reduction in the number of dwellings.

The proposal however fails to satisfy PO 1.3 which seeks that affordable housing is distributed throughout the Policy Area to avoid over-concentration of similar types of housing in a particular area. This was no different to the original proposal however, it was deemed acceptable given that the 23 dwellings so far offered for the affordable housing market are within the existing apartment complex and are all 1-bedroom apartments. The original apartment building is however in a different stage of development and is also separated by a large road reserve.

Given that the policies relating to affordable housing have not changed from the Development Plan to the new Planning and Design Code and considering that there is no change in relation to what is being offered towards affordable housing, the proposed change to the proposal is still considered to be acceptable.

Airport Building Heights (Regulated) Overlay

Desired Outcomes	
DO1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 and 1.2	
DPFs: 1.1 and 1.2	

Only a small north/western portion of the allotment is affected by this overlay with specific requirements relating to all structures over 30 metres in height. Given that this building is outside the overlay and below 30 metres in height this Overlay is not considered to have any relevance.

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Hazards (Flooding-Evidence Required) Overlay

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 Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 DPFs: 1.1	

The allotment is part of the overall Hamilton Hill development. All matters relating to flooding and stormwater management have been addressed as part of the overall civil works for the development. The site is not identified as being flood prone, there is no evidence of any flooding occurring on site and as such no further investigation is required.

Stormwater Management Overlay

Desired Outcomes	
DO1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 DPFs: 1.1	

As was the case with the original proposal, the stormwater network for the overall Hamilton Hill development has been designed with measures to treat and detain stormwater. In addition, the project engineer has confirmed that the stormwater infrastructure within Stage 3A has been designed in anticipation to cater for the proposed development and this confirmation was accepted by Council's Engineering.

Notwithstanding this and whilst there is an overall stormwater network design for the estate more details were required in relation to the original proposal to ensure that discharge of stormwater does not cause localised flooding in high rainfall events. This was dealt with by condition 14 which required that the final stormwater management plan be provided prior to building consent being granted. There is no change in relation to this and condition 14 has now been transferred across into a reserve matter.

Urban Tree Canopy Overlay

Desired Outcomes	
DO1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 DPFs: 1.1	

The original proposal included a row of six large mature trees along the rear boundary of the allotment, and this is not changing because of the proposed variations. The proposal is therefore considered to satisfy the requirements of the Overlay.

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General Development Policies

Clearance from Overhead Powerlines

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

As part of their submission the applicant has declared that the development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. This is consistent with Designated Performance Feature 1.

Design in Urban Areas

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 areas. b) dural – 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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Carparking PO 7.1, PO 33.1 & DPF 33.1, PO 33.2 & DPF 33.2, PO 33.3 & DPF 33.3	
Earthworks & Sloping Land PO 8.1 & DPF 8.1, PO 8.4, PO 8.5	
Waste PO 11.1, PO 11.2, PO 11.3, PO 11.4	
External Appearance PO 12.1, PO 12.2, PO 12.3, PO 12.5 & DPF 12.5, PO 12.6, DPF 12.6, PO 12.7 & DPF 12.7, PO 12.8	
Landscaping PO 13.1 & DPF 13.1, PO 13.2 & DPF 13.2	
Overlooking PO 16.1	
Massing PO 20.3	
Residential amenity PO 28.1 & DPF 28.1, PO 28.2 & DPF 28.2, PO 28.3 & DPF 28.3, PO 28.4 & DPF 28.4	
Dwelling configuration	

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PO 29.1 & DPF 29.1, PO 30.1 & DPF 30.1, PO 31.1 & DPF 31.1
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Open space

PO 32.1, PO 32.2 & DPF 32.2, PO 32.3, PO 32.4, PO 32.5
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All of the car parking is contained within or to the rear of the building and will not be visible from the streetscape as was the case with the original proposal ensuring it satisfies PO 7.1. As was the case with the original proposal, the traffic report prepared with the application looked at the car parking layout, movement of vehicles as well as waste collection. The report concluded that the layout and the turning paths in and out of the car park are in accordance with the standards and therefore acceptable. During the land division design and civil works, it was ensured that road infrastructure is in place to satisfy the density requirements with the apartment buildings being part of the overall master plan for the Hamilton Hill development. The provision of a single access point to the car parking area away from street trees and other roadside infrastructure ensures safety and minimises amenity impacts resulting from multiple crossovers. The proposal therefore satisfies POs 33.1, 33.2 and 33.3.

The extent of the earthworks is not changing to any significant degree because of the proposed variation. The original ground level of the site had a fall from north/east to south/west but was excavated as part of the land division bulk earthworks and the north/east section of the building, which will predominantly contain car parking, is proposed to be approximately 5.5m below the natural ground level, an increase of 600mm from the original proposal. At the same time the south/east section of the building is going to be 1.5m below the natural ground level. The north-west portion of the building which is working with the contour of the land will have the FFL 1.9m above the ground level at its highest point.

Location of the waste storage area has been integrated internally within the building ensuring that this is not visible from public view. In relation to waste collection, this is to be undertaken through a private collection service using rear loading trucks to access the site. The traffic report also encourages installation of parking controls adjacent to the proposed driveway to accommodate the waste collection vehicles during collection. This will be a matter for the developer to discuss with Council after construction. There is no change in relation to this from the original proposal.

The external appearance of the building is considered to adequately address the relevant policies. The use of different colours, materials and integration of balconies within the contemporary design has ensured that the overall bulk and scale of the building is minimised. Whilst the amended design does include less articulations than the original proposal, the amended design with the exception of the eastern facing wall still utilises levels of articulation with balconies and the use of different durable external colours and materials. Whilst the overall bulk and scale is greater than that of most of the dwelling in the locality, the design, the external colours and finishes will match in with existing designs and colour pallets on the estate and ensure that the proposal adequately blends in with the character of the locality and the streetscape.

POs 13.1 and 13.2 both envisage landscaping to contribute to the tree canopy, provide shade and soften the appearance of buildings. Documentation submitted shows the extent of landscaping proposed along the front of the building and along the back of the property. The extent of landscaping is similar to that originally proposed, with the exception of the loss of some landscaping around the communal area where the swimming pool is located. Whilst additional landscaping would have been a more ideal outcome, it is accepted that the extent of landscaping is limited due to the site constraints. Whilst the extent of landscaping proposed is not going to do much to soften the appearance of the building from the streetscape, the extent of vegetation that is proposed to be planted to the rear will achieve this but will also serve a dual purpose given that they will also provide screening for the adjoining property to the rear and minimise overlooking from the rear facing balconies.

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Whilst the overall bulk and scale of the building is not consistent with what the zone envisages given that it exceeds 9m and 2 storeys in height the land division for the estate has foreseen high density developments of this nature with one similar style apartment building already approved and built as part of stage 2 of the Hamilton Hill estate. The overall bulk and scale is further reduced through the use of different colours and materials and articulation provided in the design as discussed above. The proposal therefore generally satisfies the intent of PO 20.3.

The internal configuration of the building will ensure that each of the dwellings is appropriately designed and sited to be suitable for the intended use, ensure it is provided with adequate storage, to ensure it is provided with an appropriate amount of amenity by being separated from communal recreation areas, common access areas and vehicle parking whilst the balconies have been designed to ensure they are of appropriate size to accommodate outdoor seating. Overall, the internal design and layout satisfies the relevant POs as well as the required quantitative requirements specified in the relevant DPFs.

The only potential overlooking is still towards the properties along the rear boundary from rear facing balconies. To address overlooking concerns originally the applicant offered to plant mature trees along the rear boundary which have also been reinforced by a condition seeking planting of mature non-deciduous trees which include a mixture of *Tristaniopsis laurina* 'Luscious' (Kanooka Gum) and *Corymbia citriodora* 'Scentuous' (Lemon Scented Gum) along the rear boundary prior to occupation of the apartments. This aspect of the application is not changing with the mature trees still shown on the plans. It is however important to point out that any potential overlooking towards the rear has also been further reduced with the setback from the rear boundary having increased from 14m to 20m.

The location and the size of the communal open space around the swimming pool area is staying the same as originally proposed. Whilst the kiosk has been removed and the swimming pool reduced in size, this in itself does not impact on the private open space area. The proposal therefore satisfies POs 32.1, 32.2, 32.3, 32.4 and 32.5.

Infrastructure and Renewable Energy Facilities

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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Water Supply PO 11.2 & DPF 11.2	

The development will be serviced by mains water supply as sought by Performance Outcome 11.2. This module is silent on electricity and wastewater management, regardless the development will also be serviced by mains electricity and sewer.

Interface between Land Uses

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

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The shadow diagrams provided illustrate that the two dwellings on allotments immediately to the east of the subject land will be overshadowed between the hours of 12pm and 3pm during the winter solstice with the majority of the impact on the immediate neighbour, that being said they will still be provided with at least 3 hours of direct sunlight. It is clear that based on the drawings that the private open space of this allotment will continue to receive access to sunlight for at least 6 hours of the day. Currently the adjoining dwelling does not contain solar panels and there could be future limitations on any solar panels on the adjoining property given the northerly orientation. Notwithstanding this the proposal is sufficiently consistent with POs 3.1 and 3.2. Additionally, when compared to the shadow diagrams from the previous application it is evident that the extent of overshadowing has reduced. Whilst the extent of overshadowing over the dwelling has remained similar, the extent of overshadowing of private open spaces areas has reduced as a result in the reducing in height.

Site Contamination

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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Site contamination PO 1.1 & DPF 1.1	

Matters relating to site contamination have not changed since the original application. A Site Contamination Auditor Report was prepared in relation to Stages 3A and 3C of the Hamilton Hill Development. The report concluded that allotments within Stage 3A are proposed for sensitive use – residential with minimal opportunities for soil access; including dwellings with fully and permanently paved yard space such as high-rise buildings and apartments, are not permitted to have a basement. Given that the proposed development does not include a basement it is considered to accord with the recommendation in the report. At the time of the original application further confirmation was sought from the site contamination auditor in relation to the timing of the investigation considering that the subject land has been excavated and is not at the natural ground level. The Site Contamination Auditor has confirmed that the levels as shown are current and the ground gas assessment was undertaken from November 2019 through portion of 2020, therefore the existing levels were considered as part of the audit overall assessment. This aspect has not changed with the variation application.

Transport, Access and Parking

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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Access PO 3.1 & DPF 3.1, PO 3.5 & DPF 3.5	
Parking PO 5.1 & DPF 5.1	

As mentioned earlier in the report, the provision of a single access point to the car parking area away from street trees and other roadside infrastructure ensures safety and minimises amenity impacts resulting from multiple crossovers.

The original proposal required a total of 74 car parking spaces including the visitor parking which resulted in a shortfall of 16 spaces. In comparison the shortfall that was accepted with the original Kelso apartment building was 15 spaces. Council's Engineering Department did not have any concerns with the shortfall considering the number of bicycle

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spaces provided as part of the development and considering that Macintosh Crescent is able to account for the shortfall in the on-site car parking spaces.

In comparison the amended proposal under the Code, more specifically *Table 1 - General Off-Street Car Parking Requirements in Part 4 - General Development Policies - Transport, Access and Parking* requires that a total of 71 off street parking spaces are provided including the visitor parking spaces. Given that the proposal is now providing a total of 54 off street parking spaces this would result in a shortfall of 17 off street parking spaces an increasing in 1 from the original proposal.

The traffic report prepared however argues that whilst there is a shortfall in parking under *Table 1 - General Off-Street Car Parking Requirements in Part 4 - General Development Policies - Transport, Access and Parking*, PO 5.1 allows for support in reduced on-site rates dependent on the availability of on-street parking. The report concludes that up to 30 spaces are available on both side of Macintosh Crescent along the frontage of the site which would provide for visitor parking. Considering that the overall extent of change is only 1 car parking spaces and given the availability of on-street car parking which is able to accommodate the shortfall the proposal is still considered to satisfy the car parking requirements.

The traffic report prepared states that the Code doesn't provide the rate for bicycle parking outside Designated Areas. However, as a guide, when apply the Designated Area parking requirements, 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors is required. Based on these requirements a total of 14 spaces for residents is required and 5 for visitors. Based on this whilst the numbers of spaces has been reduced by 30, the 22 spaces provided is considered adequate.

CONSIDERATION OF SERIOUSLY AT VARIANCE

The proposal is not considered to be seriously at variance with the provisions of the P & D Code with residential flat building listed as an envisaged form of land use in the Housing Diversity Neighbourhood Zone. Whilst the proposed development fails to satisfy some of the quantitative measures in the zone relating to the bulk and scale given that it is above 9m and 2 storeys in height, the proposal is still considered to be appropriate given its location, its overall bulk and scale when viewed outside Hamilton Hill development and its minimal impacts on the locality and surrounding development. Additionally, whilst the proposal might be more of a high-density design it none the less satisfied part of PO 1.1 that envisages a diverse range of housing be it in more of a medium density form. The proposal also satisfies all of the setback requirements with the exception of a minor departure relating to the setback from the eastern boundary.

The policies in the most pertinent overlays being the Affordable Housing Overlay, Airport Building Height (Regulated) Overlay, Hazards (Flooding-Evidence required) Overlay, Stormwater Management Overlay, Urban Tree Canopy Overlay are satisfied. In short, appropriate affordable housing numbers are provide, stormwater management is adequate and urban tree canopy requirements are satisfied.

The relevant policies in the general policies section of the Code have also been satisfied. Whilst there are some slight departures from applicable DPFs, these departures have been considered minor.

CONCLUSION

The proposal is for a residential flat building comprising 53 dwellings in the form of 1- and 2-bedroom apartments with all of the 1 bedroom apartments proposed as affordable housing. The development provides associated car parking and communal areas in the form of a swimming pool to be used exclusively by the occupants of the dwellings. The subject site is considered particularly suitable for a residential flat building development given it abuts the large Council reserve, is set well back from and, not in direct view from Glen Stuart Road whilst being relatively well screened from Kintyre Road. The proposal does fail to satisfy some of the quantitative requirements, mainly in relation to the building

CAP MEETING – 10 APRIL 2024

ITEM 8.3

height and the minimum on-site car parking requirements. Despite failure to meet these quantitative outcomes, qualitatively the proposal is considered to be suitable for the locality. Whilst the shortfall in parking has increased by one space, overall it is considered acceptable given that the shortfall is accounted for with the available on street parking along Macintosh Crescent.

The bulk and scale of the building has been reduced through incorporation of balconies, the use of a mixture of colours and materials, landscaping. Additionally, the overall bulk is further reduced by lowering the height of the building from the original proposal by reducing the number of levels from 5 to 4. The design of the building adequately addresses the streetscape and the adjacent reserve, whilst the car parking area is relatively well screened from view. The development is also proposed on an excavated rather than a filled site and is proposed to be nestled amongst the existing development, including the adjacent large SA Water concrete tank. It is also flanked by new developments which include large two storey dwellings fronting Kintyre Road and Macintosh Crescent.

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 23037924 by Woodforde JV Stage 3A Pty Ltd for Variation to Development Application 21/327/473: reduce the height of the residential flat building, reduce the number of dwellings within the residential flat building, reduce the number of parking spaces for vehicles and bicycles, alteration to the external design and internal layout, alteration to the swimming pool layout and car parking layout, adjust the siting of the building and remove the gym, kiosk and office at Lot 228 MacIntosh Crescent, Woodforde is GRANTED Planning Consent subject to the following reserved matters and conditions:**

RESERVED MATTERS:

Pursuant to section 102 (3) of the Planning, Development and Infrastructure Act of 2016, the following matters shall be reserved for further assessment prior to the granting of Development Approval. The Assessment Manager is delegated to undertake this further assessment:

- 1) A detailed landscaping plan shall be prepared by a suitably qualified professional and submitted with further details regarding plant species and plant locations including additional screening to the front of the building. Plant species detailed in the landscaping plan shall be selected from the Council's Native Habitat Landscaping and Gardening Guide or Native Habitat Gardening Guide for Low Flammability Gardens. The guides can be downloaded from Council's website: Native Gardens at Home • Adelaide Hills Council (ahc.sa.gov.au).**
- 2) All hydrological and hydraulic stormwater calculations shall be provided together with the final stormwater management drainage plan to the reasonable satisfaction of Council.**
- 3) A Construction Environment Management Plan (CEMP) shall be prepared in accordance with current industry standards and submitted to Council. The industry standards include the EPA publications "Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition" and, where applicable, "Environmental Management of On-site Remediation" – to minimise environmental harm and disturbance during construction. The plan shall be implemented prior to the commencement of construction.**

CAP MEETING – 10 APRIL 2024

ITEM 8.3

NOTE: Further conditions may be imposed on the Planning Consent in respect of the above matters.

Pursuant to Section 127(1) of the *Planning, Development and Infrastructure Act 2016*, the power to impose further conditions of consent in respect of the reserved matter above is delegated to the Assessment Manager.

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 building herein approved shall be in accordance with the Materials and Finishes Plan prepared by Enzo Caroscio Architecture dated 15/12/2023.
- 3) Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
- 4) Except where varied by this authorisation, all other conditions, plans and details relating to Development Authorisation 21/327/473 continue to apply to this amended authorisation.

ADVISORY NOTES

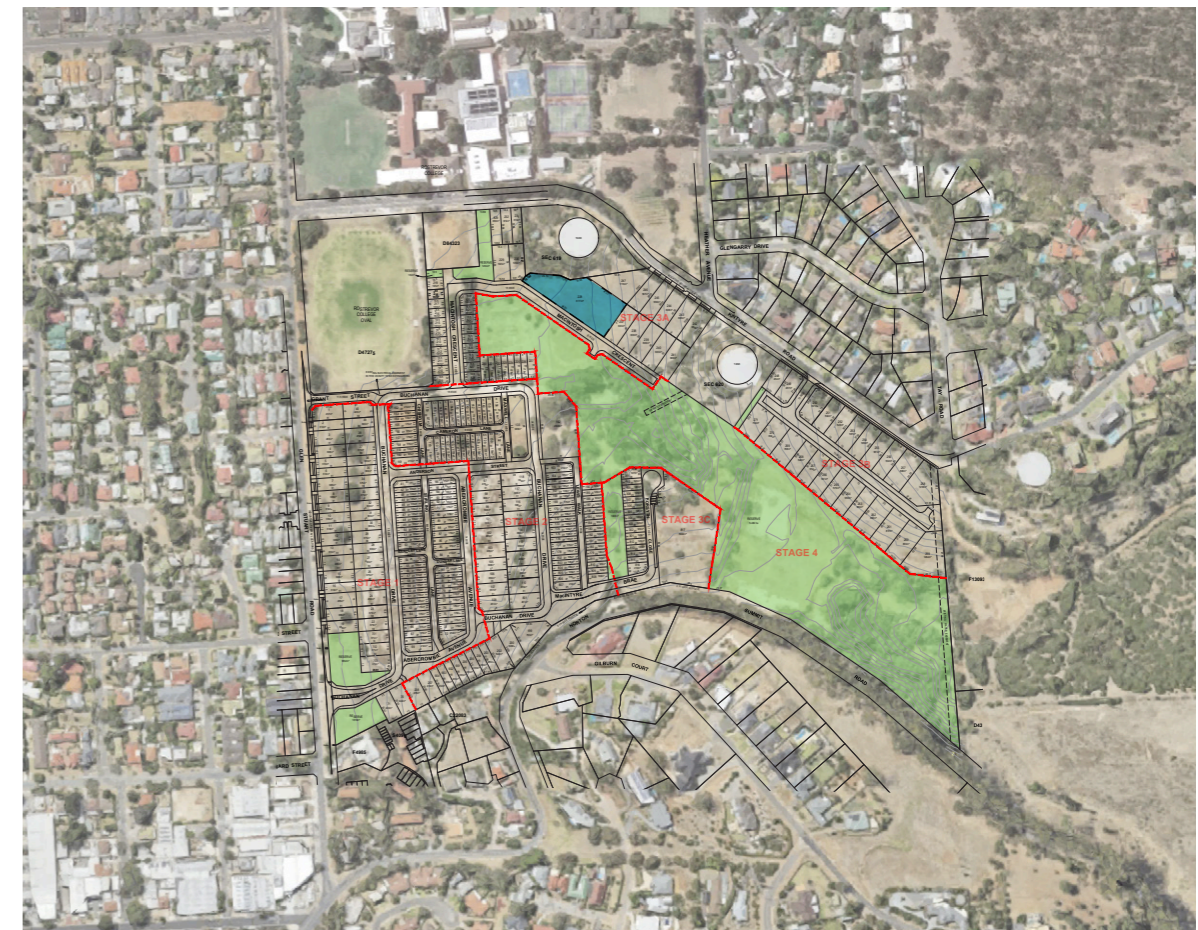
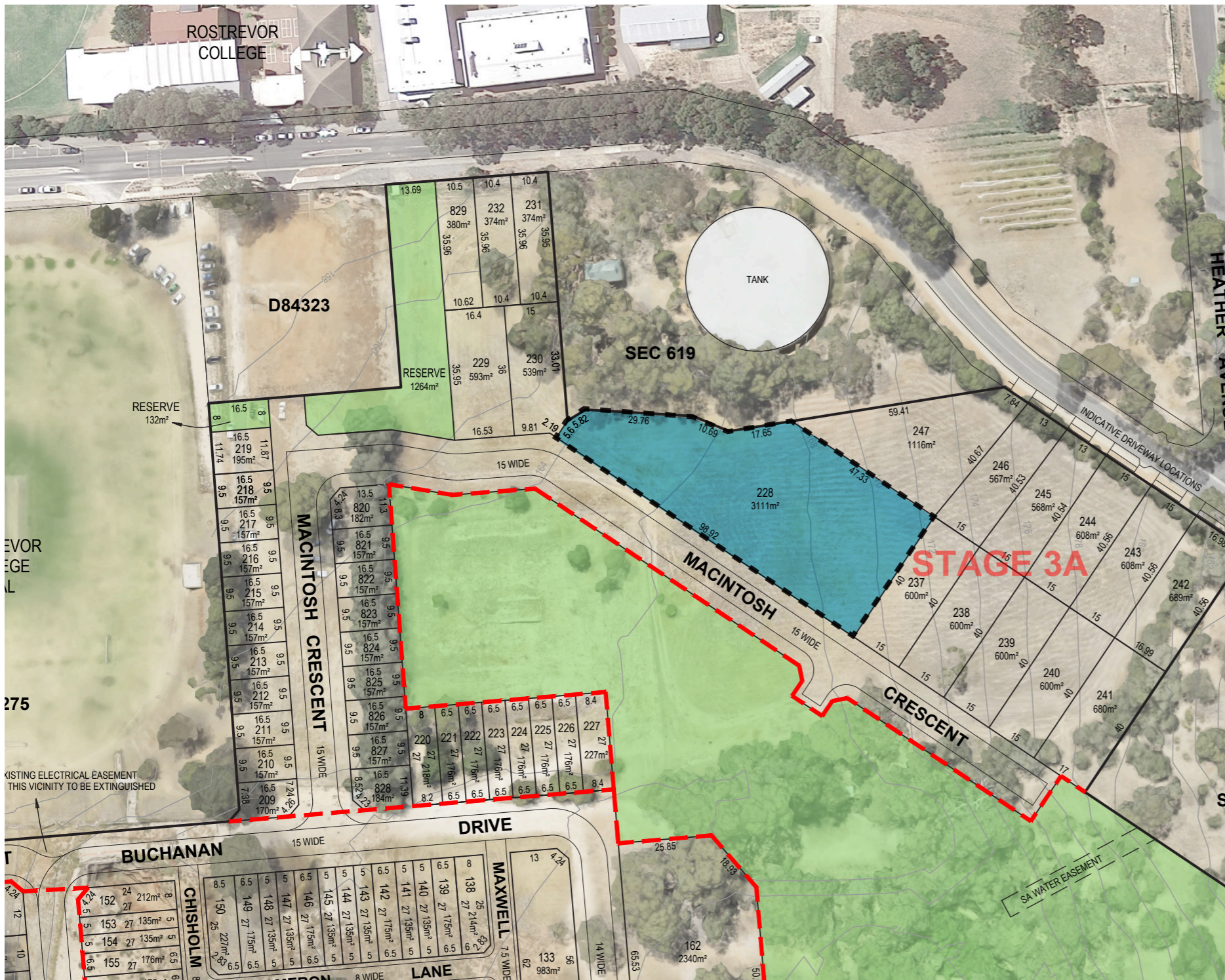
General Notes

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

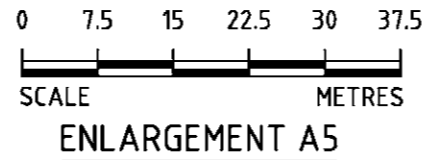
OFFICER MAKING RECOMMENDATION

Name: Doug Samardzija
Title: Senior Statutory Planner



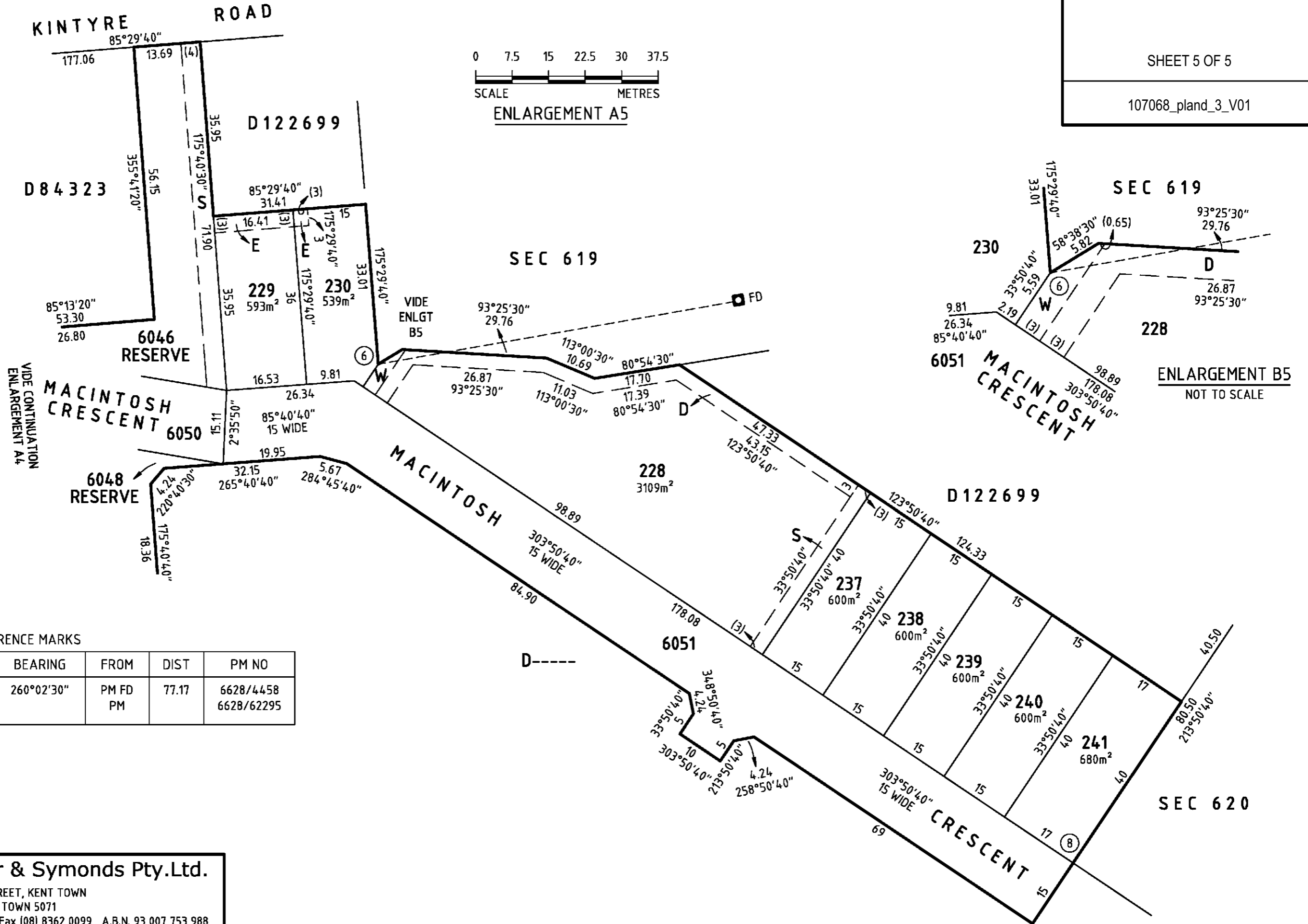
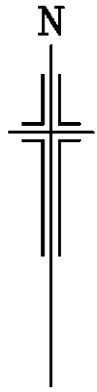


KINTYRE ROAD



SHEET 5 OF 5

107068_pland_3_V01



VIDE CONTINUATION ENLARGEMENT A4

ENLARGEMENT B5 NOT TO SCALE

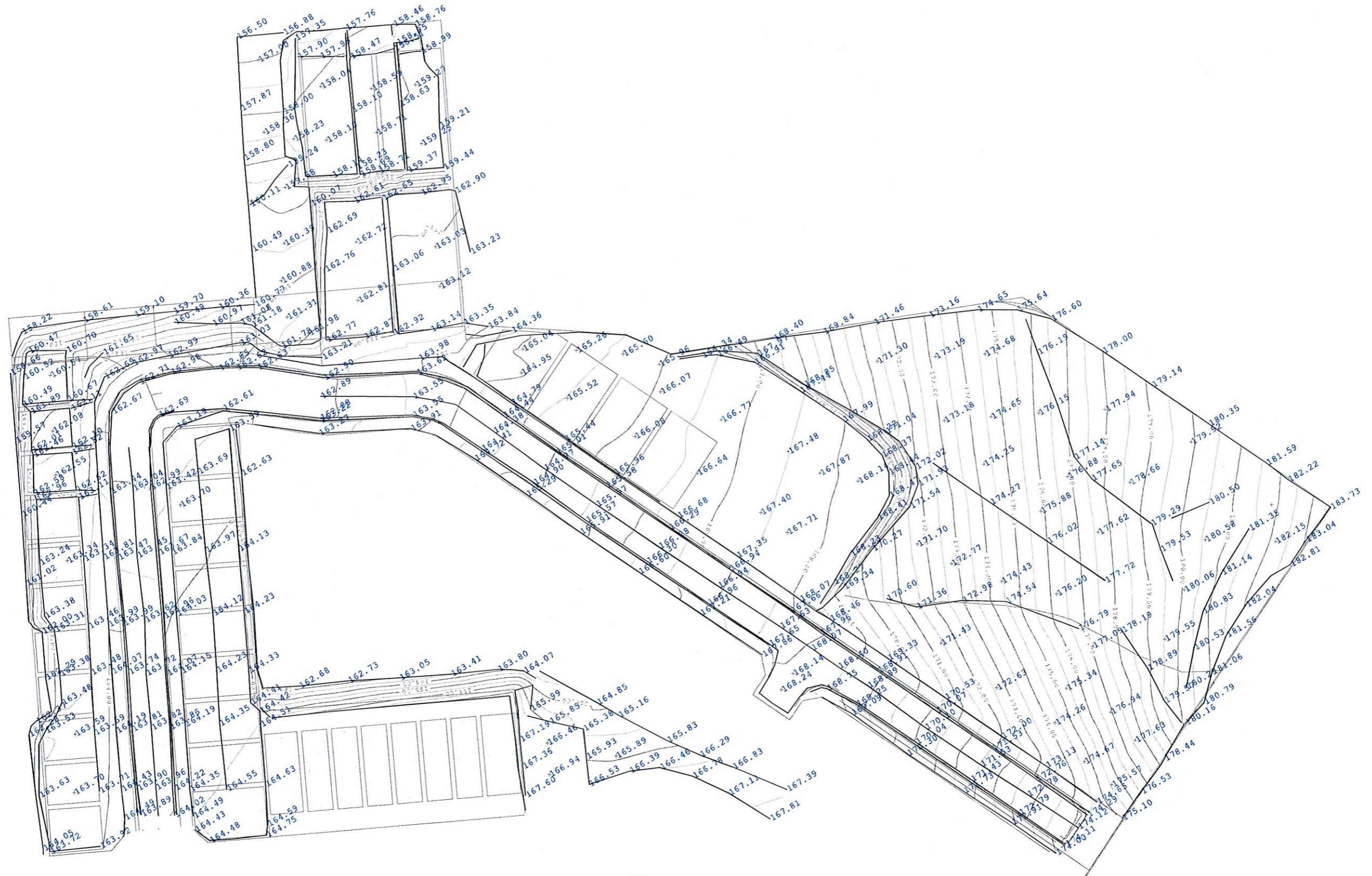
REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
6	260°02'30"	PM FD	77.17	6628/4458
8		PM		6628/62295

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
 P.O. BOX 1000 KENT TOWN 5071
 Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE 20A2705LTO-3A2(A)	HAMILTON HILL
PAP 24/02/2021	STAGE 3A2



No.	Revision	Drawn	Check	Approv.	Date
0					

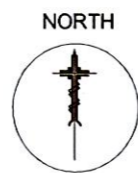
IMPORTANT:
 This plan is prepared for use by McMahon Services and their clients only and should not be used for any other purpose.
 Symbols on this plan may not be to scale.
 This plan may NOT show the location of all services. Services should be accurately located prior to any excavation.
 Any property boundaries shown hereon are derived from Title data only. Actual boundary locations should be re defined by a Licensed surveyor.

NOTES:

McMAHON SERVICES

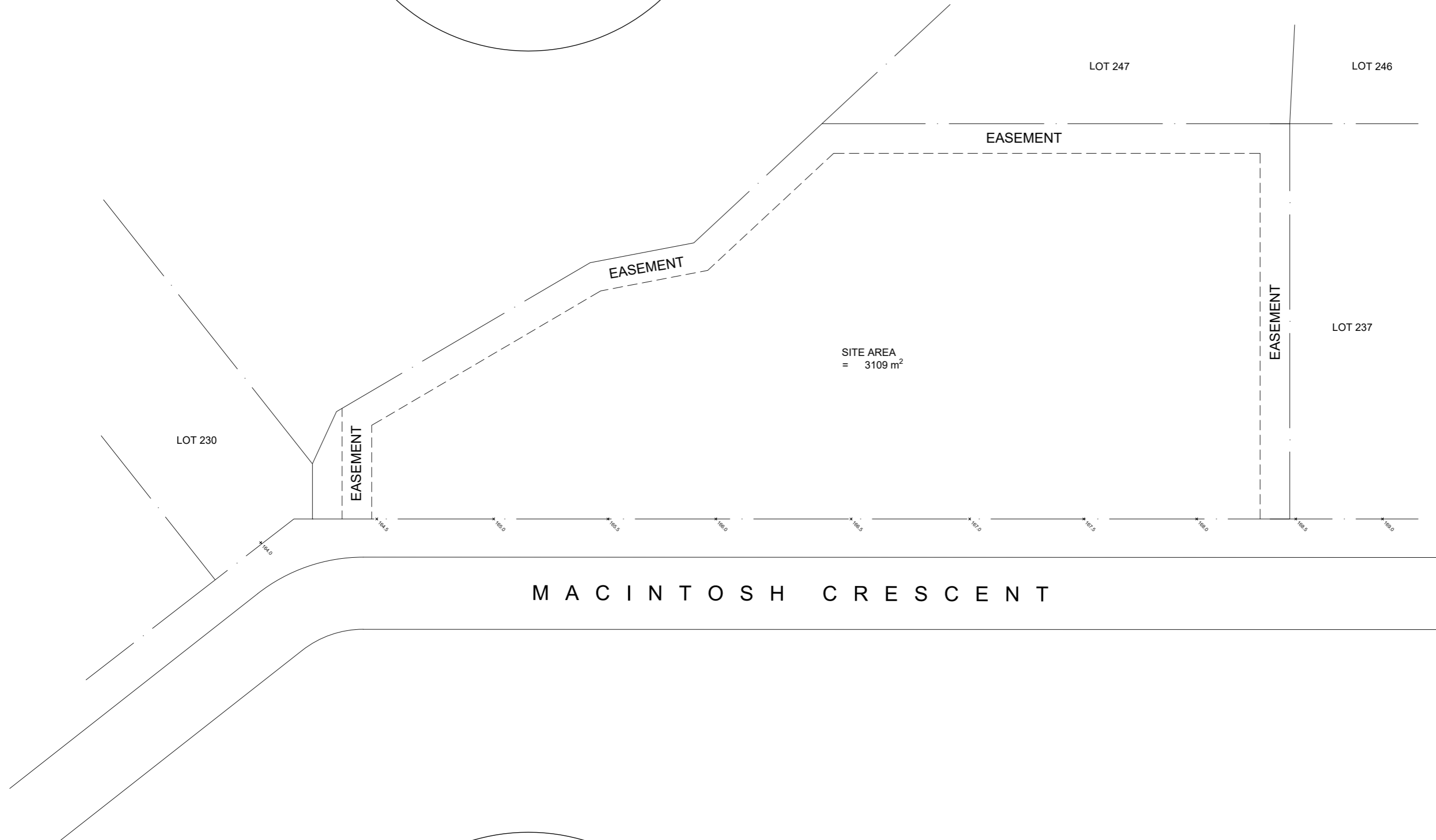
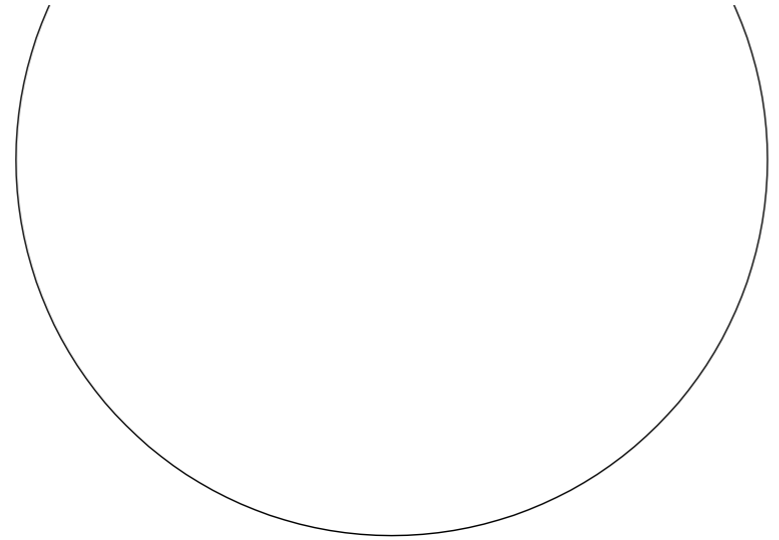


26 DUNCAN RD , DRY CREEK SA
 adelaide@mcmservices.com.au
 (08) 8203 3100



Scale: 1:850	Sheet Size: A3
Surveyed: JULY 2019	
Surveyor: DJ CRONIN	
Coordinate System: Local Site.	
Height Datum: AHD	
Job No.	
CAD File:	

Client: STARFISH DEVELOPMENTS
Project: HAMILTON HILL STAGE 3A
Title: ASBUILT FINISHED LEVEL
Dwg. No:
Rev: 0



SITE AREA
= 3109 m²

LOT 230

LOT 247

LOT 246

LOT 237

M A C I N T O S H C R E S C E N T



WATER TANK

SITE AREA
= 3109 m²

BUILDING OUTLINE OF APPROVED
DEVELOPMENT APPLICATION
SHOWN RED

LOT 247

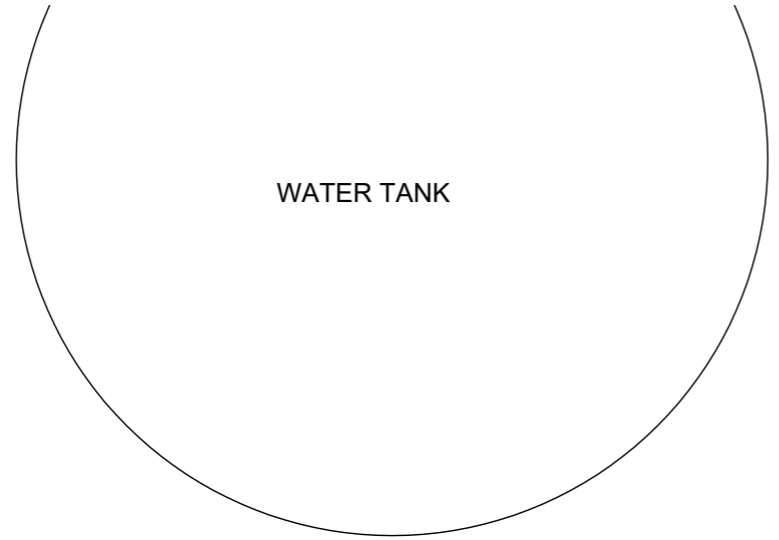
LOT 246

LOT 230

LOT 237

M A C I N T O S H C R E S C E N T





WATER TANK

SITE AREA
= 3109 m²

LOT 247

LOT 246

LOT 230

LOT 237

GROUND FLOOR OPEN DECK
CAR PARK FOOTPRINT
= 1473m² (47.4%)

GROUND FLOOR
FOOTPRINT
= 545m² (17.5%)

BUILDING OUTLINE OF APPROVED
DEVELOPMENT APPLICATION
SHOWN RED

25090

7190

3000

3100

2960

4400

6655

2960

M A C I N T O S H C R E S C E N T



WATER TANK

SITE AREA
= 3109 m²

BUILDING OUTLINE OF APPROVED
DEVELOPMENT APPLICATION
SHOWN RED

LEVEL 1 + 2 + 3 BUILDING
FOOTPRINT
= 1068m² (34.4%)

LOT 247

LOT 246

LOT 230

25037

LOT 237

3100

M A C I N T O S H C R E S C E N T

24850

21800

20260

7100

6655

4500

2960



SITE AREA
= 3109 m²

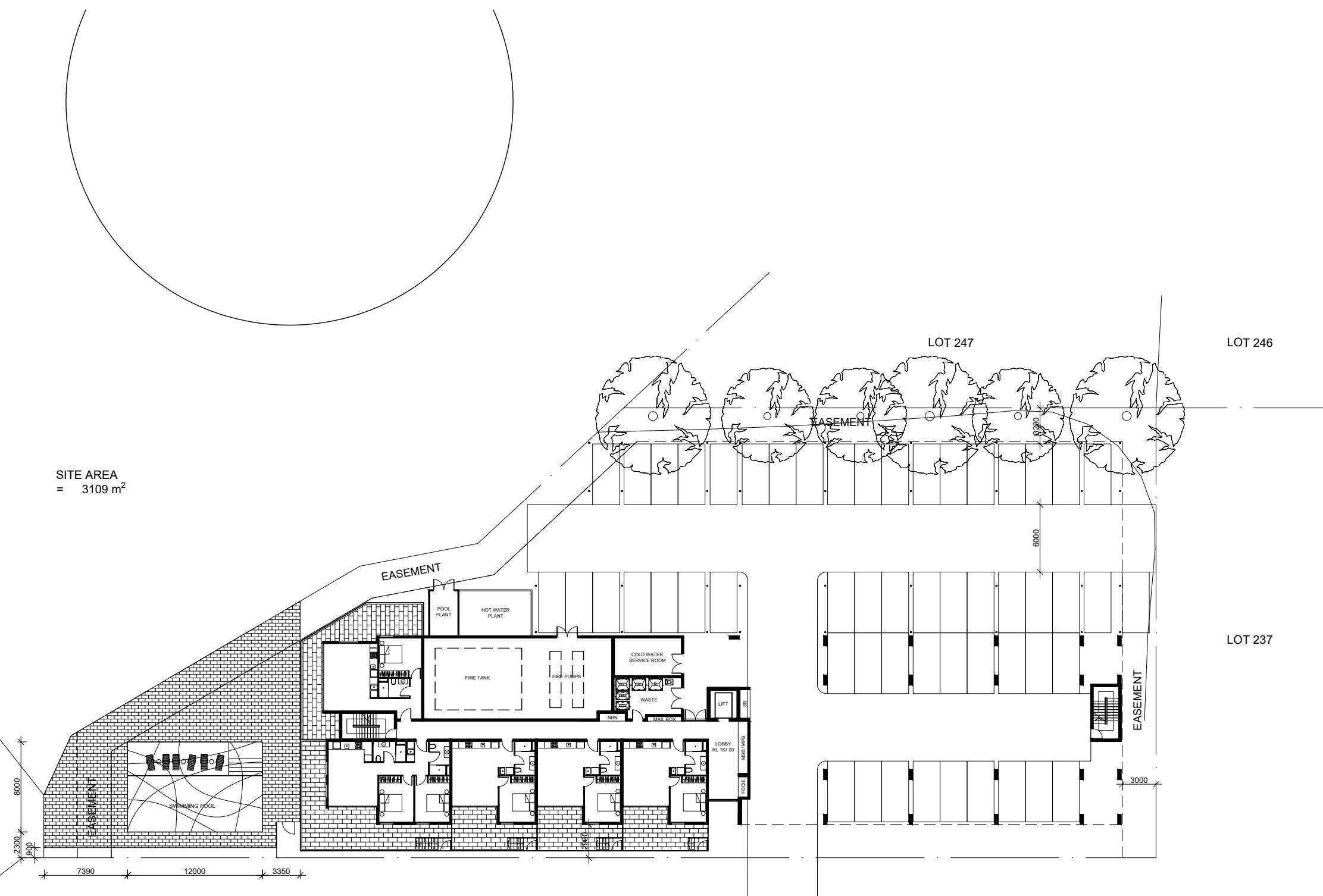
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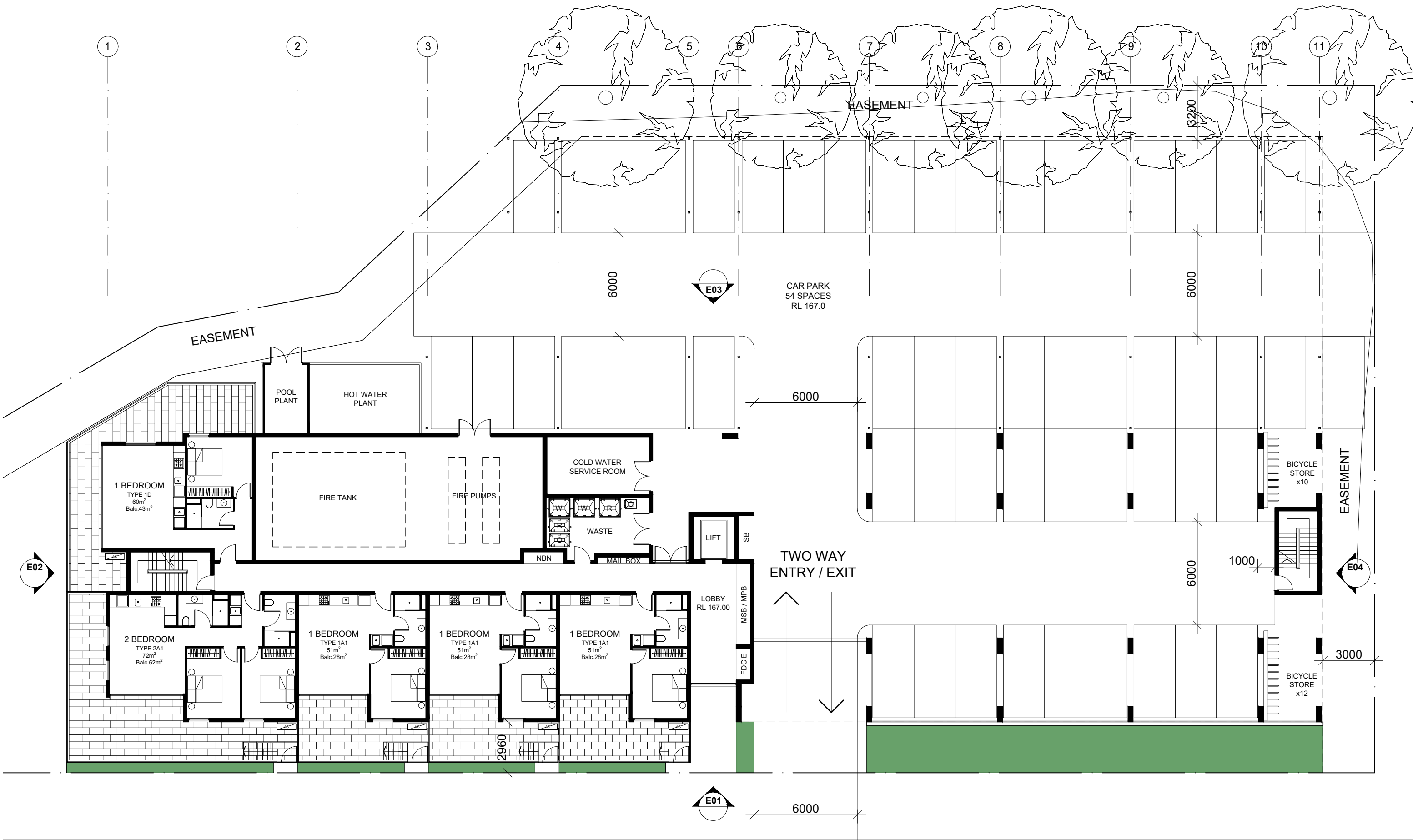
LOT 247

LOT 246

LOT 237

M A C I N T O S H C R E S C E N T





MACINTOSH CRESCENT

- CAR PARK / BOH
- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE



MACINTOSH CRESCENT

- CAR PARK / BOH
- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE



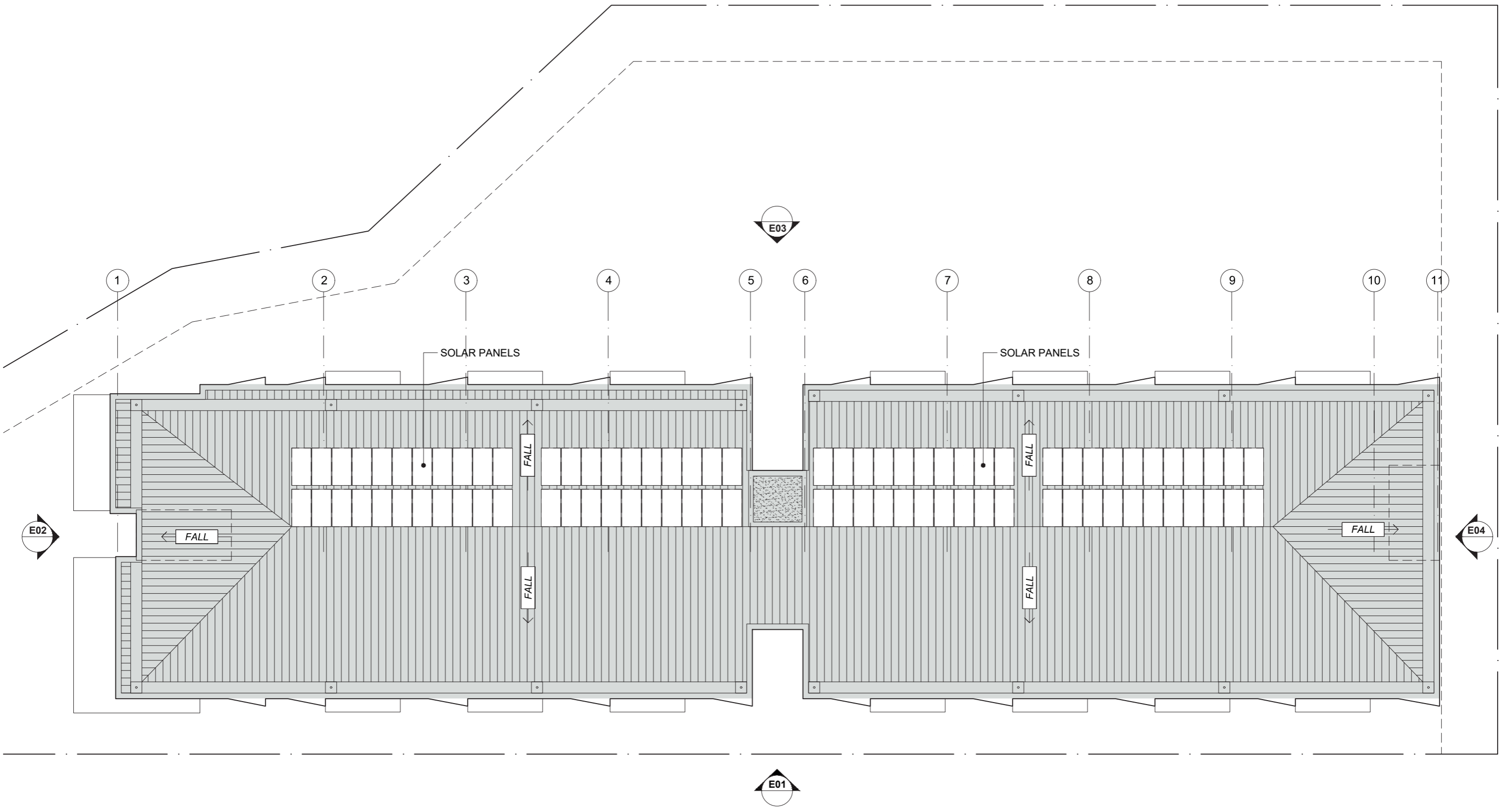
MACINTOSH CRESCENT



- CAR PARK / BOH
- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE



MACINTOSH CRESCENT



MACINTOSH CRESCENT



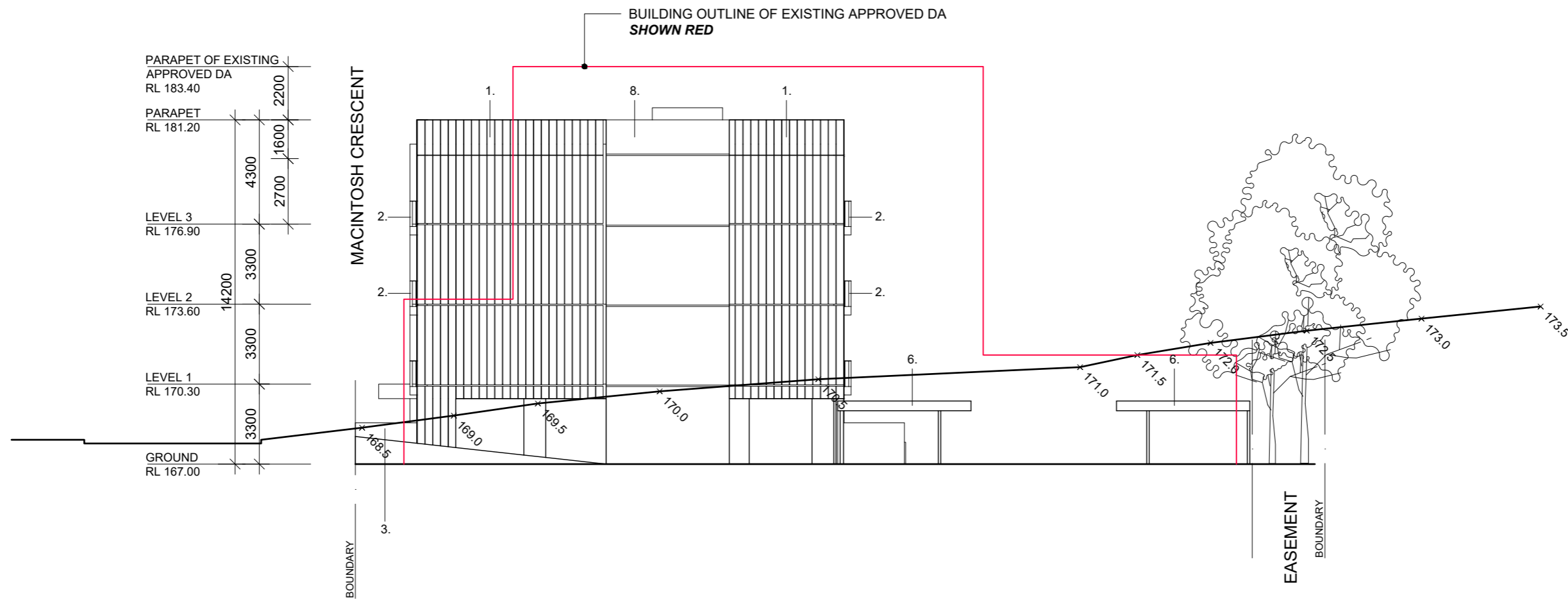
LEGEND :

- 1. CFC CLADDING - DULUX SPIRALINA [OR SIMILAR]
- 2. FLAT BAR METAL BALCONY BALUSTRADES
- 3. GROUND FLOOR LANDSCAPING
- 4. GROUND FLOOR TERRACE GATES
- 5. DOOR AND WINDOW - DOMINO [OR SIMILAR]
- 6. METAL WORK - DOMINO [OR SIMILAR]
- 7. CAR PARK SCREEN ALUMINIUM GRATING - HOT DIP GALVANISED [OR SIMILAR]
- 8. CONCRETE CORE - LIGHT GREY [OR SIMILAR]



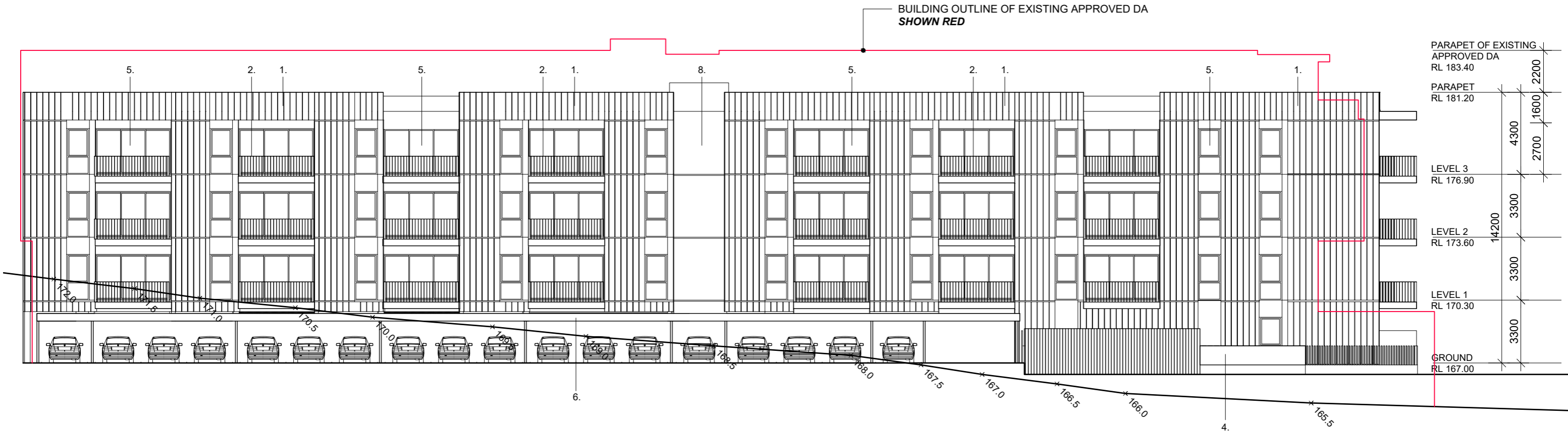
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- 3. GROUND FLOOR LANDSCAPING
- 4. GROUND FLOOR TERRACE GATES
- 5. DOOR AND WINDOW - DOMINO [OR SIMILAR]
- 6. METAL WORK - DOMINO [OR SIMILAR]
- 7. CAR PARK SCREEN ALUMINIUM GRATING - HOT DIP GALVANISED [OR SIMILAR]
- 8. CONCRETE CORE - LIGHT GREY [OR SIMILAR]



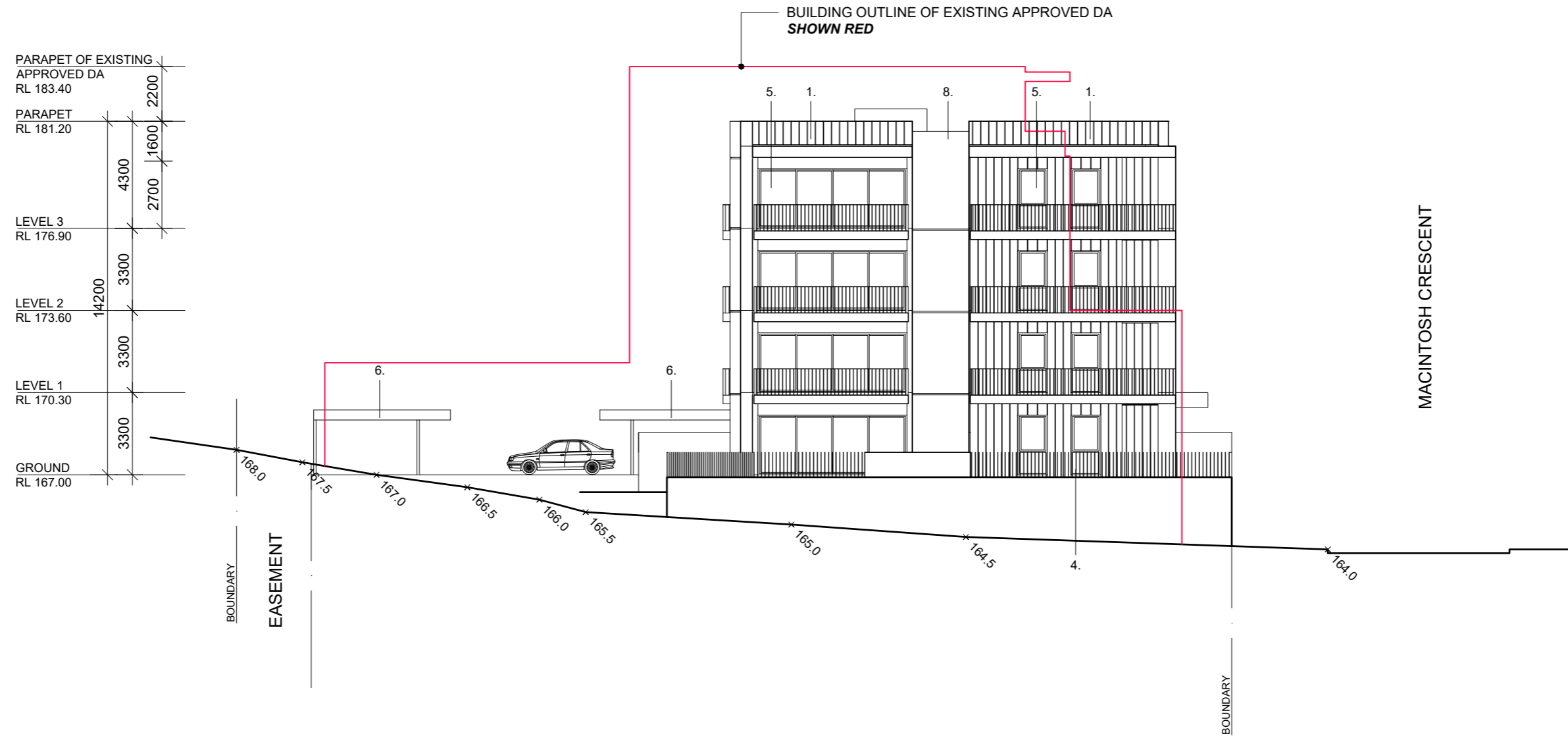
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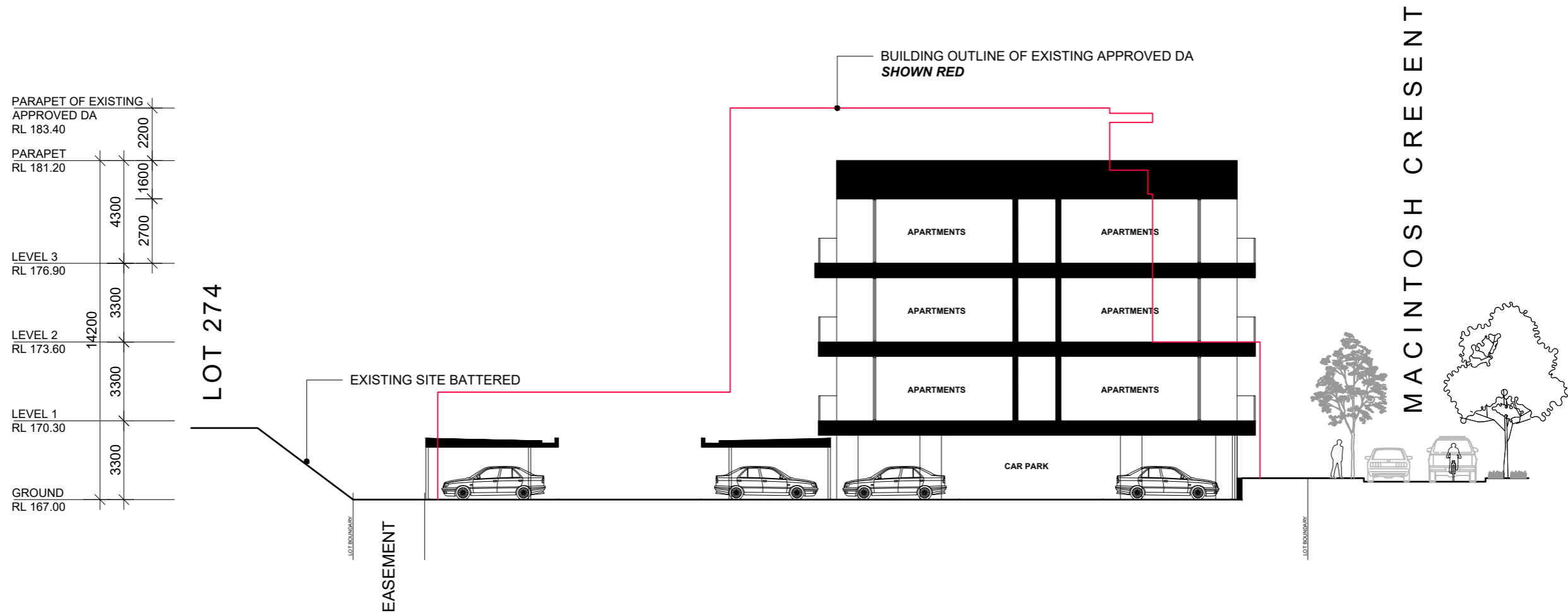
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- 2. FLAT BAR METAL BALCONY BALUSTRADES
- 3. GROUND FLOOR LANDSCAPING
- 4. GROUND FLOOR TERRACE GATES
- 5. DOOR AND WINDOW - DOMINO [OR SIMILAR]
- 6. METAL WORK - DOMINO [OR SIMILAR]
- 7. CAR PARK SCREEN ALUMINIUM GRATING - HOT DIP GALVANISED [OR SIMILAR]
- 8. CONCRETE CORE - LIGHT GREY [OR SIMILAR]

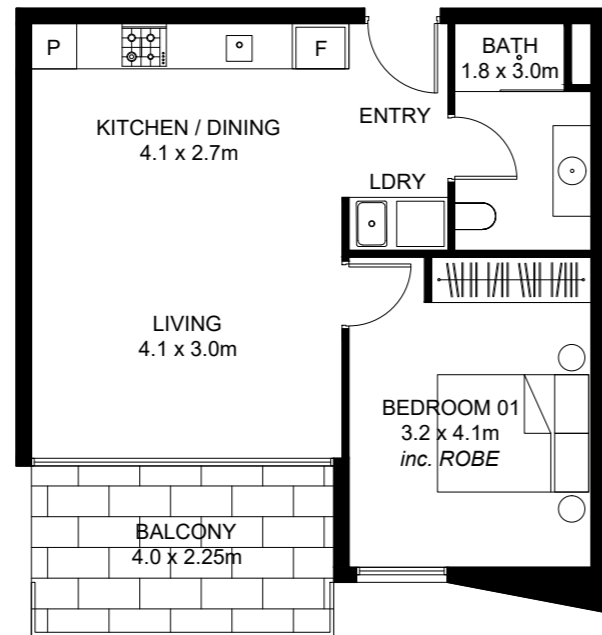


LEGEND :

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- 2. FLAT BAR METAL BALCONY BALUSTRADES
- 3. GROUND FLOOR LANDSCAPING
- 4. GROUND FLOOR TERRACE GATES
- 5. DOOR AND WINDOW - DOMINO [OR SIMILAR]
- 6. METAL WORK - DOMINO [OR SIMILAR]
- 7. CAR PARK SCREEN ALUMINIUM GRATING - HOT DIP GALVANISED [OR SIMILAR]
- 8. CONCRETE CORE - LIGHT GREY [OR SIMILAR]



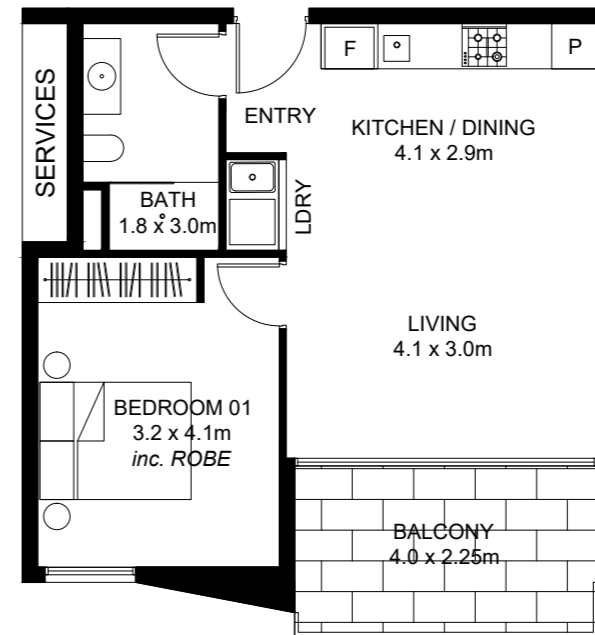




**APARTMENT 1A
(TYPICAL)**

INT 51m²
BALC. 9m²
STORE 8m³

1 BEDROOM
1 BATHROOM
1 LIVING



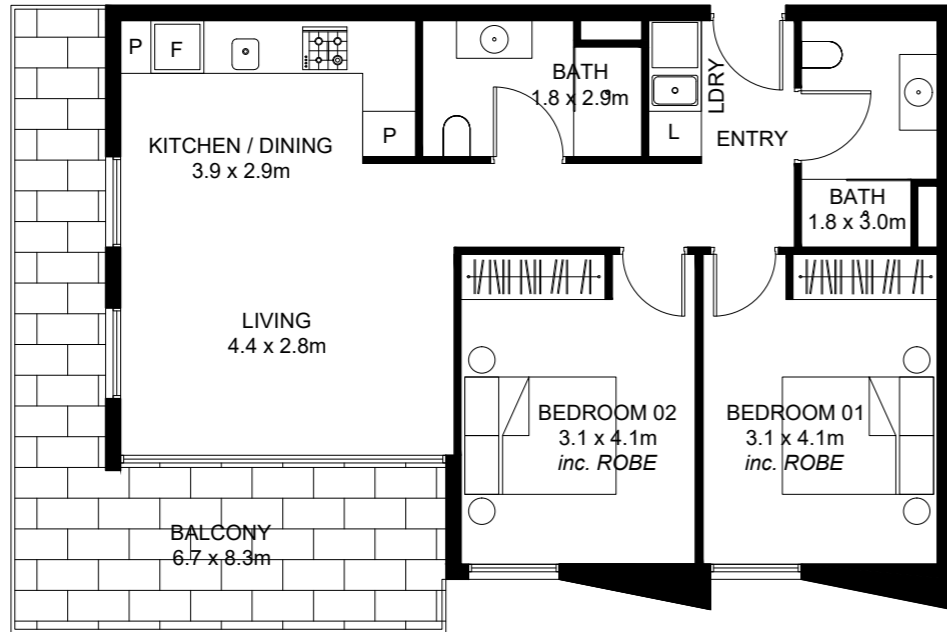
**APARTMENT 1B
(WINDOW MIRROR)**

**APARTMENT 1C
(TYPICAL)**

INT 50m²
BALC. 9m²
STORE 8m³

1 BEDROOM
1 BATHROOM
1 LIVING

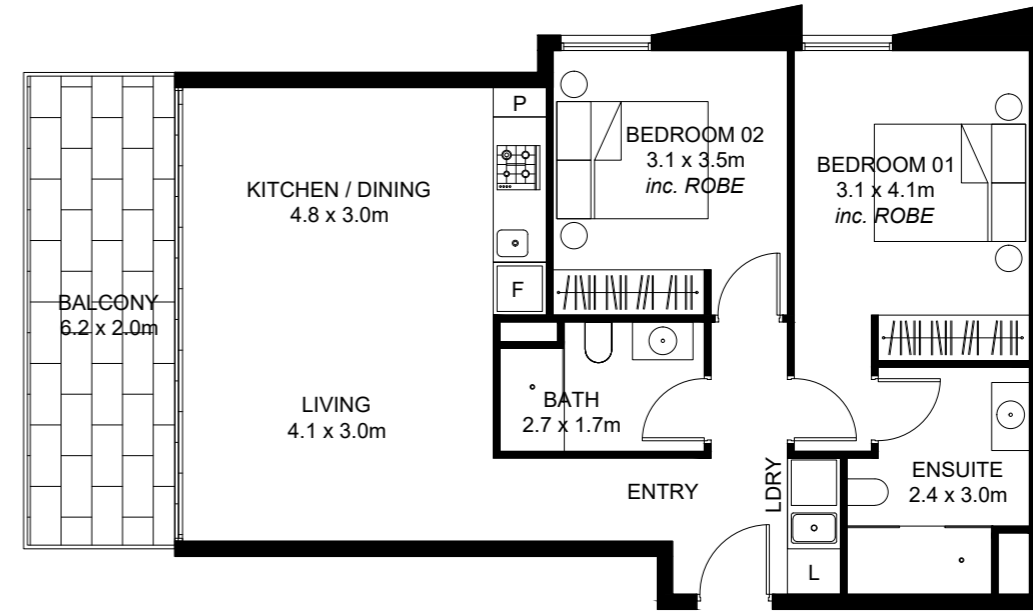




**APARTMENT 2A
(TYPICAL)**

INT 72m²
BALC. 29m²
STORE 14m³

2 BEDROOM
2 BATHROOM
1 LIVING

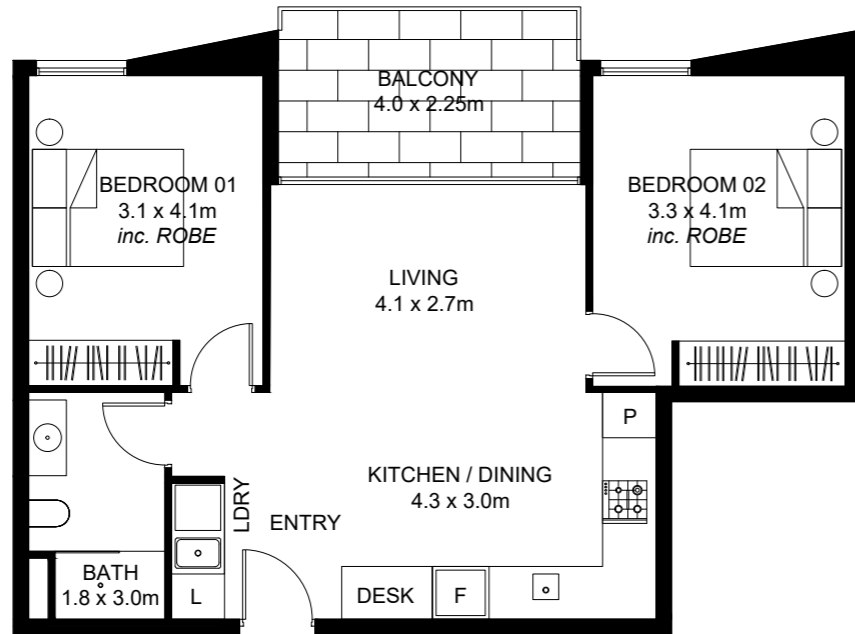


**APARTMENT 2B
(TYPICAL)**

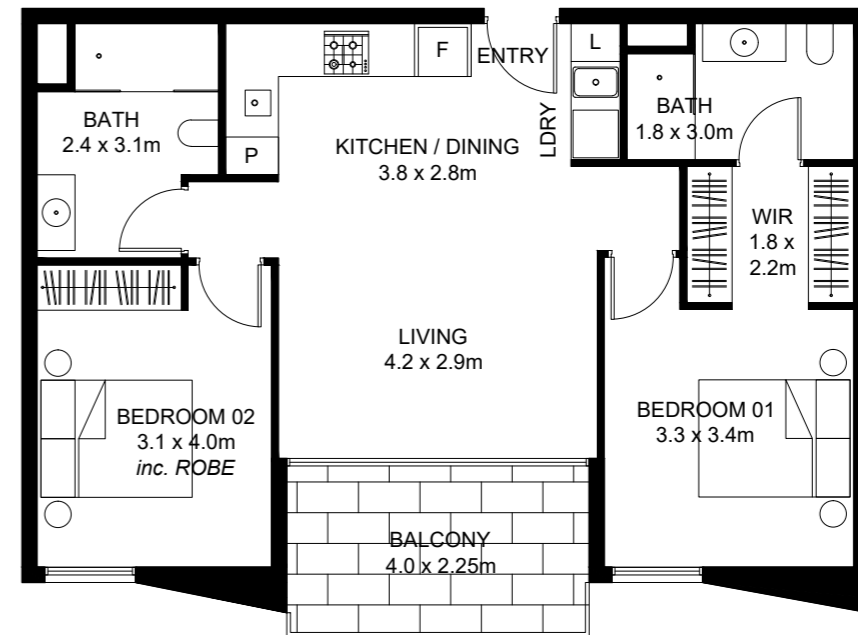
INT 78m²
BALC. 12m²
STORE 12m³

2 BEDROOM
2 BATHROOM
1 LIVING



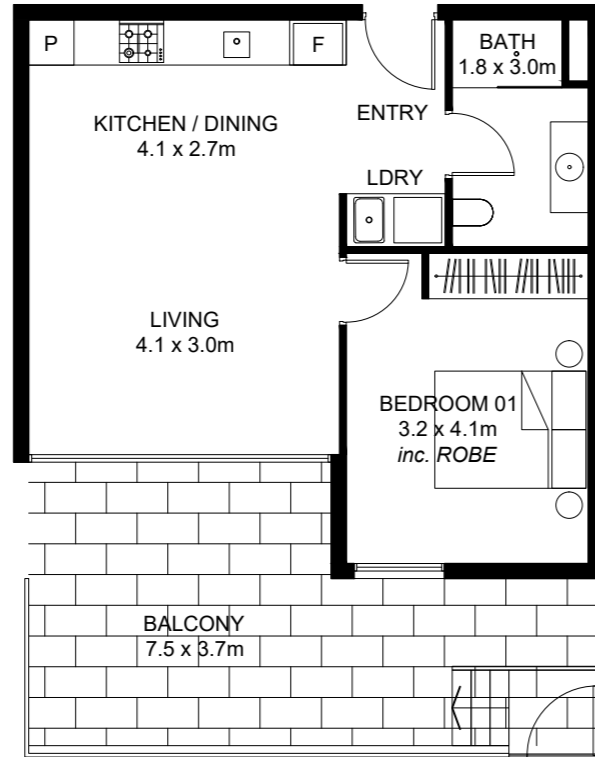


**APARTMENT 2C
(TYPICAL)**
 INT 68m²
 BALC. 9m²
 STORE 14m³
 2 BEDROOM
 1 BATHROOM
 1 LIVING



**APARTMENT 2D
(TYPICAL)**
 INT 77m²
 BALC. 9m²
 STORE 16m³
 2 BEDROOM
 2 BATHROOM
 1 LIVING

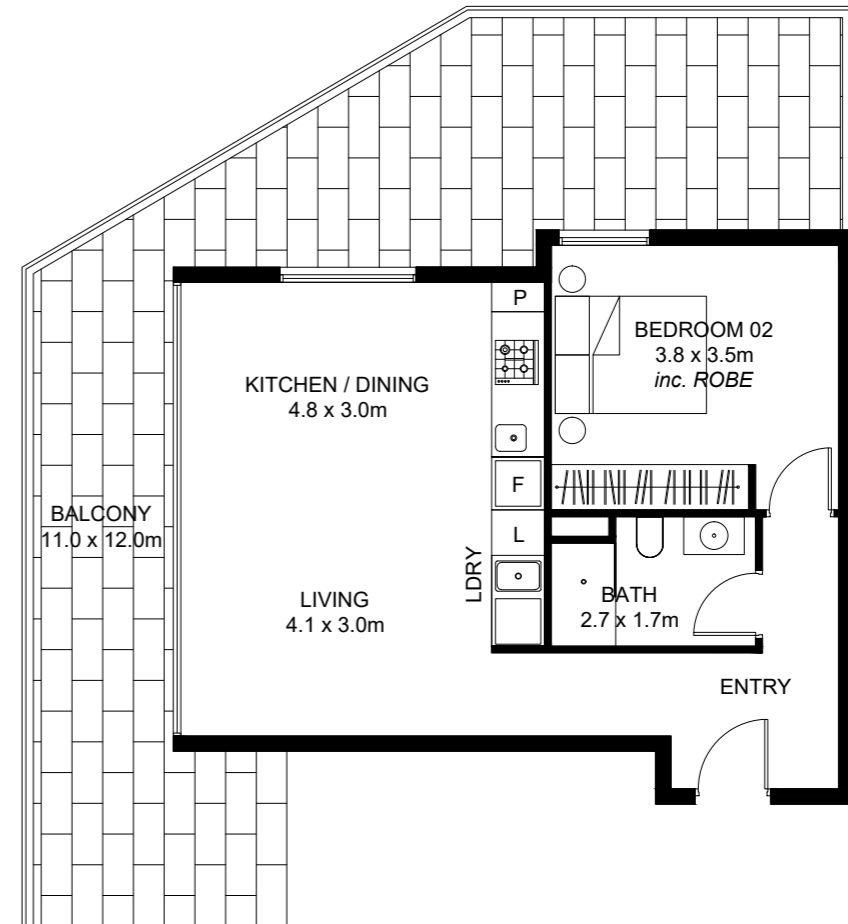




**APARTMENT 1A1
(TYPICAL)**

INT 51m²
BALC. 22m²
STORE 8m³

1 BEDROOM
1 BATHROOM
1 LIVING

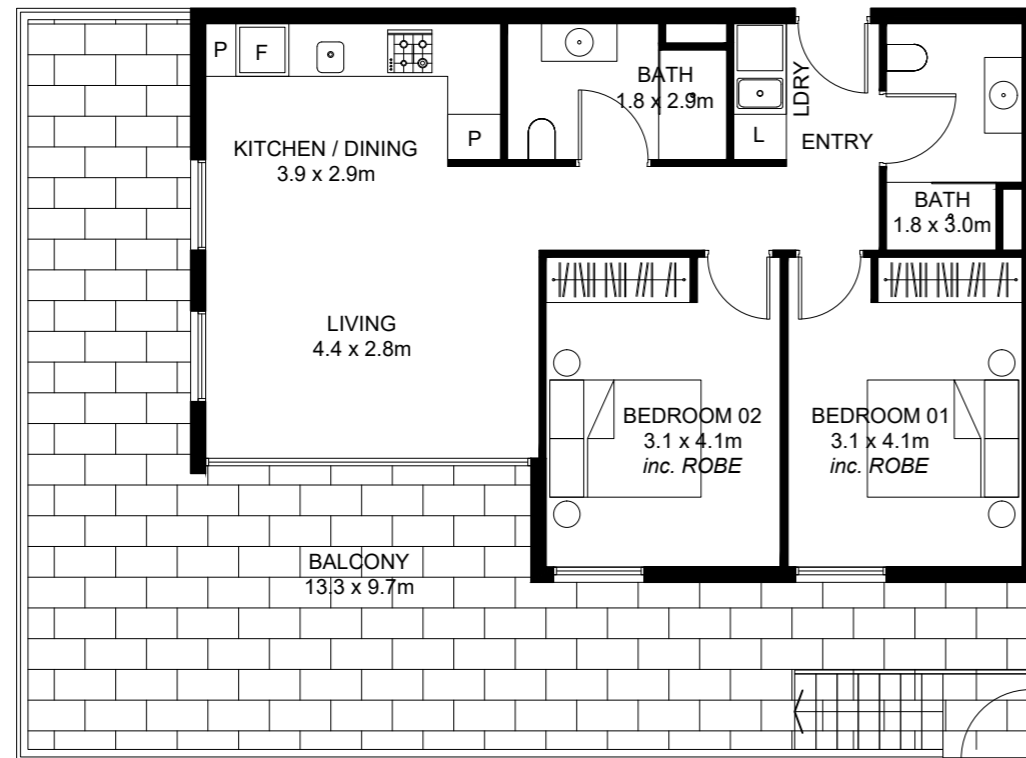


**APARTMENT 1D
(TYPICAL)**

INT 61m²
BALC. 43m²
STORE 12m³

1 BEDROOM
1 BATHROOM
1 LIVING





APARTMENT 2A1
(TYPICAL)

INT 72m²
BALC. 52m²
STORE 14m³

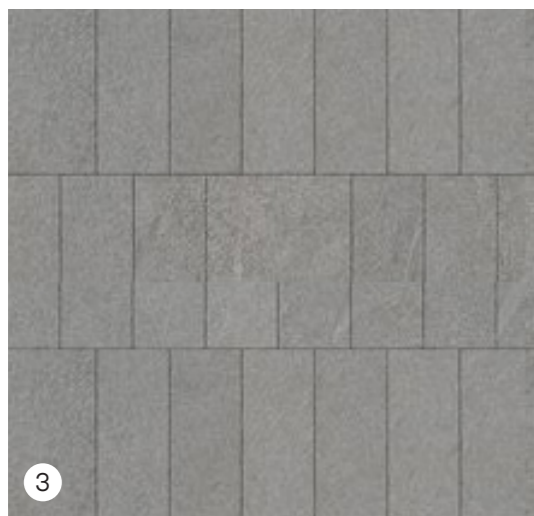
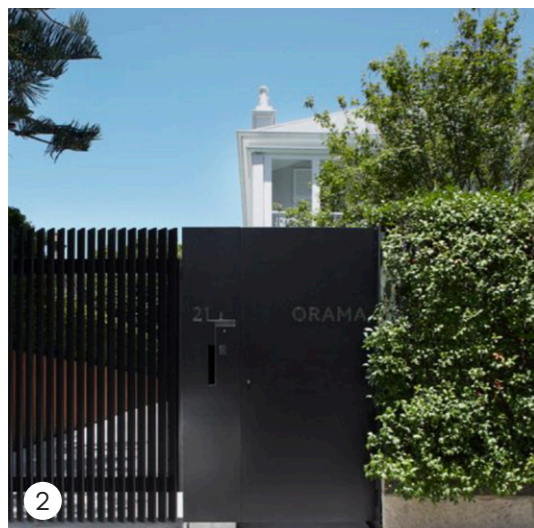
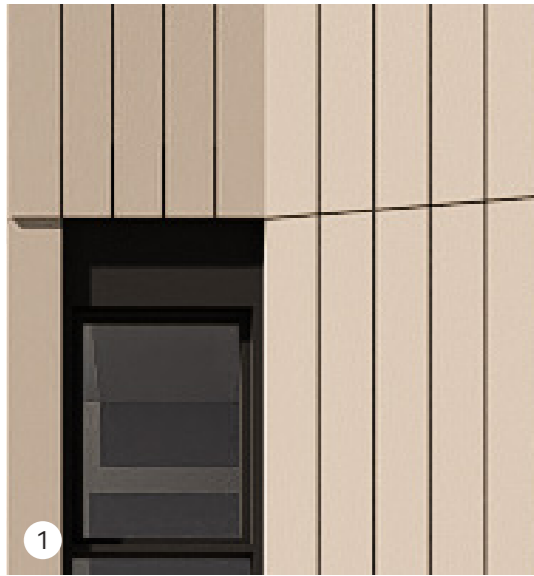
2 BEDROOM
2 BATHROOM
1 LIVING





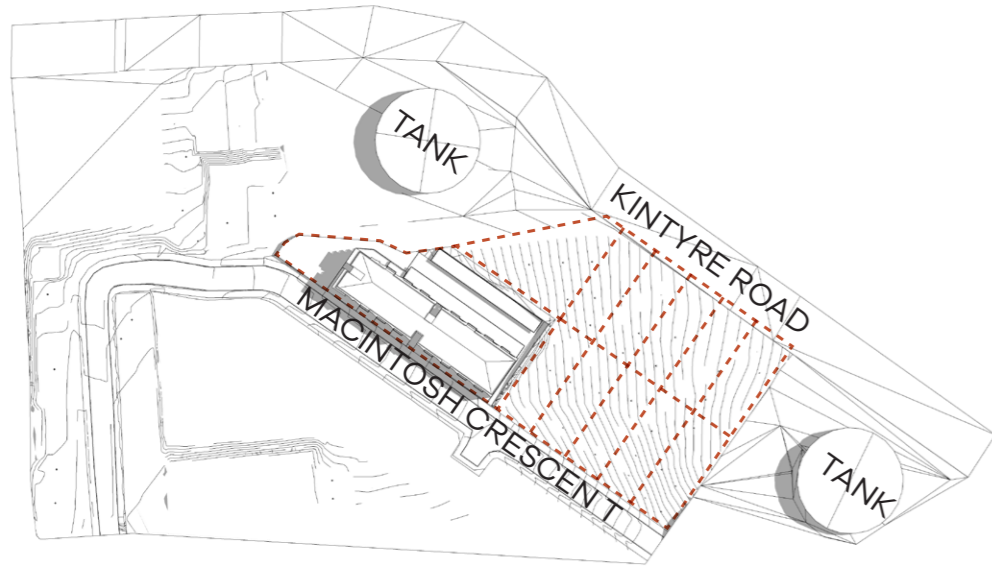




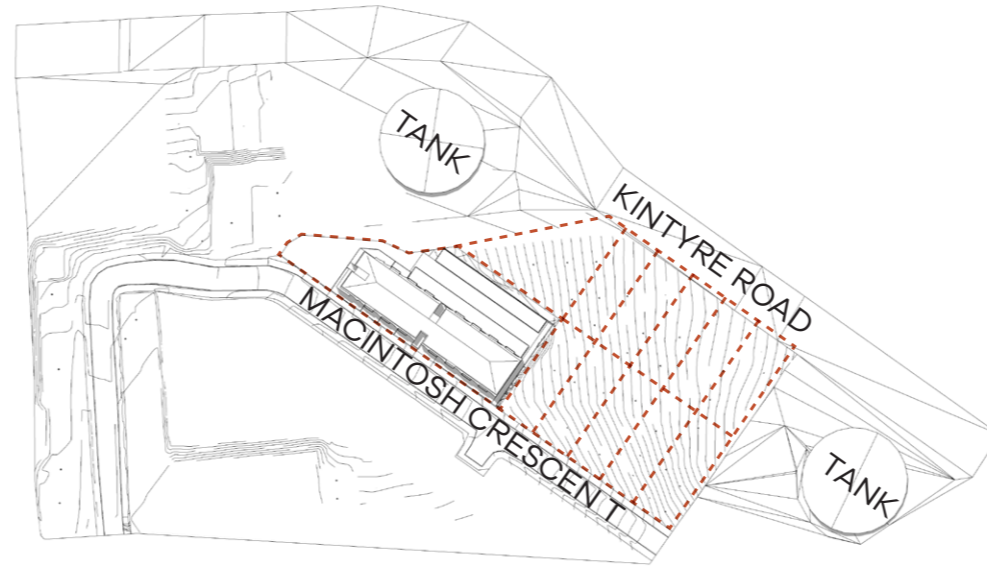


EXTERNAL MATERIAL FINISHES:

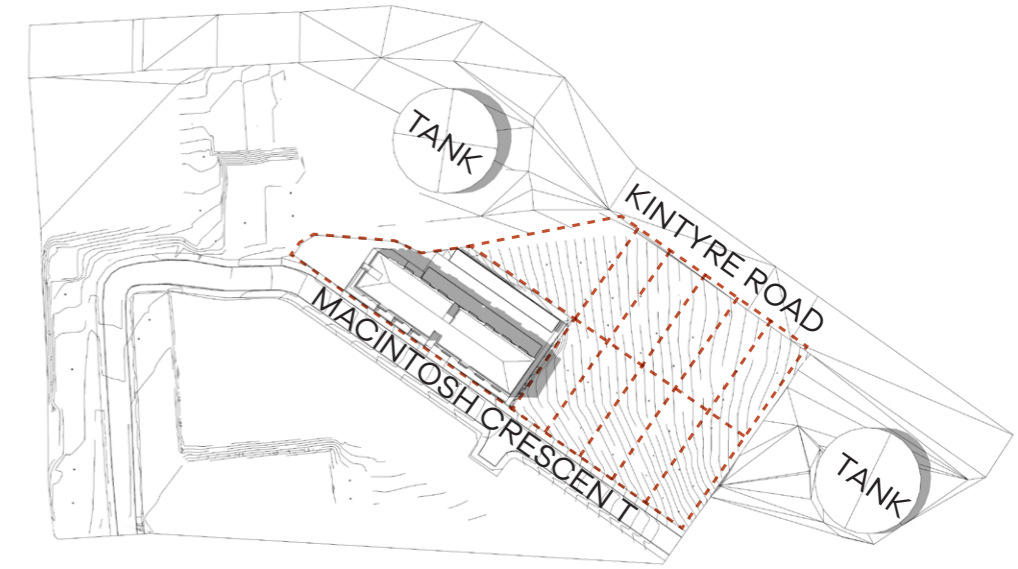
- 1 CFC CLADDING - DULUX SPIRALINA [OR SIMILAR]
- 2 GROUND FLOOR TERRACE GATES
- 3 TERRACE TILING
- 4 CAR PARK SCREEN - ALUMINIUM GRATING
- 5 WINDOW AND DOOR - DOMINO OR SIMILAR
- 6 FLAT BAR METAL BALCONY BALUSTRADES
- 7 STREETScape LANDSCAPING



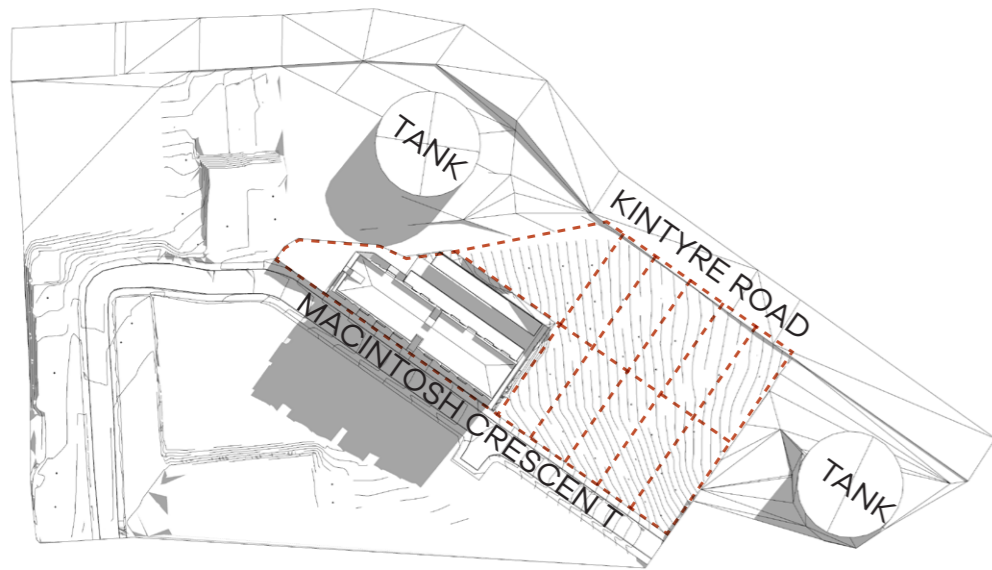
SUMMER SOLSTICE DECEMBER 22 - 9AM



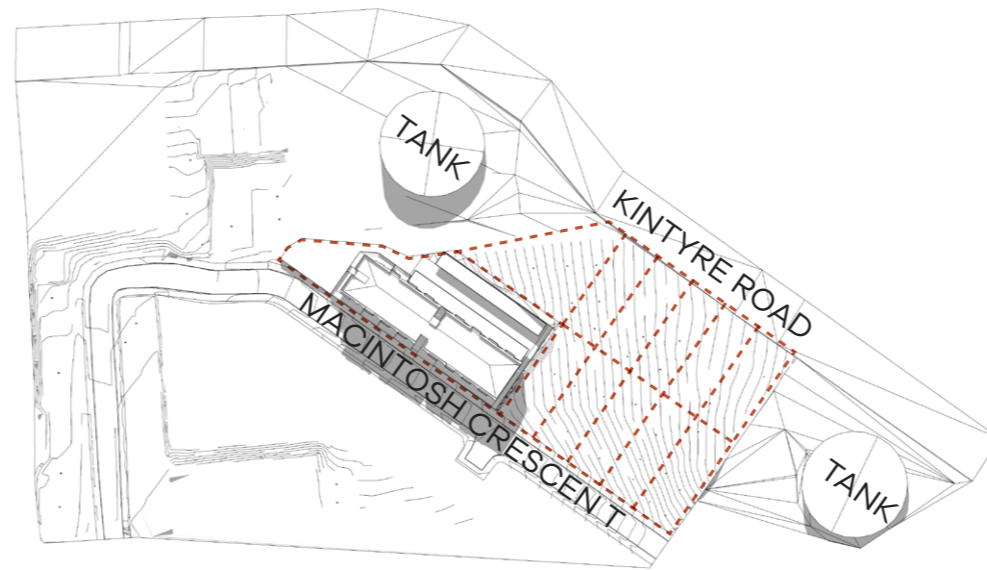
SUMMER SOLSTICE DECEMBER 22 - 12PM



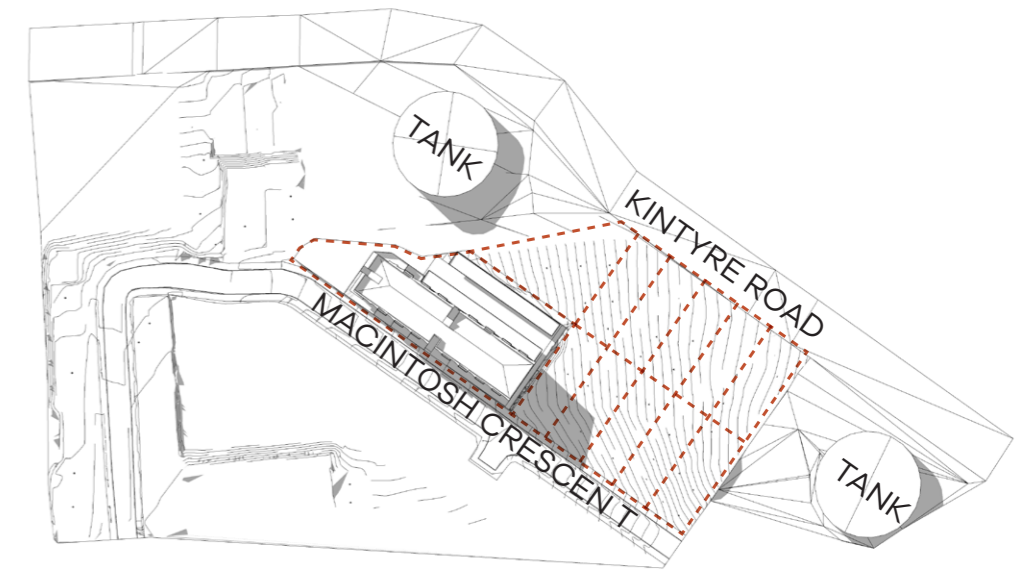
SUMMER SOLSTICE DECEMBER 22 - 3PM



WINTER SOLSTICE JUNE 21 - 9AM





WINTER SOLSTICE JUNE 21 - 12PM



WINTER SOLSTICE JUNE 21 - 3PM



- Annotations**
-  Representors Land
 -  Subject Land

Planning

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Scale = 1:1508.220
50 m



**Community Facilities
Zone**

**Hills Neighbourhood
Zone**

**General
Neighbourhood Zone**

**Housing Diveristy
Neighbourhood Zone**

CF

HN

HDN

60m

Details of Representations

Application Summary

Application ID	23037924
Proposal	Variation to Development Application 21/327/473: reduce the height of the residential flat building, reduce the number of dwellings within the residential flat building, reduce the number of parking spaces for vehicles and bicycle, alteration to the external design and internal layout, alteration to the swimming pool layout and car parking layout, adjust the siting of the building and remove the gym, kiosk and office
Location	LOT 228 MACINTOSH CR WOODFORDE SA 5072

Representations

Representor 1 - Lucy Dinneen

Name	Lucy Dinneen
Address	2D Wessen St NEWTON SA, 5074 Australia
Submission Date	19/02/2024 09:32 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

We are the neighbouring lot to the west of this development. The new facade design is not a modern appearance, it looks dated and does not depict any greenery to reduce from the harshness of the materials that have been proposed to construct the development. There were strict regulations given regarding the design and appearance of any new homes within 3A that we were required to adhere to, and this building does not suggest this has been followed the same way. The original design had 4 balconys with view of our lot, and one penthouse. The new development has 8 balconys now all facing our lot, with increasing intrusion on privacy, and we do not support the increase number of residential lots in view of our east facing side. We do not support the change in facade of this building. There has been a reduction in car parking spaces due to the reduction in apartments and bedrooms. Hamilton Hill already have a significant issue with street parking, particularly outside the Kelso Apartment building, which is a reflection of the possible Hamilton Club once constructed. The townhouses already completed on Macintosh Ct have an average of 1 vehicle parked in each driveway and one on the street, this is assumed to increased by double once the opposite townhouse construction is complete, forcing drivers to manoeuvre between cars increasing the risk of illegal parking, disruption to neighbours, theft and motor vehicle accidents. The street is a no-through-road, therefore making vehicle traffic heavier outside the proposed development. The original application to council had a proposal based off research in NSW and VIC, where it had been identified less vehicles were present in apartment complexes and more public transport or bicycles were used. Hamilton Hill is in the foothills of SA, there are no bus stops immediately on exiting the building, and it has been proven so far based off the completed constructions, that street parking is a substantial issue as most dwellings have two cars, forcing on street parking for one of those. We do not support the reduction in car parking spaces and suggest bicycle spaces

are less beneficial. See attached picture of Kelso apartment front, during off-peak time. There is no protection around the pool to lessen the potential noise and disruption to us. The pool is drawn to be constructed no less than 10m from our property, in an open space with glass fencing. This again poses increased intrusiveness into out lot from pool users and increased noise exposure. We do not support the construction of an outdoor pool without an appropriate noise barrier.

Attached Documents

image_67191041-1338342.JPG



March 18, 2024

Doug Samardzija
Adelaide Hills Council
Via: The PlanSA Portal

Dear Doug,

APPLICATION 23037924

I have been instructed by the Applicant to respond to the one and only representation that was submitted in relation to Application 23037924.

I have since reviewed this representation and note that the representor:

- appears to own the adjoining allotment to the north-west of the site of the proposed variation (33 Macintosh Crescent, Woodforde);
- is opposed to the proposed variation; and
- does not wish to appear before the Council Assessment Panel in relation to Application 23037924.

Accordingly, the Assessment Manager is now the relevant authority.

My responses to the representor's assertions and concerns are set out, in no particular order, below.

External Appearance

The representor is clearly not enamoured with the external appearance of the building.

In response to the criticisms that have been levelled at the building, I note that:

- the building has been carefully and tastefully designed by a registered architect;
- the representor's allotment is juxtaposed to the north-western (side) elevation of the building, which is only 18.7 metres in width;
- the representor's allotment is more than 25 metres away from the north-western (side) elevation of the building; and
- the north-western (side) elevation of the building exhibits many vertical and horizontal components, as well as complementary materials and colours, all of which help to minimise its visual impact (see Performance Outcome ('PO') 12.3 of the Design in Urban Areas Section of the Code).

Balconies

The representor is concerned about the number of balconies that are oriented to the north-west.

In response to this concern, I note that the balconies in question are more than 15 metres away (22.8 metres to be exact) from the representor's allotment. As such, the policies pertaining to 'direct overlooking' cannot be applied through the lens of the representor's allotment.

Car Parking

The representor has asserted that the provision of on-site car parking is inadequate.

In response to this assertion, I note that:

- it is not supported by any evidence or expert advice;
- the theoretical demand for 'resident' parking (53 spaces) will be catered for on-site, with 54 spaces to be provided;
- the theoretical demand for 'visitor' parking has been reduced as a result of the reduction in yield;
- the Planning and Design Code, via PO 5.1 of the Transport, Access and Parking Section of the Code, allows the availability of on-street parking to be taken into consideration when one is in the process of determining whether the provision of parking is sufficient; and
- the theoretical demand for 'visitor' parking (now 18 spaces) can be catered for within the confines of the surrounding road network, as, according to Empirical Traffic Advisory, there are "up to 30 spaces available on both sides of Macintosh Crescent..."

Traffic

The representor is concerned that the proposed variation will lead to increased traffic in the area.

In response to this concern, I note that:

- it (the representor's concern) is not supported by any evidence or expert advice;
- the number of dwellings within the residential flat building has actually been reduced, from 57 from 53 – it follows, therefore, that less traffic should be generated as a result of the proposed variation; and
- Paul Morris of Empirical Traffic Advisory, a qualified and independent traffic engineer, has concluded, from his assessment of the proposed variation, that the amendments sought by the Applicant "will not affect the operation or capacity of the internal and [sic] external road network..."

Pool

The representor is concerned about the proximity of the pool to their allotment.

In response to this concern, I note that:

- the distance between the pool, which has already been consented to, and the representor's allotment has actually increased, from 6.0 metres to 7.39 metres;
- the size of the pool has also been substantially reduced;
- the pool pump and equipment will be housed alongside the hot water plant on the ground floor level, well away from the representor's allotment;
- the enclosure for the pool pump and equipment must be designed and constructed in accordance with the relevant noise-related legislation; and
- domestic noise associated with the use of the pool is a matter for SAPOL to deal with.

I trust you now have everything you reasonably require to finalise your assessment of Application 23037924.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Fabian Barone".

Fabian Barone
Director

DECISION NOTIFICATION FORM

Section 126(1) of the *Planning, Development and Infrastructure Act 2016*

TO THE APPLICANT:

Name: Woodforde JV Stage 3A Pty Ltd
Postal address: C/- Future Urban Pty Ltd, Level 1/74 Pirie Street ADELAIDE SA 5000

IN REGARD TO:

Development application no.: 21/327/473	Lodged on: 16 March 2021
Nature of proposed development: Five storey residential flat building comprising of 57 dwellings, associated car parking, swimming pool & associated safety barriers, fencing (maximum height 2m), landscaping, associated communal facilities & associated earthworks	

LOCATION OF PROPOSED DEVELOPMENT:

Unit no.	Street no.	Level	Pce:6031 Sec: P626 DP:122699 CT:6232/338
Street name Buchanan Drive			
Suburb Woodforde		State SA	Postcode 5072
Volume 6232		Folio 338	

DECISION:

Decision type	Decision (issued/refused)	Decision date	No. of conditions	Entity responsible for decision (relevant authority)
Development Plan Consent	Issued	11 August 2021	15	Adelaide Hills Council
Building Rules Consent	STILL REQUIRED			
Development Approval	STILL REQUIRED			

Two representations from third parties concerning your Category 3 proposal were received. If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods in the Act have expired.

FROM THE RELEVANT AUTHORITY: Adelaide Hills Council
Date: 11 August 2021

CONDITIONS OF DEVELOPMENT PLAN CONSENT:

(1) Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Amended site selection plan prepared by Enzo Caroscio Architecture, drawing number A01.02 [A1] dated 15/03/21 and date stamped by Council 26/05/2021
- Amended site analysis plan prepared by Enzo Caroscio Architecture, drawing number A01.04 [A1] dated 15/03/21 and date stamped by Council 26/05/2021
- Site survey plan prepared by McMahon Services dated July 2019 and date stamped by council 26/05/2021
- Amended ground floor plan prepared by Enzo Caroscio Architecture, drawing number A02.00 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended level 1 floor plan prepared by Enzo Caroscio Architecture, drawing number A02.01 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended level 2 floor plan prepared by Enzo Caroscio Architecture, drawing number A02.02 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended level 3 floor plan prepared by Enzo Caroscio Architecture, drawing number A02.03 [A3] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended level 4 floor plan prepared by Enzo Caroscio Architecture, drawing number A02.04 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended roof plan prepared by Enzo Caroscio Architecture, drawing number A02.05 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended elevation 01 drawings prepared by Enzo Caroscio Architecture, drawing number A03.00 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended elevation 02 drawings prepared by Enzo Caroscio Architecture, drawing number A03.01 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended elevation-site context 01 drawings prepared by Enzo Caroscio Architecture, drawing number A03.02 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended elevation-Macintosh Crescent drawing prepared by Enzo Caroscio Architecture, drawing number A03.10 [A2] dated 15/03/21 and date stamped by Council 26/05/2021
- Amended elevation east drawing prepared by Enzo Caroscio Architecture, drawing number A03.11 [A2] dated 15/03/21 and date stamped by Council 26/05/2021
- Amended elevation north drawing prepared by Enzo Caroscio Architecture, drawing number A03.12 [A2] dated 15/03/21 and date stamped by Council 26/05/2021
- Amended elevation west drawing prepared by Enzo Caroscio Architecture, drawing number A03.13 [A2] dated 15/03/21 and date stamped by Council 26/05/2021
- Amended swimming pool elevation drawing prepared by Enzo Caroscio Architecture, drawing number A03.14 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended section AA drawing prepared by Enzo Caroscio Architecture, drawing number A03.20 dated 15/03/21 and date stamped by Council 26/05/2021
- Amended ground floor setback plan prepared by Enzo Caroscio Architecture, drawing number A04.00 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended level 2 to 4 setback plan prepared by Enzo Caroscio Architecture, drawing number A04.01 [A2] dated 12/05/21 and date stamped by Council 26/05/2021
- Amended apartment plans prepared by Enzo Caroscio Architecture, drawing numbers A05.00 [A2], A05.01 [A2] and A05.02 [A2] dated 12/05/21 and date stamped by Council 26/05/2021

- Amended 3D perspective drawings prepared by Enzo Caroscio Architecture, drawing number A06.00 [A1] and A07.01 [A1] dated 22/04/21 and date stamped by Council 26/05/2021
- Camera location view plan prepared by Enzo Caroscio Architecture, drawing number A07.00 [A1] dated 22/04/21 and date stamped by Council 26/05/2021
- Comparison view drawings prepared by Enzo Caroscio Architecture, drawing number A07.01 [A1], A07.02 [A1] and A07.03 [A1] dated 22/04/21 and date stamped by Council 26/05/2021
- Perspective drawings prepared by Enzo Caroscio Architecture, drawing number A07.10 [A1] and A07.11 [A1] dated 22/04/21 and date stamped by Council 26/05/2021
- Material and finishes drawing prepared by Enzo Caroscio Architecture, drawing number A08.00 [A1] dated 15/03/21 and date stamped by Council 26/05/2021
- Amended shadow diagrams prepared by Enzo Caroscio Architecture, drawing number A09.00 [A2] dated 15/03/21 and date stamped by Council 26/05/2021
- Landscaping plan prepared by Landskap and date stamped by Council 26/05/2021
- Tree species plan prepared by Landskap and date stamped by Council 26/05/2021

(2) Vehicle Access Point(s) Line Of Sight

The vehicle access point(s) and cross-over(s) shall be kept free of any obstructions that may obscure the line of sight of a driver e.g. vegetation, letterboxes, fences.

(3) Sealing Of Vehicle Access

The vehicle and cross-over shall be sealed in Hotmix bitumen or concrete, from the edge of the sealed carriageway of Macintosh Crescent to the property boundary.

NOTE: The access shall be constructed to ensure no construction materials are deposited onto the carriageway of Macintosh Crescent.

(4) Residential Lighting

All external lighting shall be directed away from adjacent residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

(5) External Finishes

The external finishes to the building herein approved shall be in accordance with the Materials and Finishes Plan, drawing number A08.00[A1] prepared by Enzo Caroscio Architecture.

(6) Car Parking Designed In Accordance With Australian Standard AS 2890.1:2004

All car parking spaces, driveways and manoeuvring areas shall be designed, constructed, drained and line-marked in accordance with Australian Standard AS 2890.1:2004. Line marking and directional arrows shall be clearly visible and maintained in good condition at all times. Driveways, vehicle manoeuvring and parking areas shall be constructed of bitumen or concrete prior to occupation of the use and maintained in good condition at all times to the reasonable satisfaction of the Council.

(7) Unloading and Storage Of Materials And Goods

All materials and goods shall at all times be loaded and unloaded within the confines of the subject land. Materials and goods shall not be stored on the land in areas delineated for use as car parking.

(8) Car Parking Directional Signage

Directional signs indicating the location of car parking spaces shall be provided on the subject land and maintained in a clear and legible condition at all times.

(9) Soil Erosion Control

Prior to construction of the approved development 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 periods of rainfall.

(10) Prior To Building Consent Being Granted- Requirement for Construction Environment Management Plan (CEMP)

Prior to Building Consent being granted a Construction Environment Management Plan (CEMP) shall be prepared in accordance with current industry standards and submitted to Council. The industry standards include the EPA publications "Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition" and, where applicable, "Environmental Management of On-site Remediation" – to minimise environmental harm and disturbance during construction. The plan shall be implemented prior to the commencement of construction.

(11) Installation of Automatic Watering System

An automatic watering system shall be installed that provides sufficient water supply to ensure the on-going growth and survival of the landscape plantings established in accordance with the approved plans.

(12) Timeframe For Landscaping To Be Planted

Landscaping, detailed in the landscaping plan shall be planted prior to occupation and maintained in good health and condition at all times. Any such vegetation shall be replaced in the next planting season if and when it dies or becomes seriously diseased.

(13) Planting of Trees Along The Rear Boundary

Mature non-deciduous trees shall be planted along the rear boundary prior to occupation of the apartments. The trees shall be a mixture of *Tristaniopsis laurina* 'Luscious' (Kanooka Gum) and *Corymbia citriodora* 'Scentuous' (Lemon Scented Gum).

(14) Prior to Building Consent Being Granted - Requirement For Stormwater Calculations

Prior to Building Consent being granted all hydrological and hydraulic stormwater calculations shall be provided together with the final stormwater management drainage plan to the reasonable satisfaction of Council.

(15) Stormwater Overflow Directed To Street

All roof runoff generated by the development hereby approved shall be directed to the street (via a pump if necessary) to the reasonable satisfaction of Council within one month of the roof cladding being installed. All roof and hard paved water runoff shall be managed to prevent trespass onto adjoining properties to the reasonable satisfaction of Council.

DEVELOPMENT PLAN CONSENT NOTES:

(1) Development Plan Consent Expiry

This Development Plan Consent (DPC) is valid for a period of twenty-four (24) months commencing from the date of the decision.

Building Consent must be applied for prior to the expiry of the DPC and lodged through the PlanSA portal unless a private certifier was engaged prior to 19 March 2021.

Further details in relation to the Planning Reforms can be found https://www.saplanningportal.sa.gov.au/planning_reforms

(2) Footpath and Kerb Alterations

The footpath and kerb alterations shall be reinstated in a manner so as to ensure no road water runoff enters the crossover point and to the satisfaction of Council in order to prevent scouring or flooding on the footpath or road verge area.

(3) EPA Environmental Duty

The applicant is reminded of his/her 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.

(4) Erosion Control During Construction

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

BUILDING RULES CONSENT STILL REQUIRED

NOTE: This Consent Notification is for Development Plan Consent only and Building Rules Consent is still required.

YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL



Adelaide Hills
COUNCIL

Right of Appeal

An Applicant may have a right of appeal if this notification is:

- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows. For assistance in the cost and lodgement of an appeal it is suggested you contact the Court - Sir Samuel Way Building, Victoria Square, Adelaide, or via (08) 8204 0300.

Development Plan Consent

This application has been granted for Development Plan Consent only. The application for Building Consent is required to be lodged via the Development Application Processing System at [PlanSA](#). Building Consent is required to be issued prior to the expiry date of the Development Plan Consent. Alternatively an application for extension of time must be sought from Adelaide Hills Council prior to the expiry date, including payment of the relevant fee.

Further details in relation to the Planning Reforms can be found https://www.saplanningportal.sa.gov.au/planning_reforms

Allotment Boundaries

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

Protection of Council Infrastructure

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA Water and SA Power Networks

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewerage and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

Warnings

- This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.
- Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

**INFORMATION TO BE INCLUDED ON DECISION TO GRANT DEVELOPMENT PLAN CONSENT
PURSUANT TO SECTION 99(4) OF THE ACT**

CONTACT DETAILS OF CONSENT AUTHORITIES:

Name: Adelaide Hills Council - Doug Samardzija	Type of consent: Development Plan Consent
Postal Address: PO BOX 44 WOODSIDE SA 5244	
Telephone: 8408-0596	Email: mail@ahc.sa.gov.au

AMENDED 26/05/2021

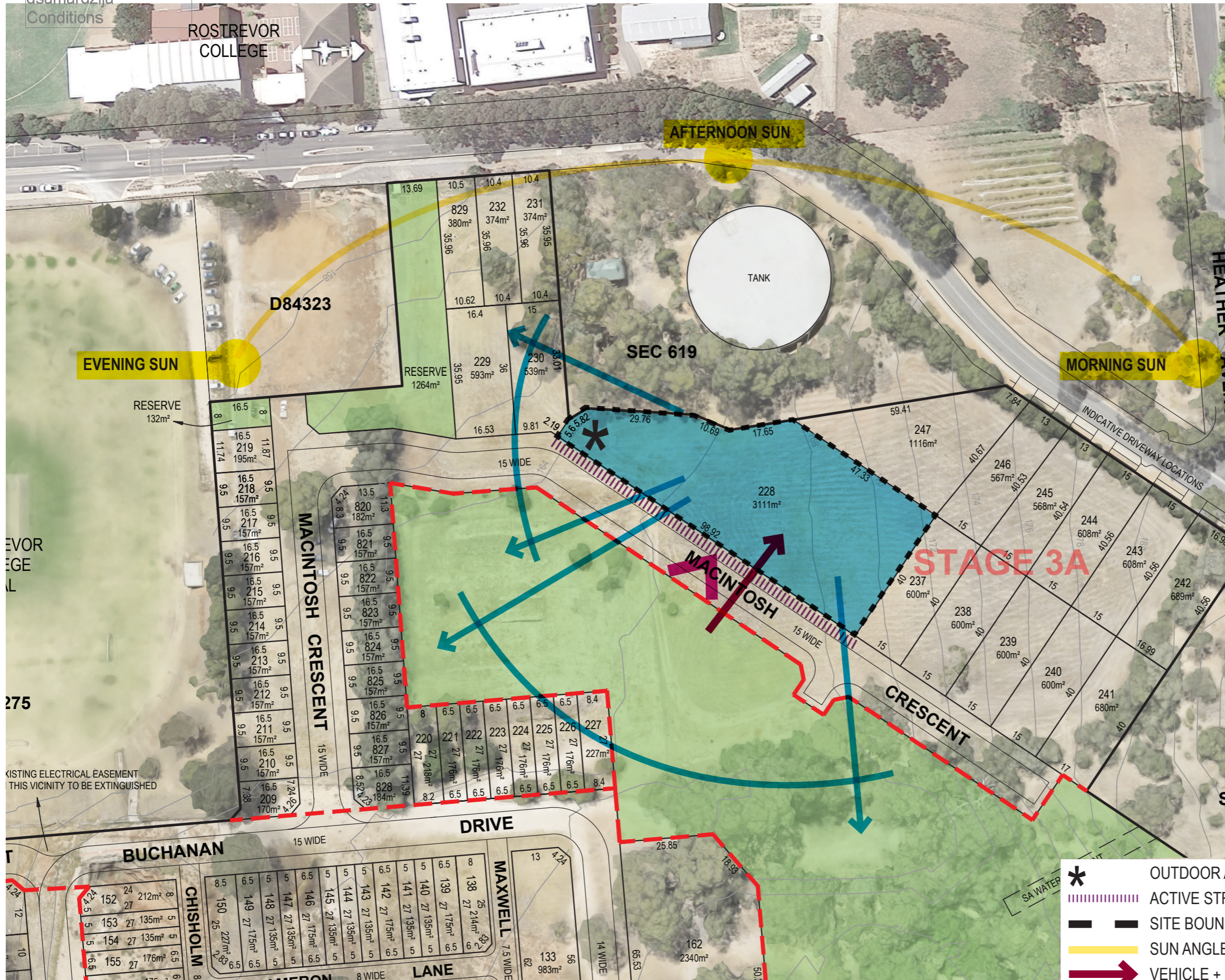


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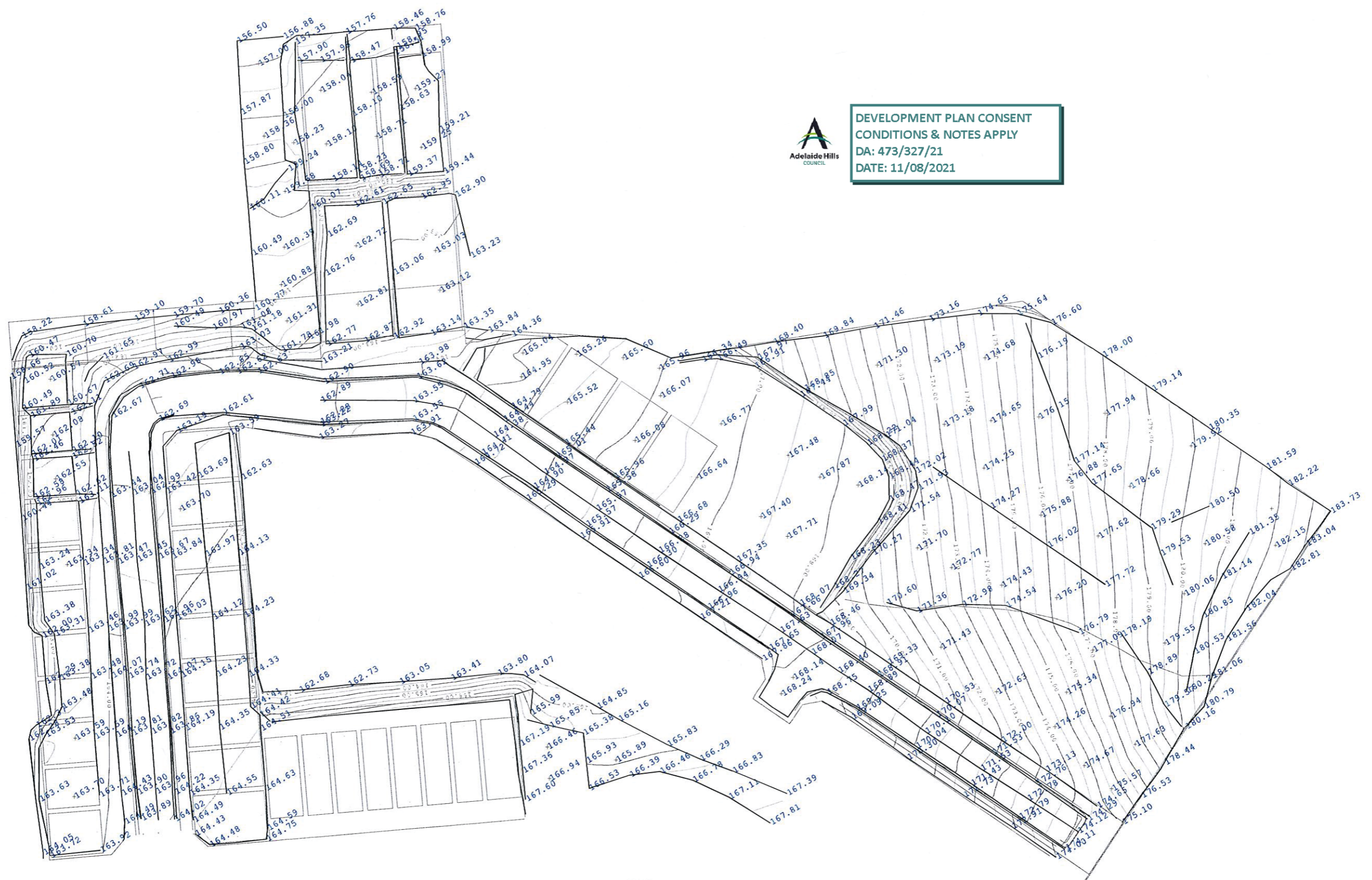
- OUTDOOR AMENITY
- ACTIVE STREET FRONTAGE
- SITE BOUNDARY
- SUN ANGLE
- VEHICLE + SERVICE ACCESS
- LOBBY ENTRANCE
- CITY SKYLINE + PARK VIEWS



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AMENDED 26/05/2021



**DEVELOPMENT PLAN CONSENT
 CONDITIONS & NOTES APPLY**
 DA: 473/327/21
 DATE: 11/08/2021

No.	Revision	Drawn	Check	Approv.	Date
0					

IMPORTANT:
 This plan is prepared for use by McMahon Services and their clients only and should not be used for any other purpose.
 Symbols on this plan may not be to scale.
 This plan may NOT show the location of all services. Services should be accurately located prior to any excavation.
 Any property boundaries shown hereon are derived from Title data only. Actual boundary locations should be re defined by a Licensed surveyor.

NOTES:

McMAHON SERVICES

26 DUNCAN RD , DRY CREEK SA
 adelaide@mcmservices.com.au
 (08) 8203 3100



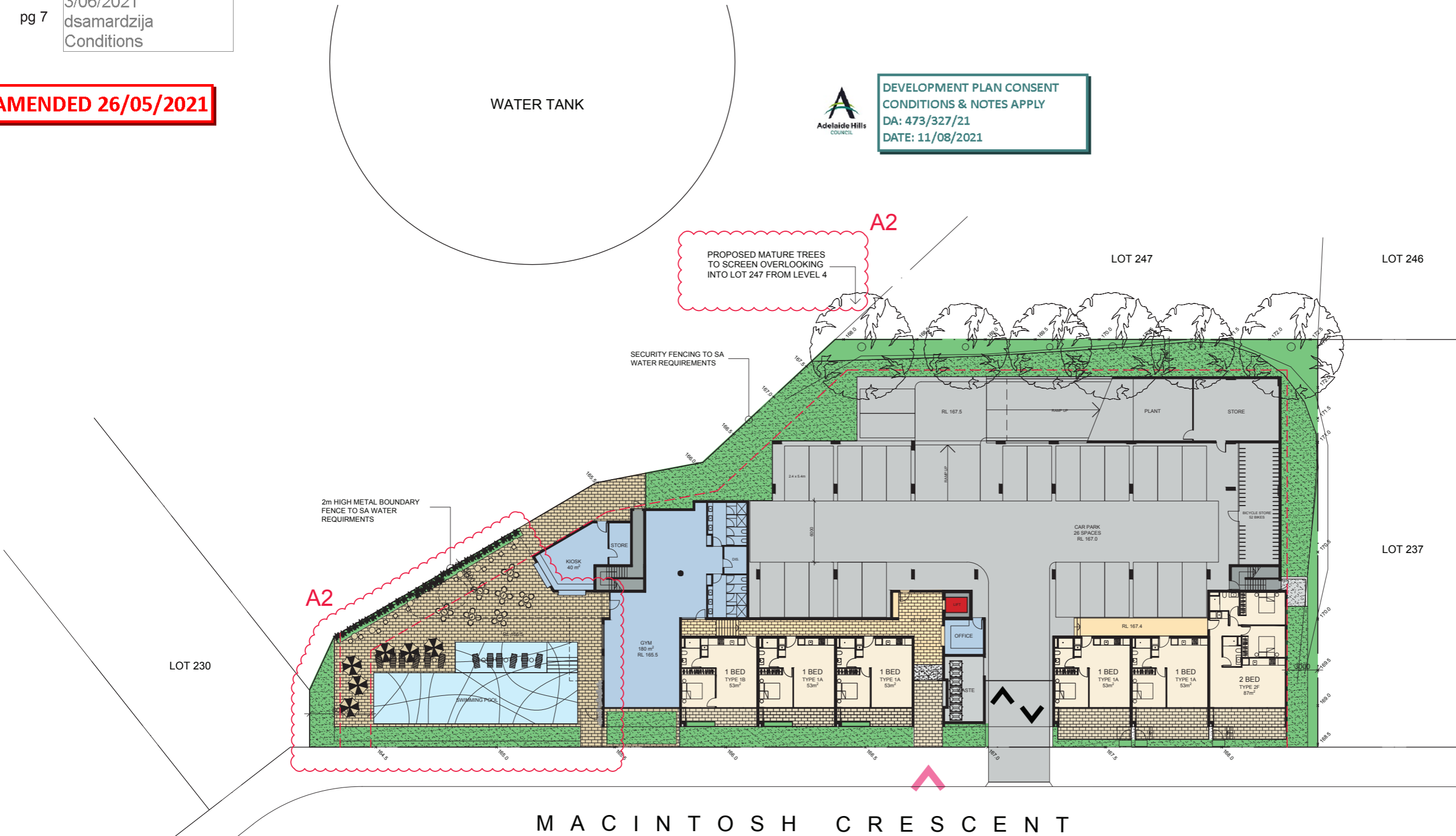
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 Surveyed: JULY 2019
 Surveyor: DJ CRONIN
 Coordinate System: **Local Site.**
 Height Datum: **AHD**
 Job No.
 CAD File:

Client: STARFISH DEVELOPMENTS
 Project: HAMILTON HILL STAGE 3A
 Title: ASBUILT FINISHED LEVEL
 Dwg. No.:
 Rev: **0**

AMENDED 26/05/2021



DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021



M A C I N T O S H C R E S C E N T



GROUND
RL 165.5 - 167.00

- CAR PARK / BOH
- RESIDENTIAL
- TERRACE
- LOBBY
- GYM
- POOL
- LANDSCAPE
- LOBBY ENTRY

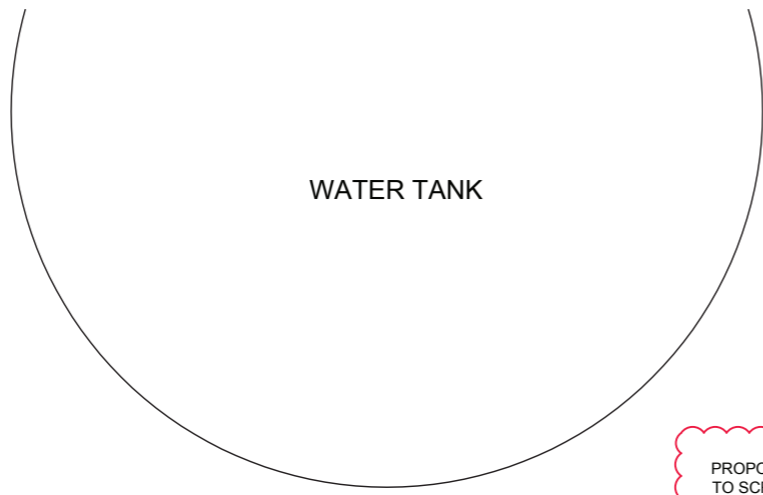
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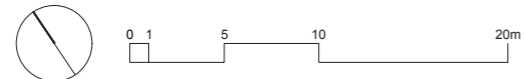
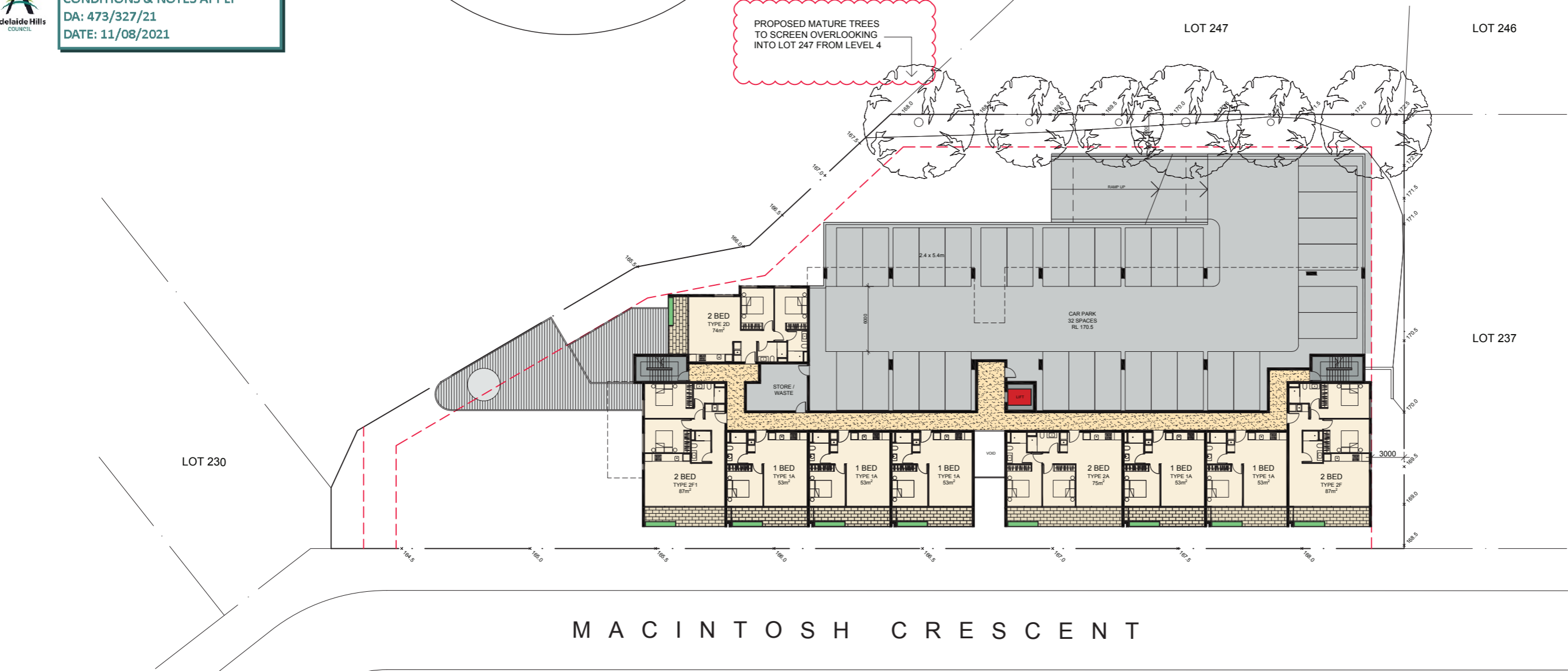
AMENDED 26/05/2021



DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021



A2
PROPOSED MATURE TREES
TO SCREEN OVERLOOKING
INTO LOT 247 FROM LEVEL 4



LEVEL 1
RL 170.50

- CAR PARK / BOH
- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE



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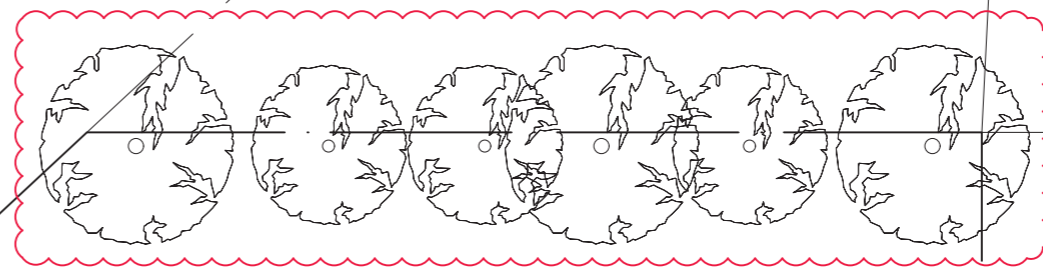
DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021

WATER TANK

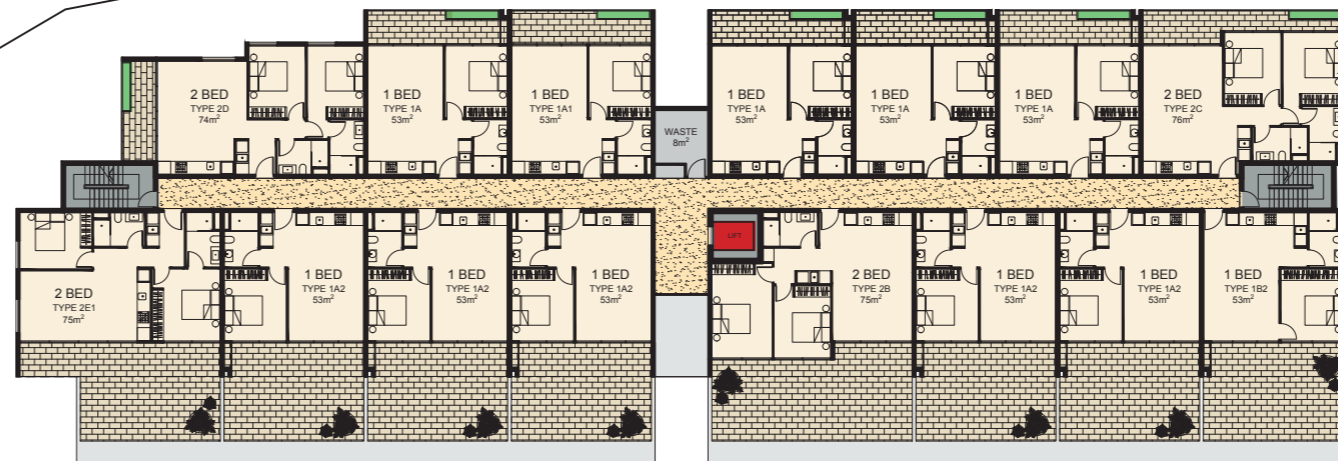
LOT 247

LOT 246

A2



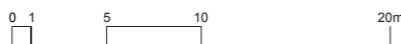
LOT 230



LOT 237

MACINTOSH CRESCENT

- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE

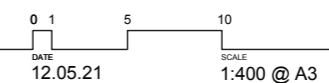


LEVEL 2
RL 173.60



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PROJECT NO. 18009
DRAWING NO. A2.02[A2]

AMENDED 26/05/2021



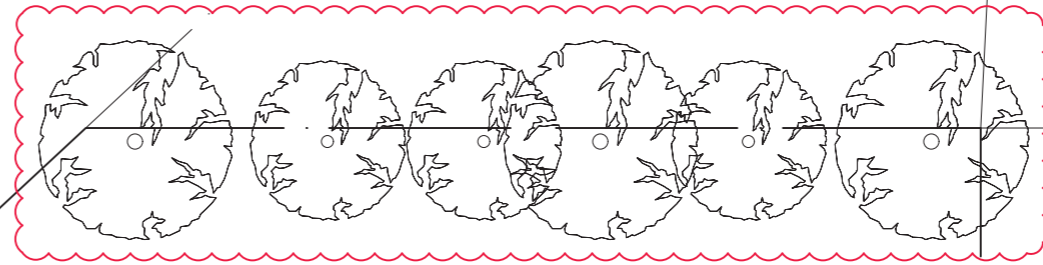
DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021

WATER TANK

LOT 247

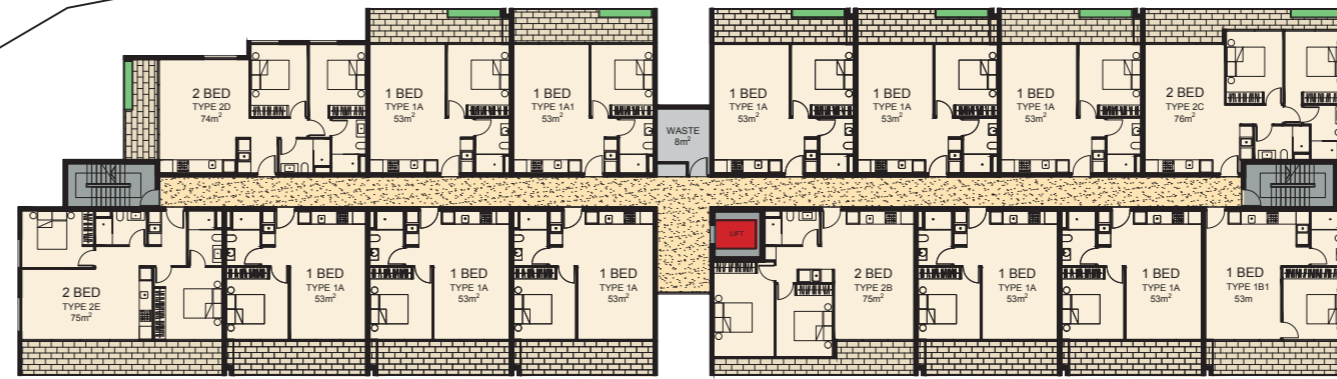
LOT 246

A2



LOT 230

LOT 237



MACINTOSH CRESCENT

- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE

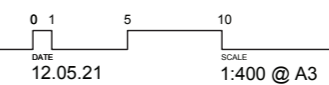


LEVEL 3
RL 176.70



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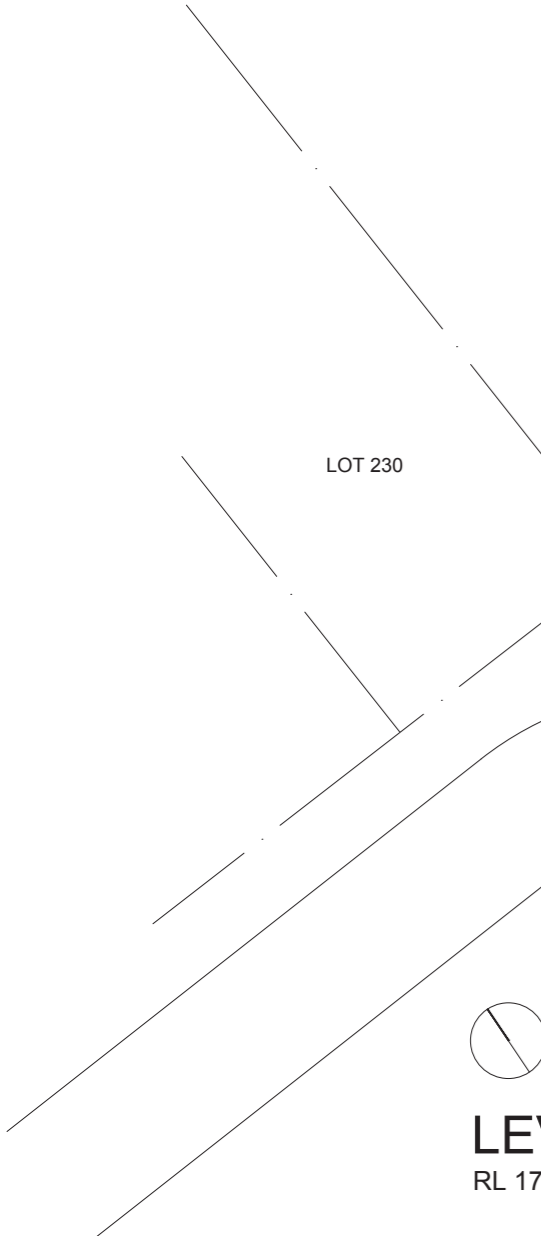
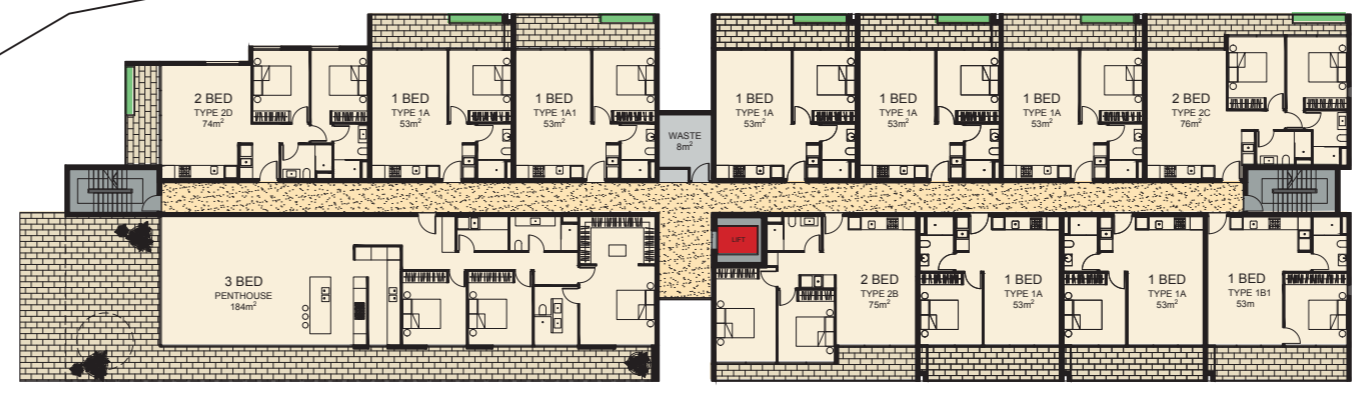
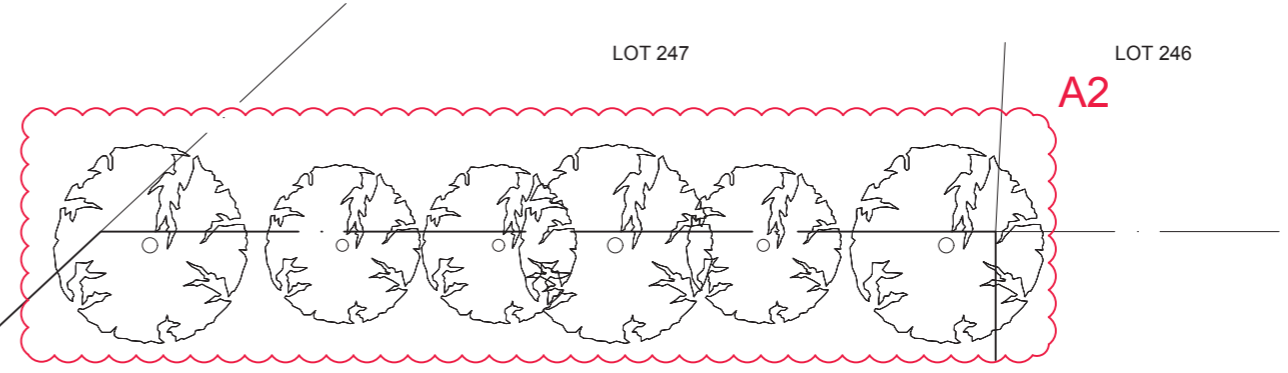


PROJECT NO. 18009
DRAWING NO. A2.03[A2]

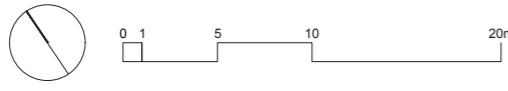
AMENDED 26/05/2021



DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021



MACINTOSH CRESCENT



LEVEL 4
RL 179.80

- RESIDENTIAL
- TERRACE
- LOBBY
- LANDSCAPE

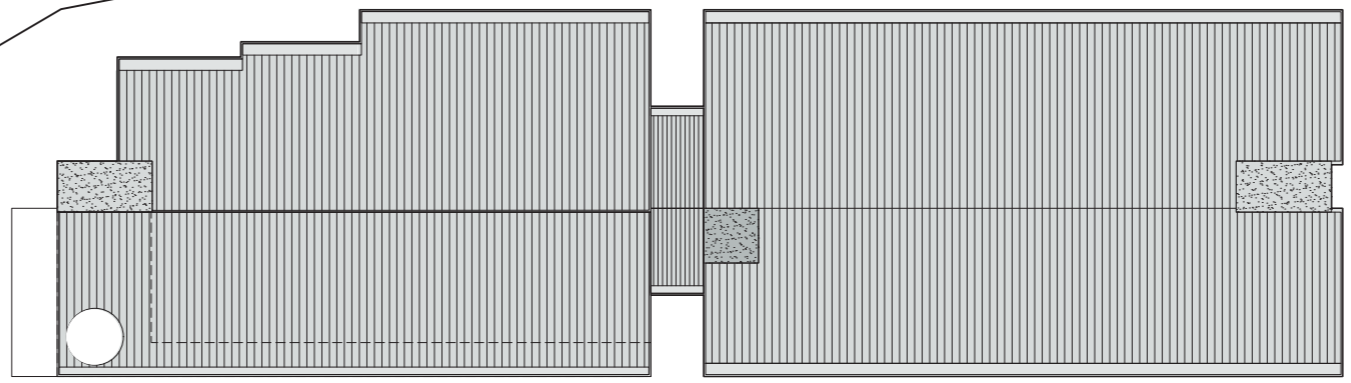
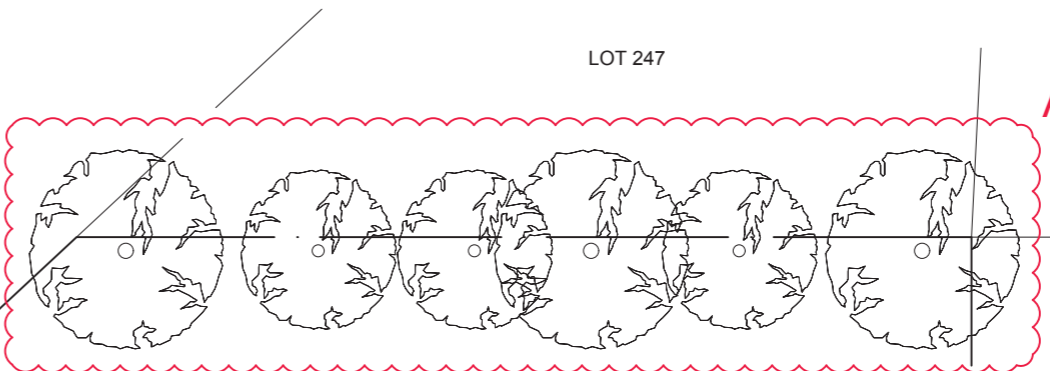
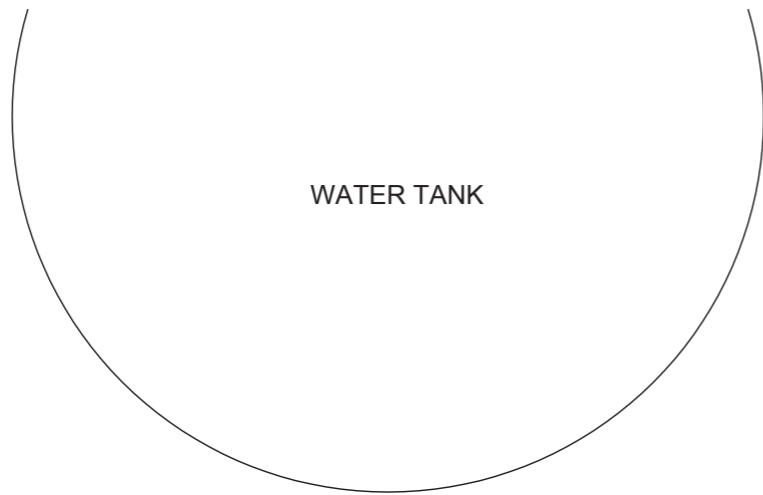
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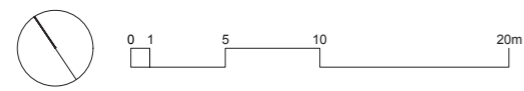
DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021



LOT 230

LOT 237

M A C I N T O S H C R E S C E N T



ROOF PLAN



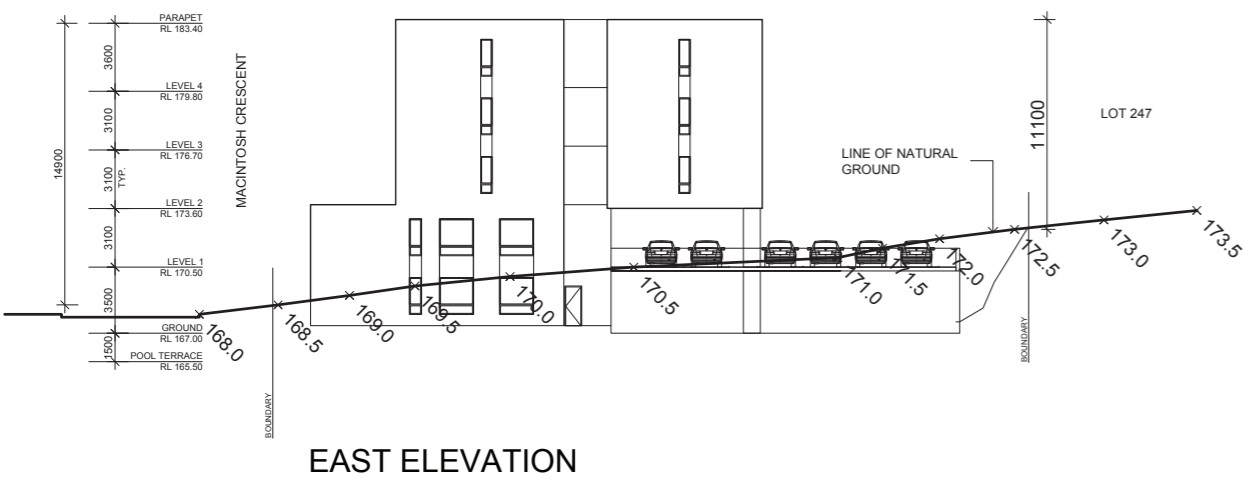
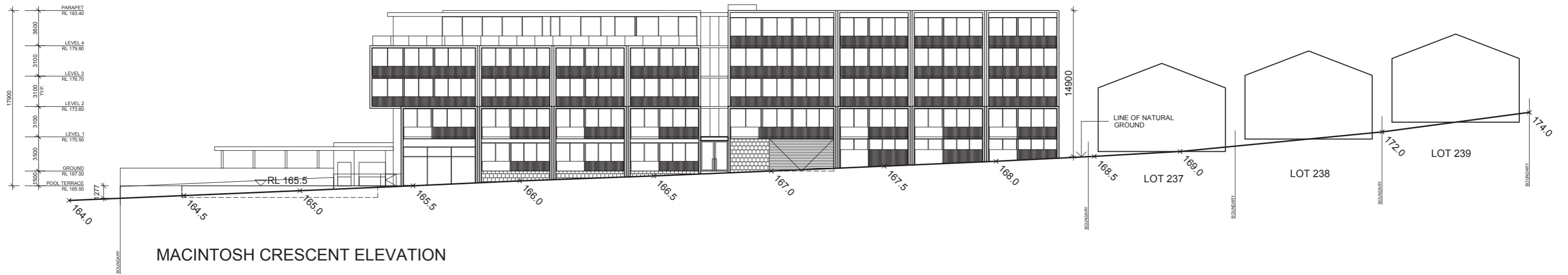
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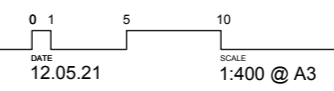
DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
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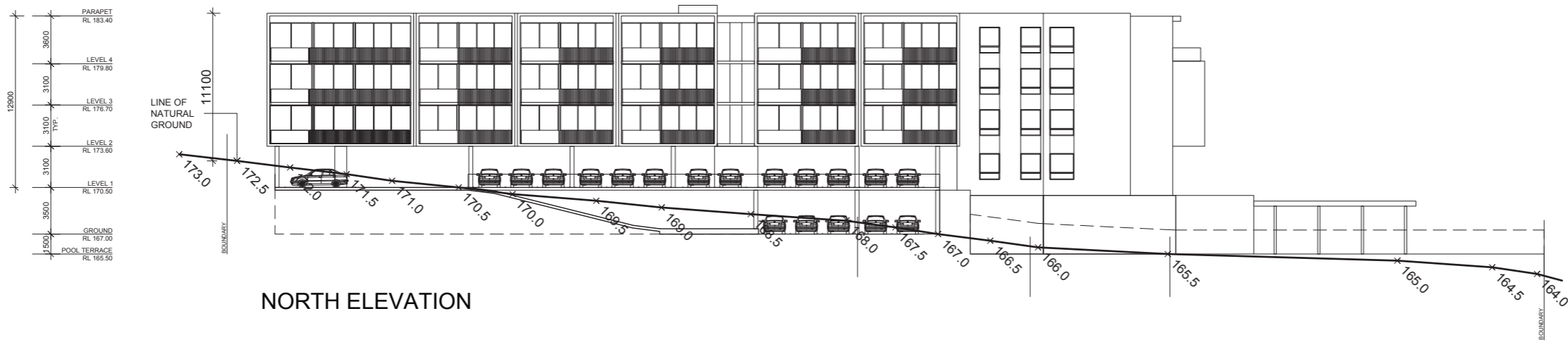


PROJECT NO. 18009 DRAWING NO. A3.00[A2]



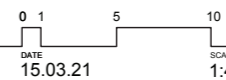
DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
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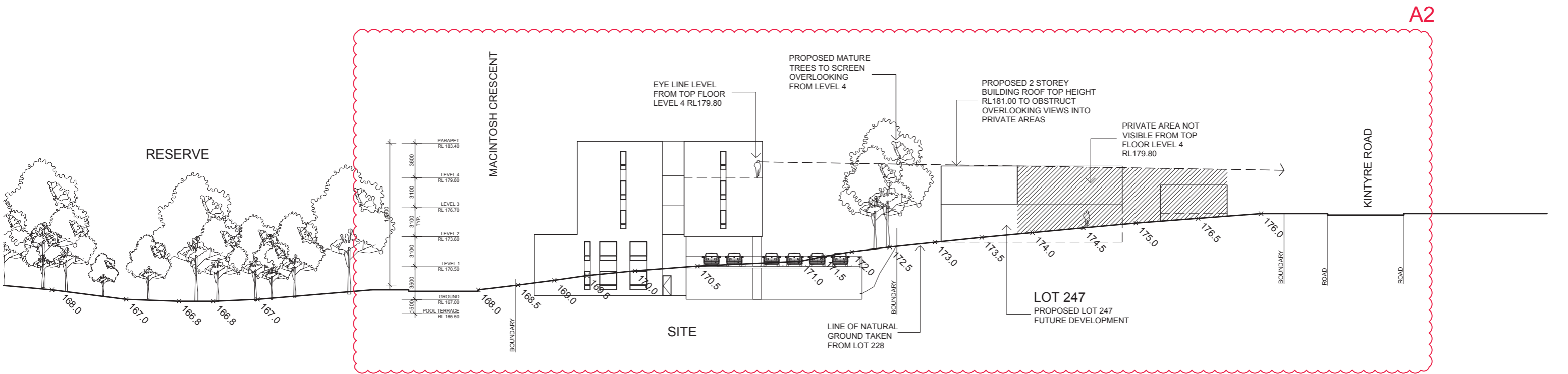
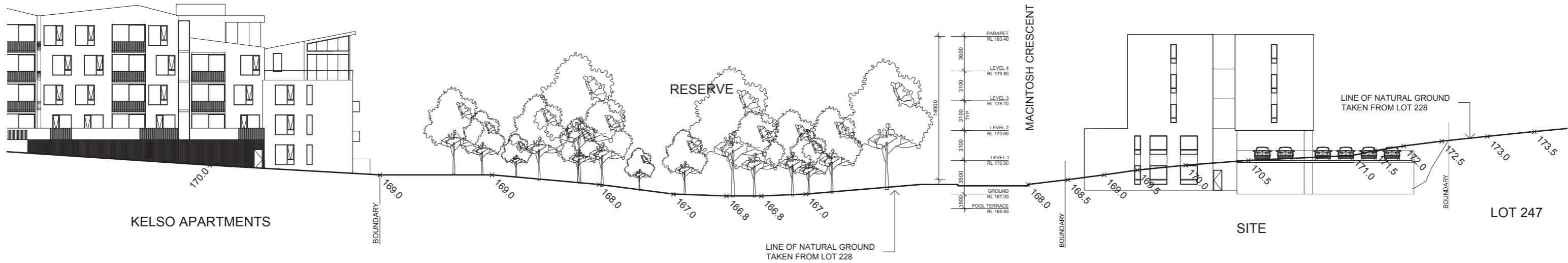


PROJECT NO. 18009
DRAWING NO. A3.01[A1]

AMENDED 26/05/2021



DEVELOPMENT PLAN CONSENT
 CONDITIONS & NOTES APPLY
 DA: 473/327/21
 DATE: 11/08/2021

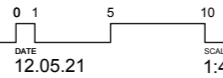


A2



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PROJECT NO. 18009
 DRAWING NO. A3.02[A2]

Last plan superseded
3/06/2021
dsamardzija
Conditions

AMENDED 26/05/2021



DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021

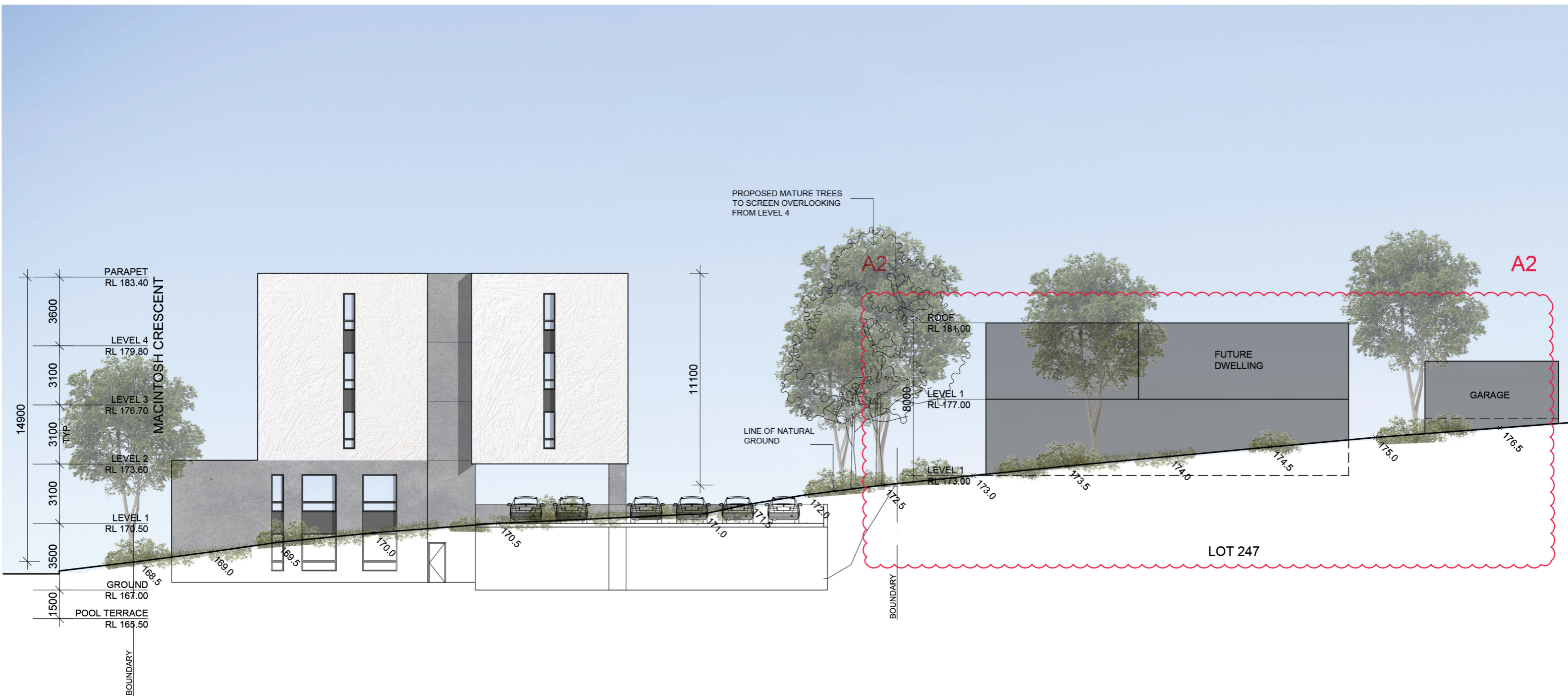


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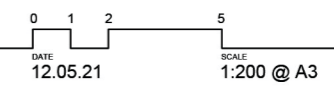


PROJECT NO. 18009
DRAWING NO. A3.10[A1]



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Last plan superseded
3/06/2021
dsamardzija
Conditions

AMENDED 26/05/2021



DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021



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0 1 2 5
DATE 15.03.21 SCALE 1:200 @ A3

PROJECT NO 18009 DRAWING NO A3.12[A1]

CLIENT STARFISH DEVELOPMENTS PROJECT HAMILTON HILL CLUB APARTMENTS DRAWING ELEVATION - NORTH

Last plan superseded
3/06/2021
dsamardzija
Conditions

DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021

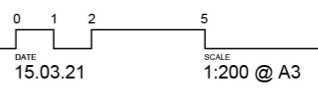


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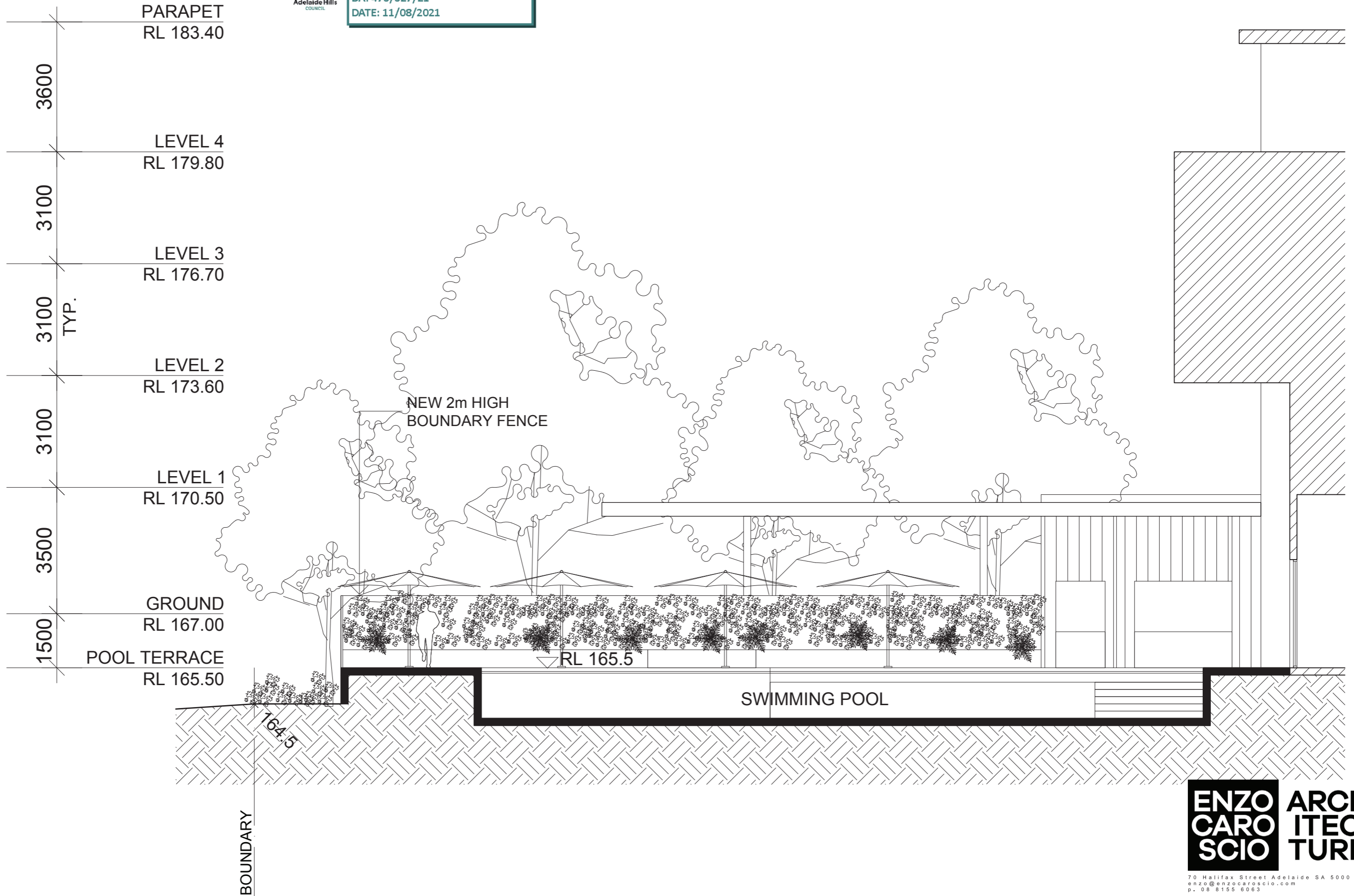
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DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021

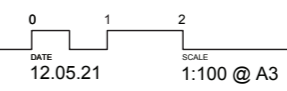


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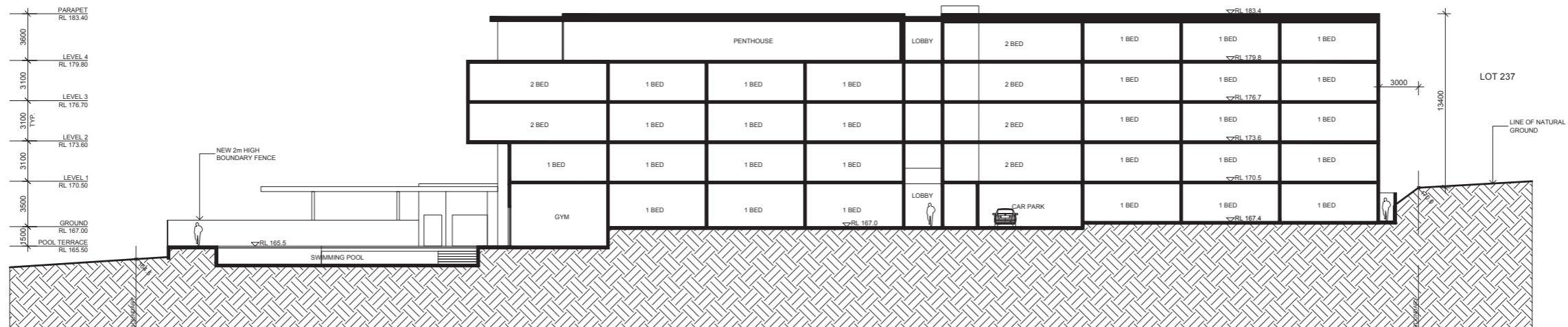
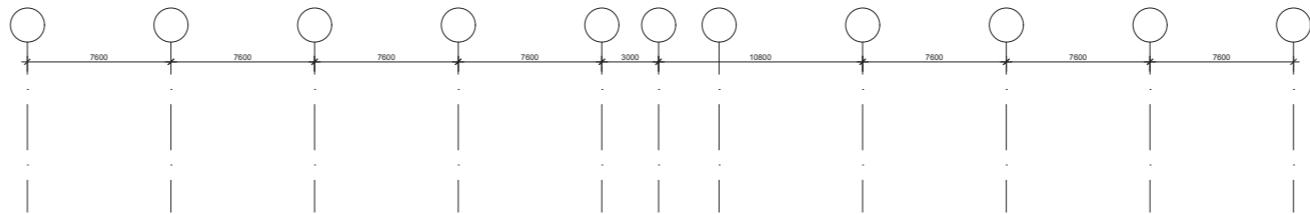
**DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY**
DA: 473/327/21
DATE: 11/08/2021

AMENDED 26/05/2021

LEVEL	RL	AREAS			APARTMENT NUMBERS				COMMERCIAL RETAIL	CAR PARK	
		GFA m2	Terraces m2	NSA m2	1 Bed	2 Bed	3 Bed	TOTAL	NLA m2	Car Spaces No.	
Ground	166.9					5	1		6		26
Level 1	170.0					5	4		9		32
Level 2	173.1					11	4		15		
Level 3	176.2					11	4		15		
Level 4	179.3					8	3	1	12		
Roof Parapet											
TOTAL		0	0	0		40	16	1	57	0	58
						70%	28%	2%			

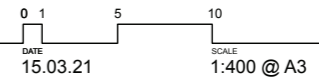
Notes:

These areas are estimates only and are based on preliminary Design drawings by ECA



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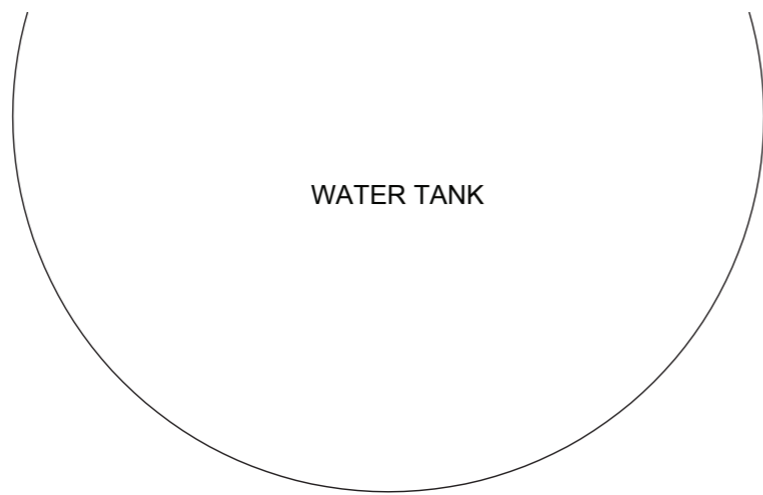


PROJECT NO. 18009
DRAWING NO. A3.20

AMENDED 26/05/2021

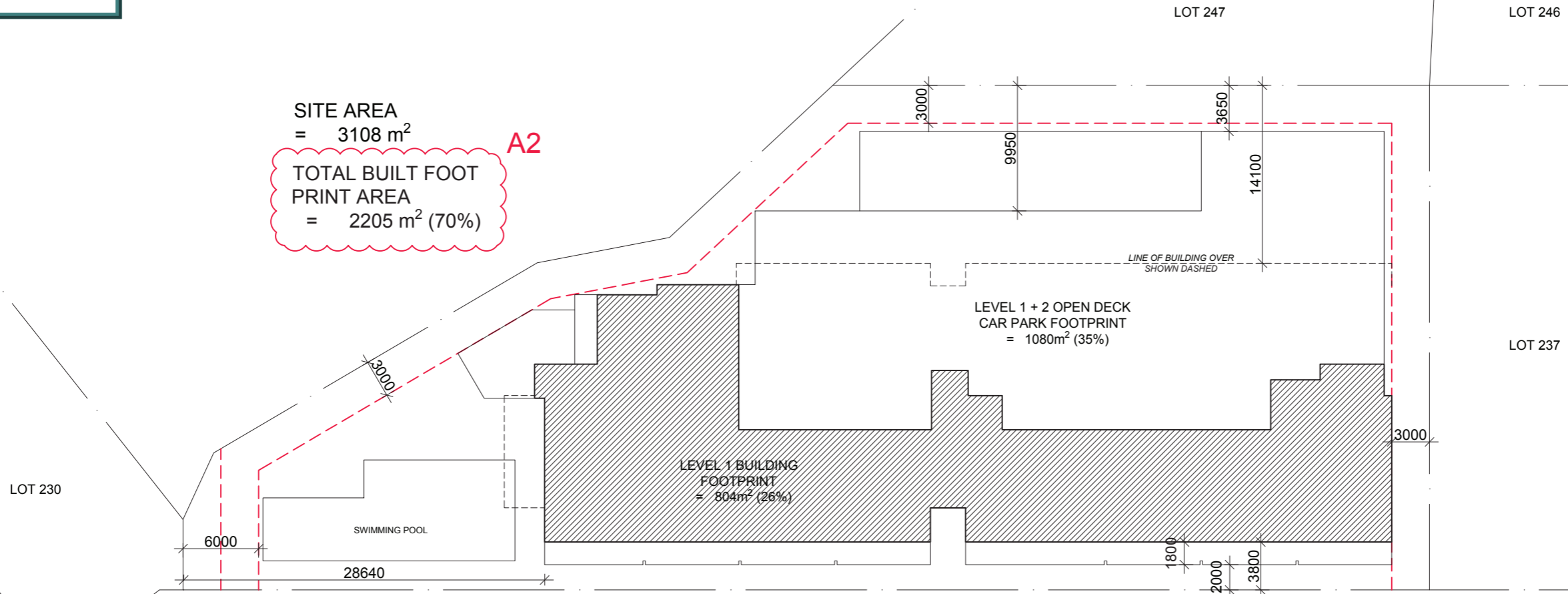


DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021



SITE AREA
= 3108 m²
TOTAL BUILT FOOTPRINT AREA
= 2205 m² (70%)

A2



M A C I N T O S H C R E S C E N T



SETBACK PLAN DIAGRAM
LEVEL GF - 1



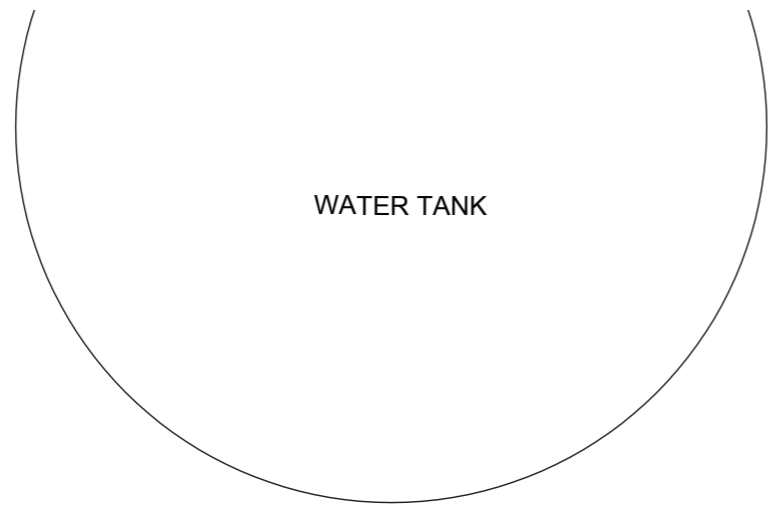
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DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021



WATER TANK

SITE AREA
= 3108 m²

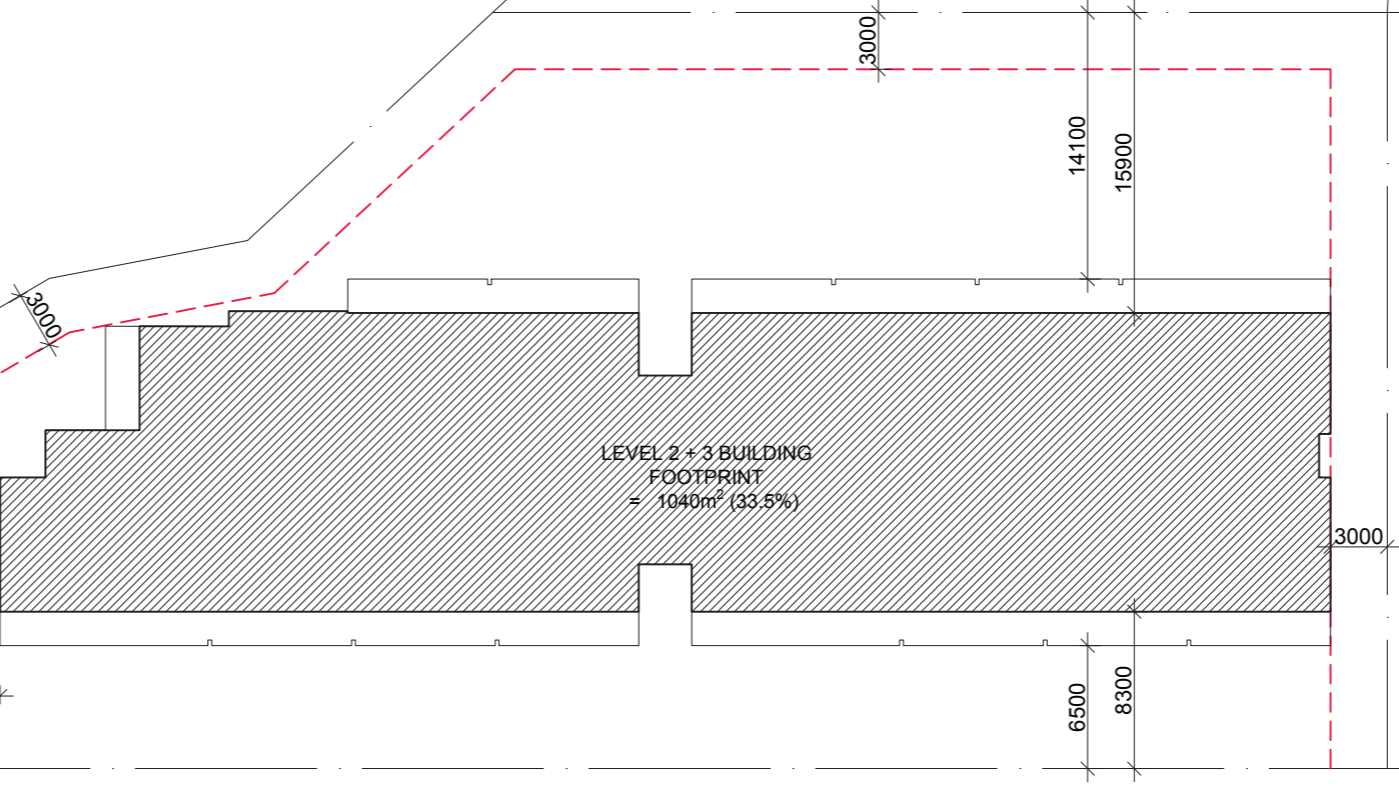
LOT 247

LOT 246

LOT 237

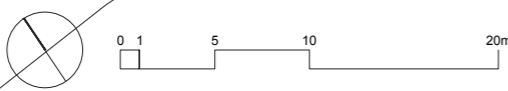
LOT 230

25490



LEVEL 2 + 3 BUILDING
FOOTPRINT
≈ 1040m² (33.5%)

M A C I N T O S H C R E S C E N T

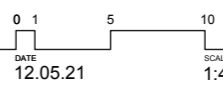


SETBACK PLAN DIAGRAM
LEVEL 2 - 4



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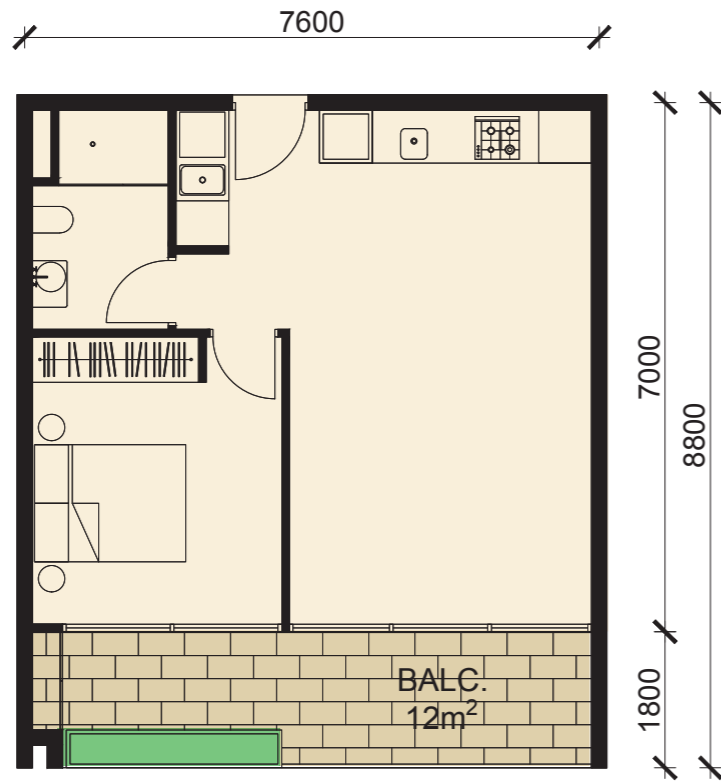


PROJECT NO. 18009
DRAWING NO. A4.01[A2]

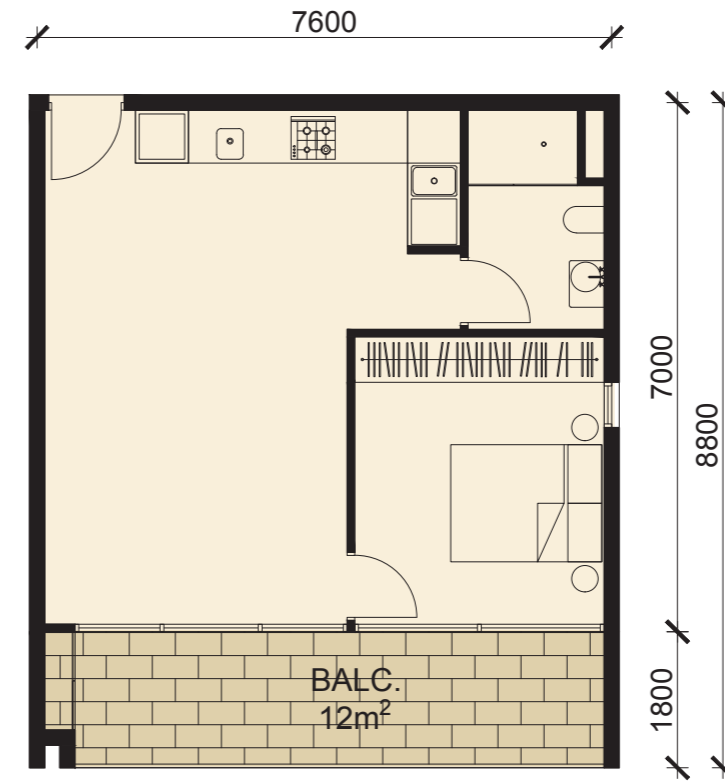
AMENDED 26/05/2021



DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021



1 BED
TYPE 1A
53m²



1 BED
TYPE 1B
53m²



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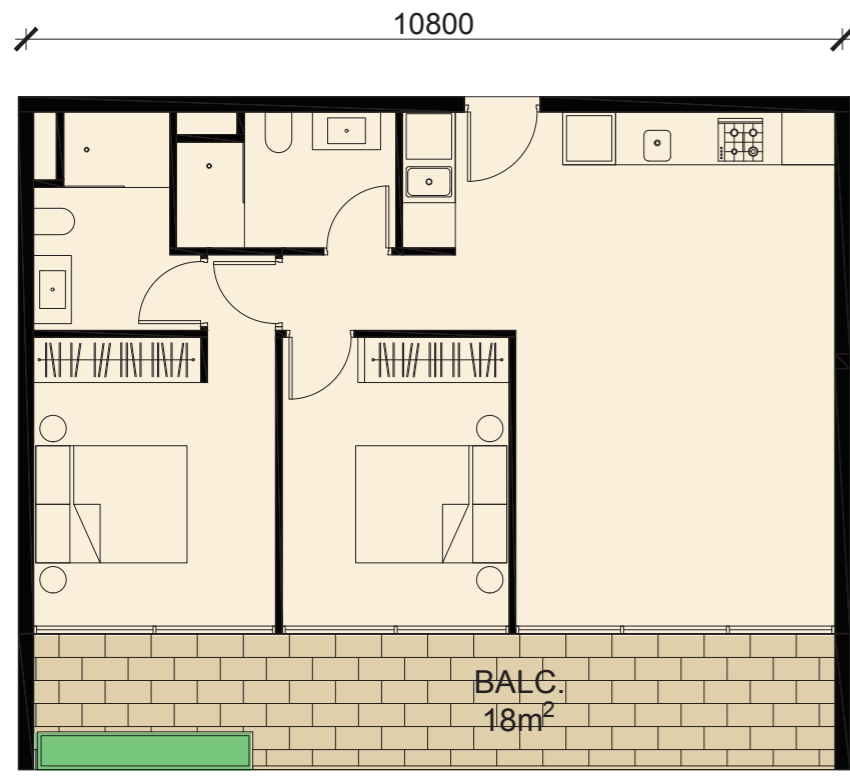
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PROJECT NO. 18009 DRAWING NO. A5.00[A2]

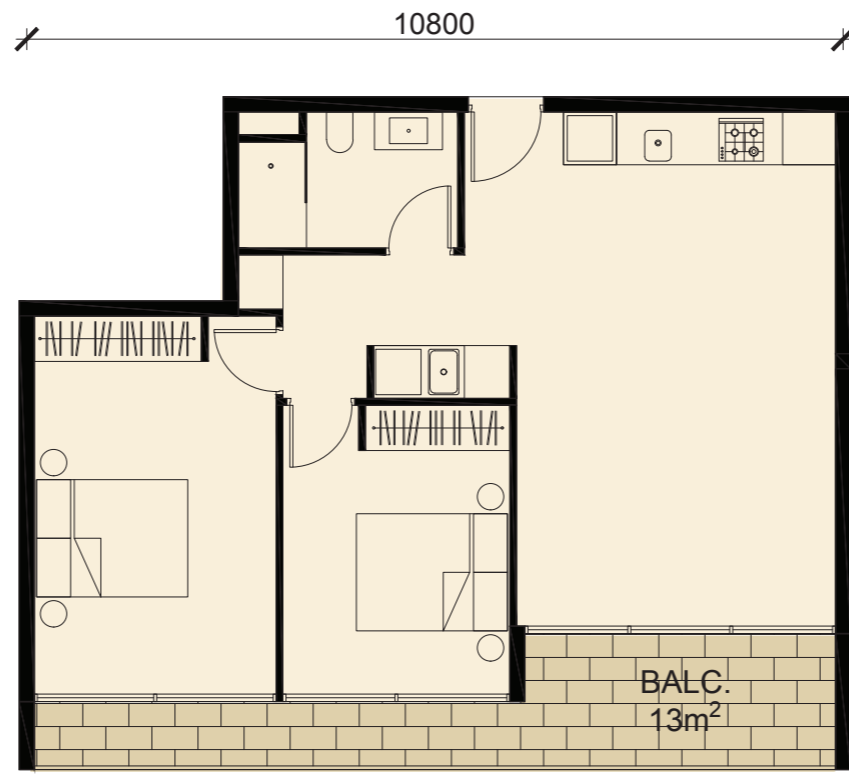
AMENDED 26/05/2021



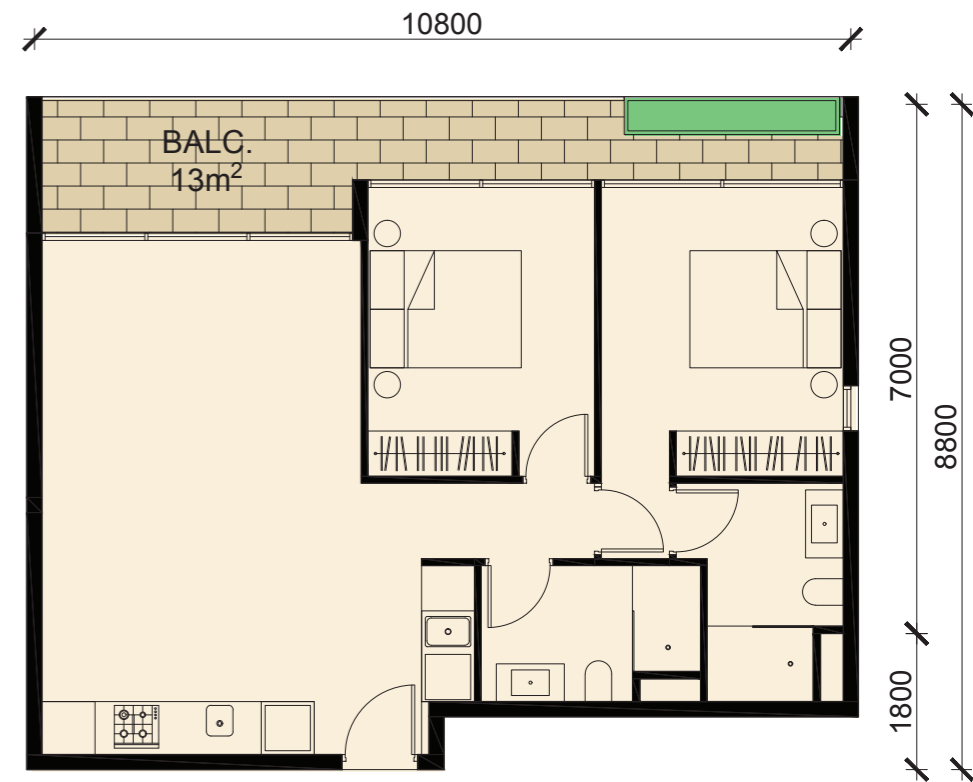
DEVELOPMENT PLAN CONSENT
CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021



2 BED
TYPE 2A
75m²



2 BED
TYPE 2B
75m²



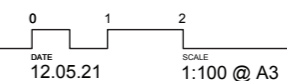
2 BED
TYPE 2C
75m²



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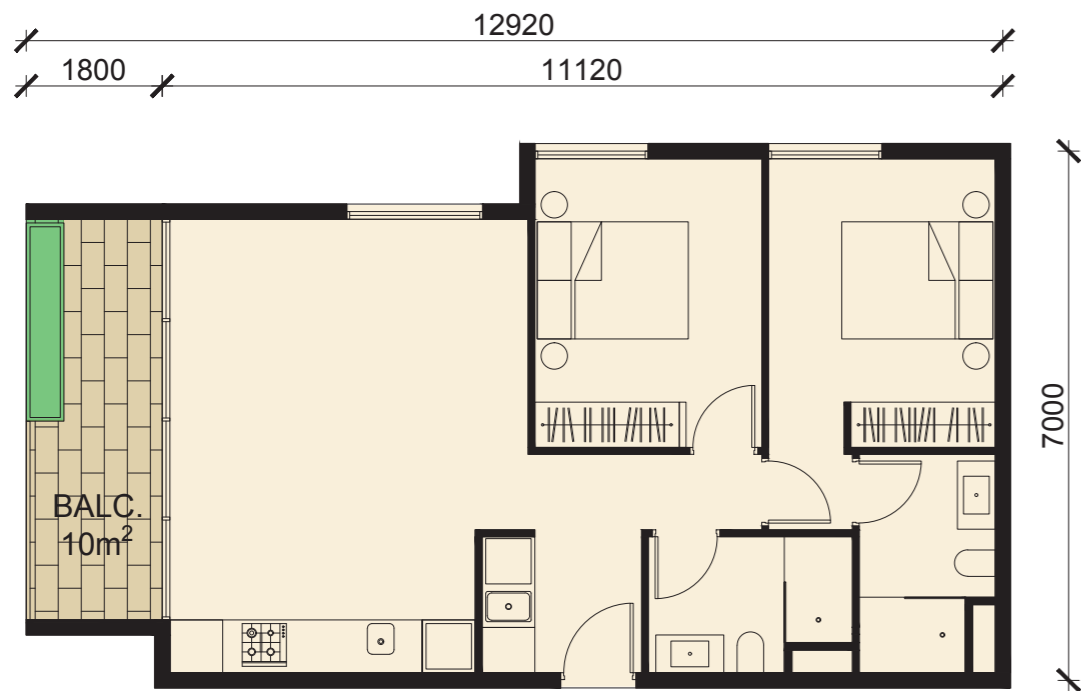


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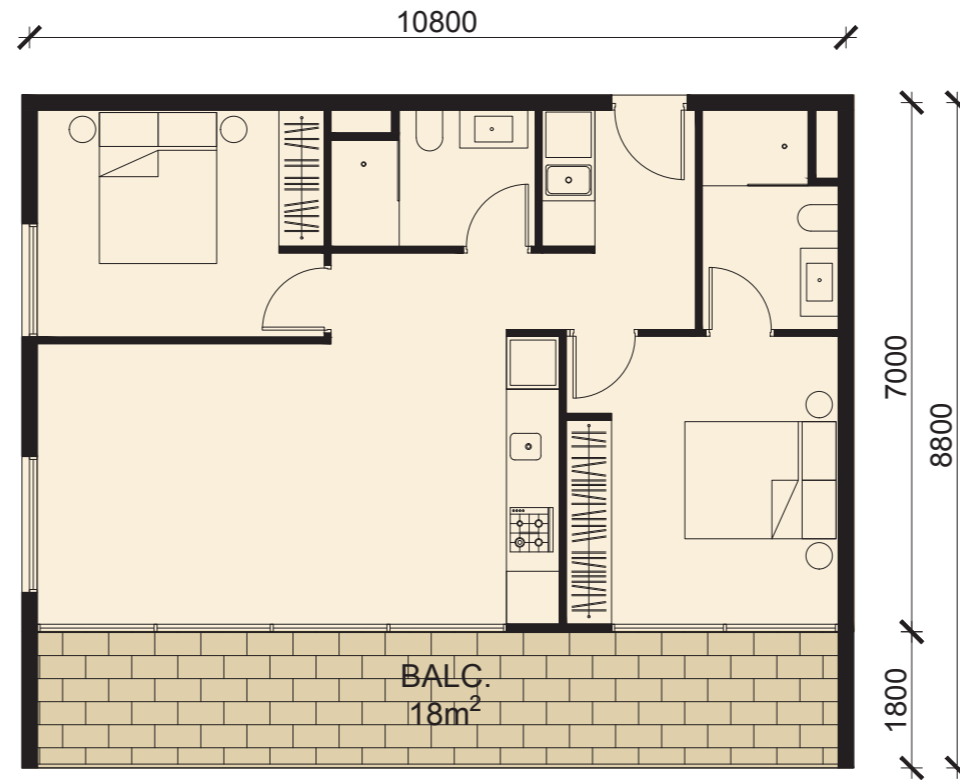
AMENDED 26/05/2021



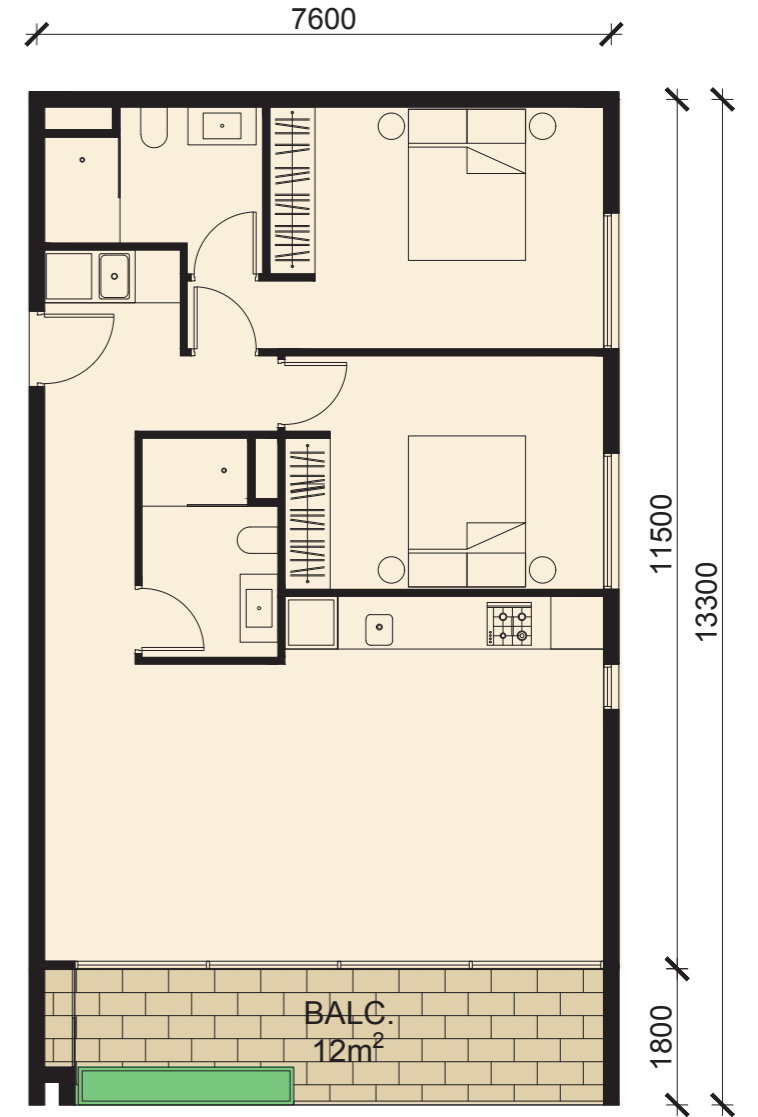
DEVELOPMENT PLAN CONSENT
 CONDITIONS & NOTES APPLY
 DA: 473/327/21
 DATE: 11/08/2021



2 BED
 TYPE 2D
 74m²



2 BED
 TYPE 2E
 75m²



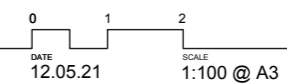
2 BED
 TYPE 2F
 87m²



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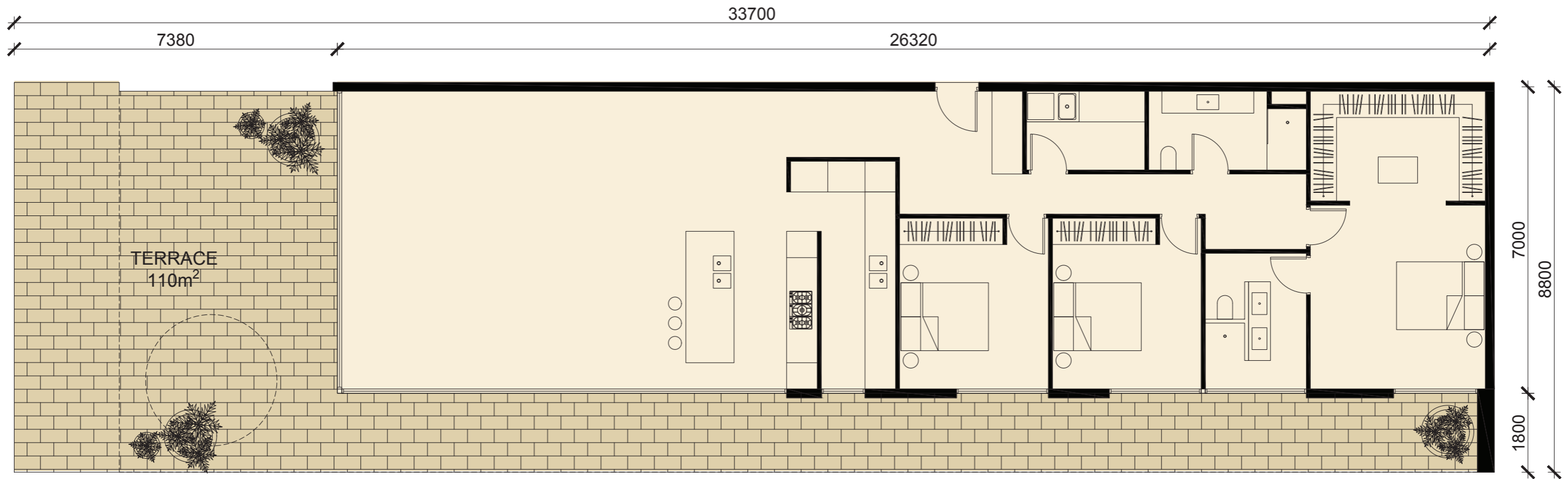


PROJECT NO. 18009
 DRAWING NO. A5.02[A2]

AMENDED 26/05/2021



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CONDITIONS & NOTES APPLY
DA: 473/327/21
DATE: 11/08/2021



PENTHOUSE
TYPE 3A
184m²



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0 1 2
DATE 12.05.21 SCALE 1:100 @ A3

PROJECT NO. 18009 DRAWING NO. A5.03[A2]

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EXISTING



VIEW 1 - Camera RL 163.55



VIEW 2 - Camera RL 168.24

PROPOSED



VIEW 1 - Model RL 163.55



VIEW 2 - Model RL 168.24



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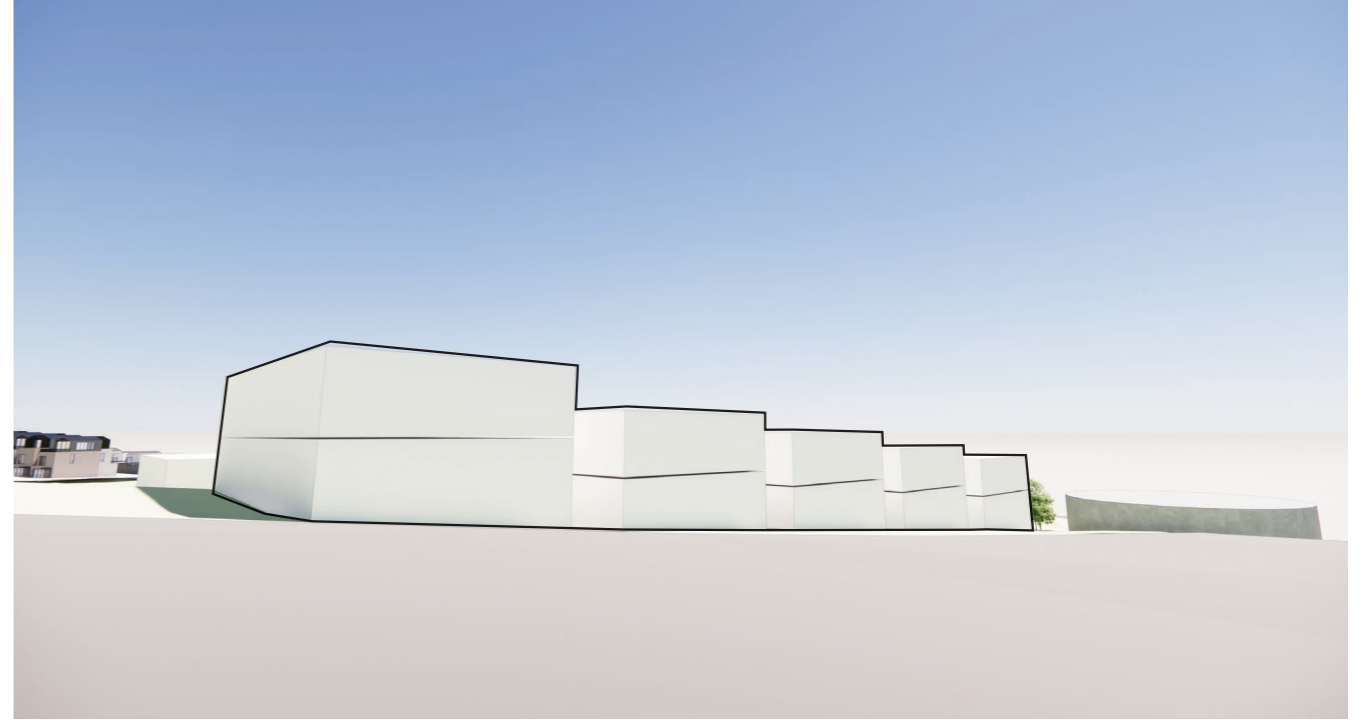
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EXISTING



VIEW 3 - Camera RL 181.59

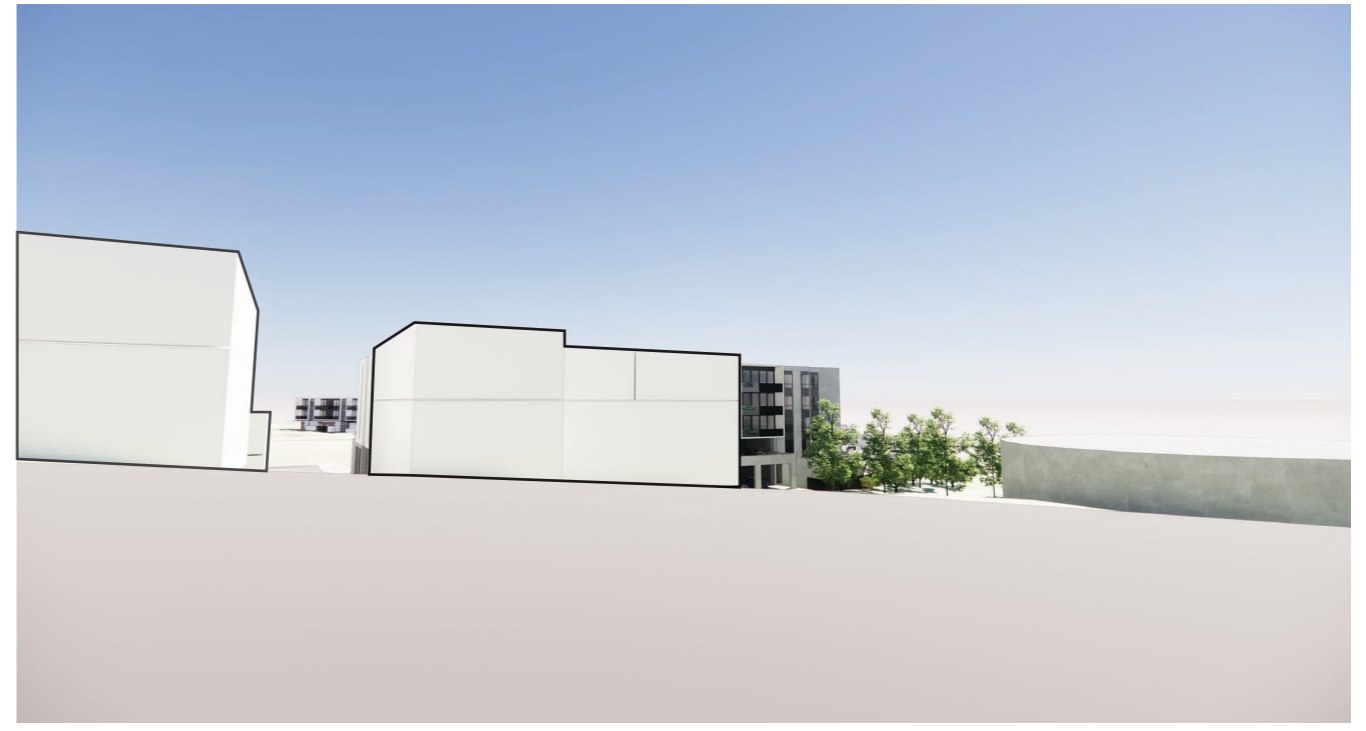
PROPOSED



VIEW 3 - Model RL 181.59



VIEW 4 - Camera RL 175.64



VIEW 4 - Model RL 175.64


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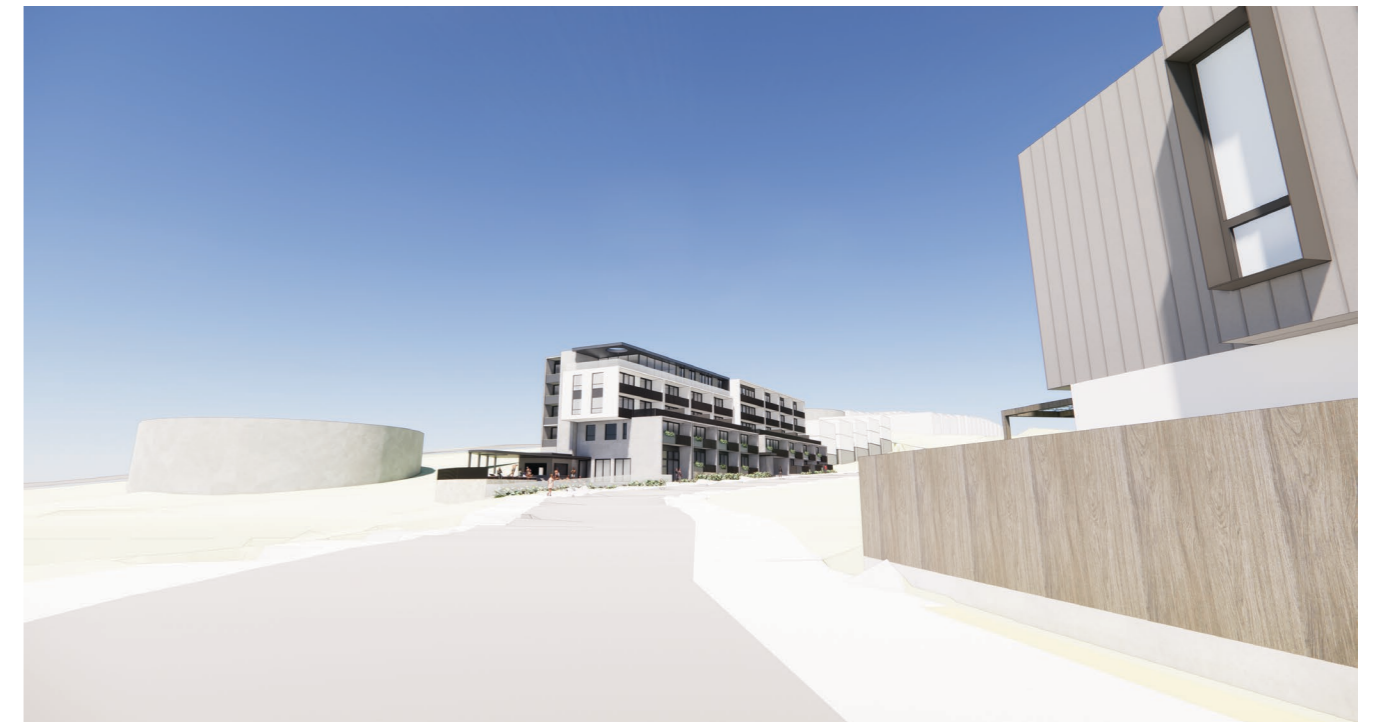
VIEW 5 - Camera RL 158.46



VIEW 5 - Model RL 158.46



VIEW 6 - Camera RL 162.69



VIEW 6 - Model RL 162.69



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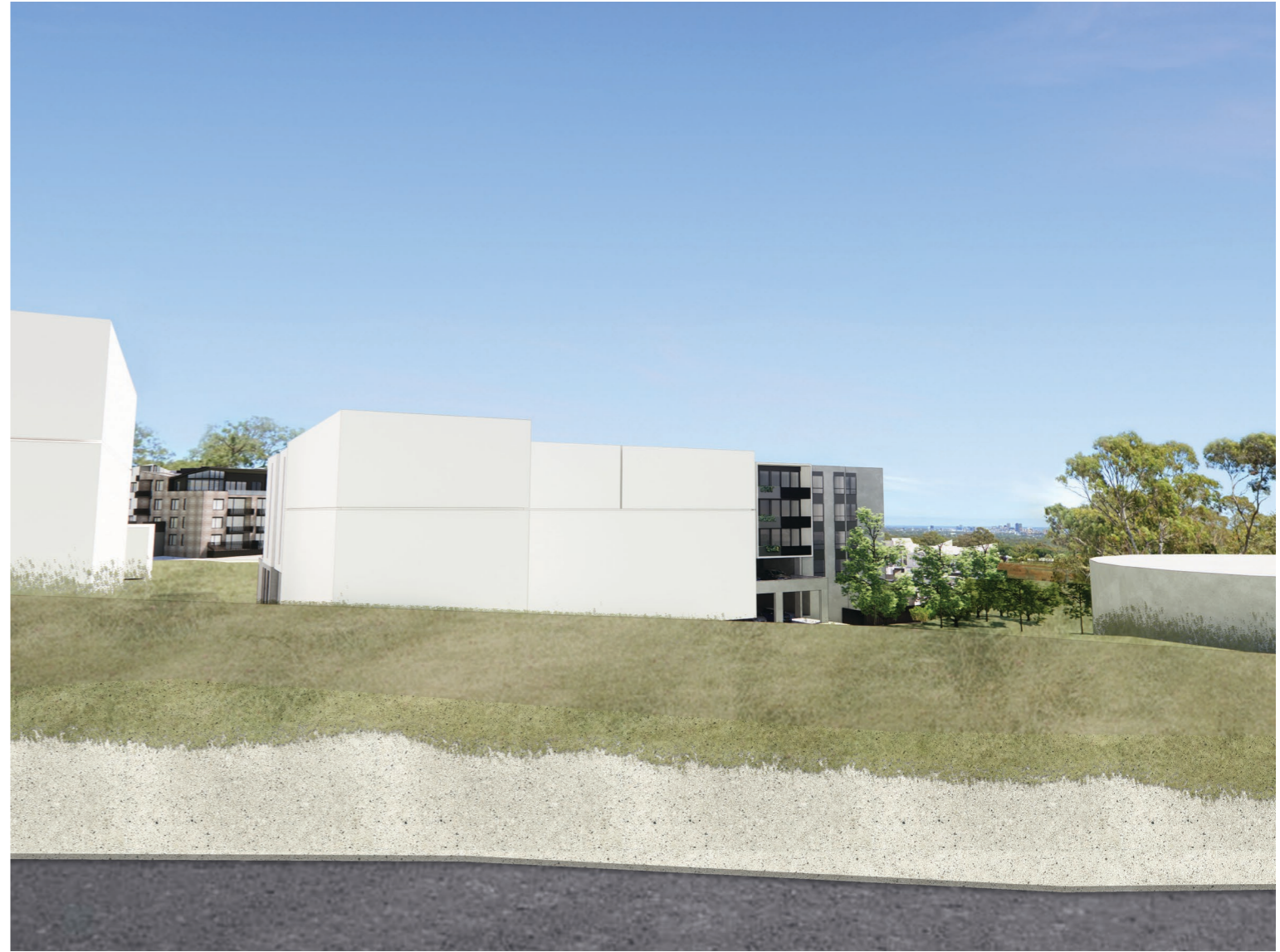
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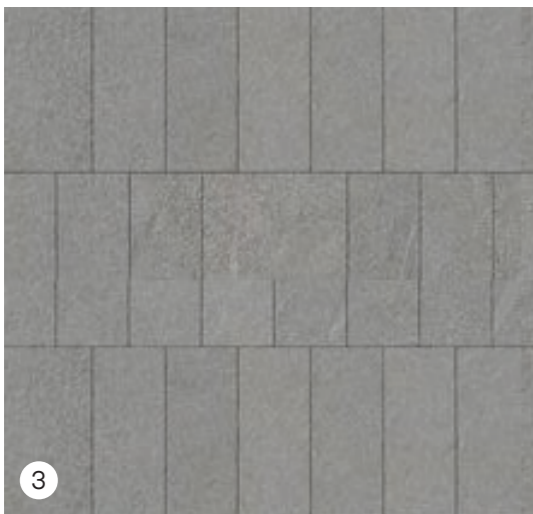
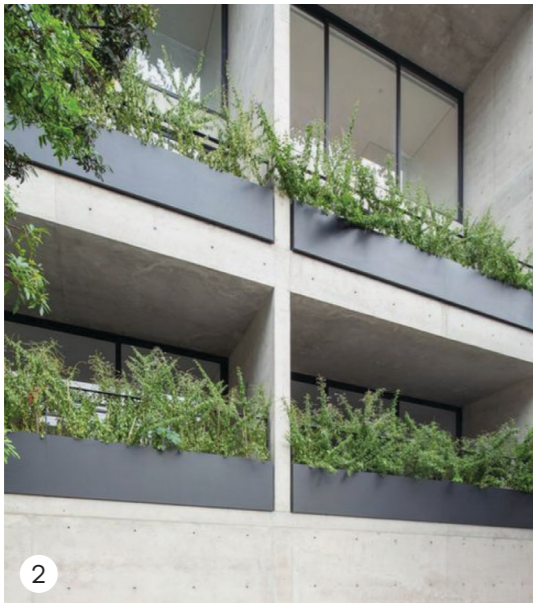
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EXTERNAL MATERIAL FINISHES:

- 1 WHITE RENDER SURROUNDS
- 2 BALCONY PLANTER BOX
- 3 TERRACE TILING
- 4 POOL AND GROUND COVER
- 5 WINDOW AND DOOR - DOMINO OR SIMILAR
- 6 FLAT BAR METAL BALCONY BALUSTRADES
- 7 STREETScape LANDSCAPING



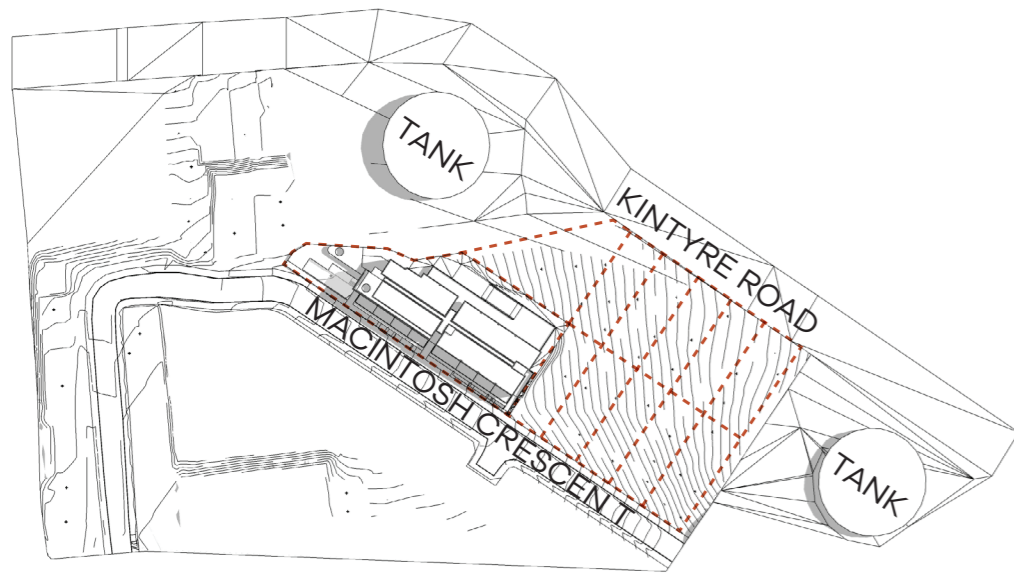
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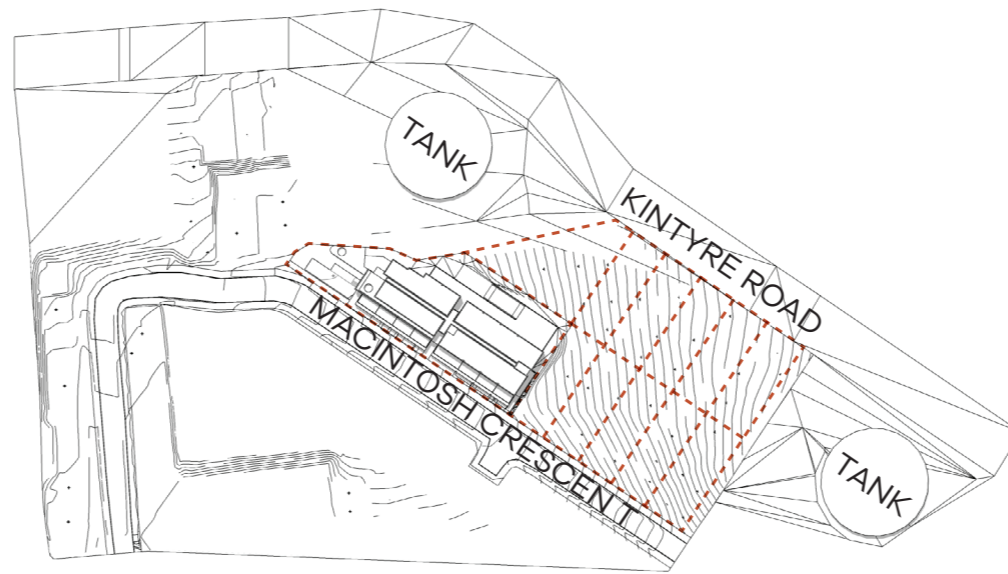
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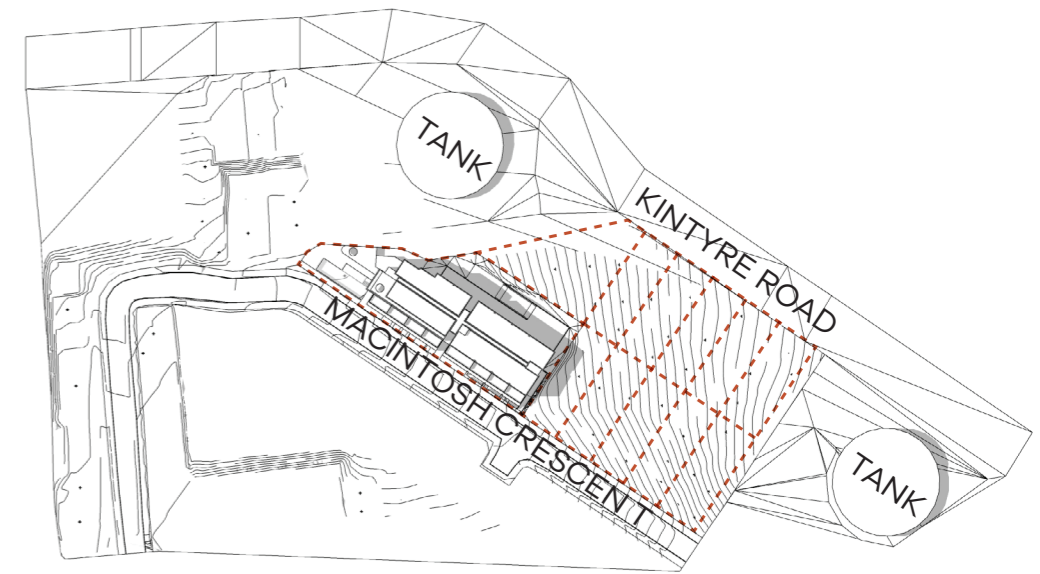
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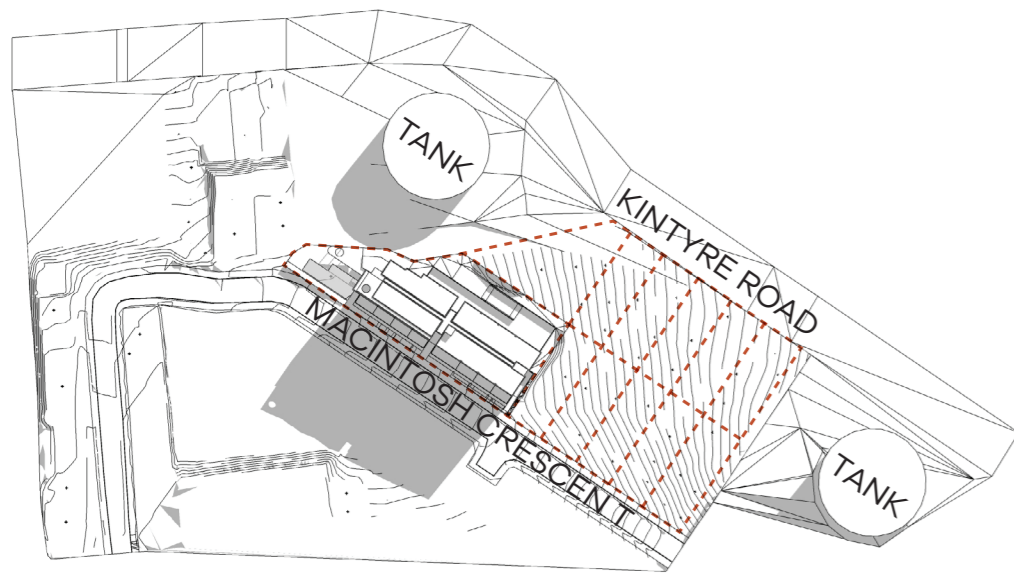
SUMMER SOLSTICE DECEMBER 22 - 9AM



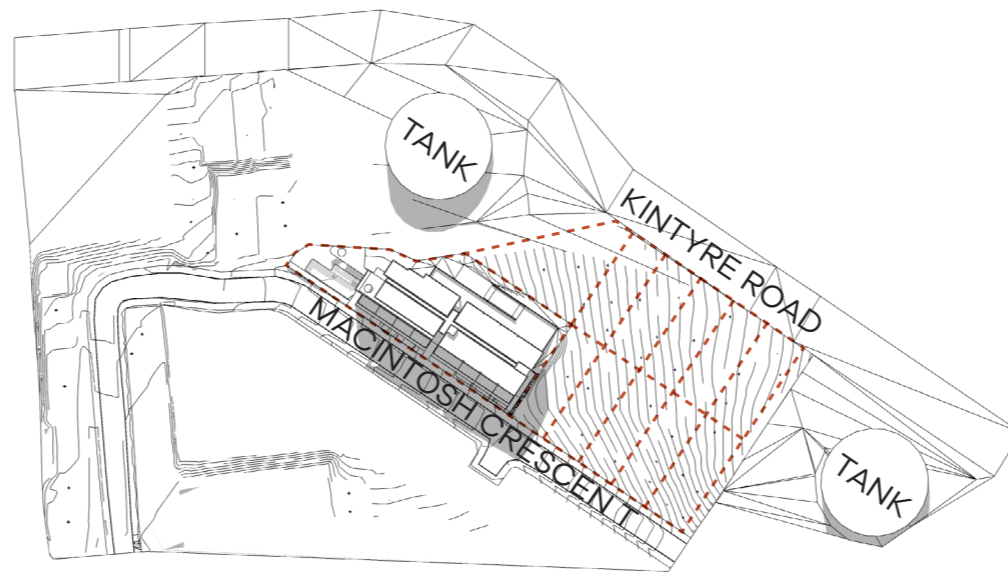
SUMMER SOLSTICE DECEMBER 22 - 12PM



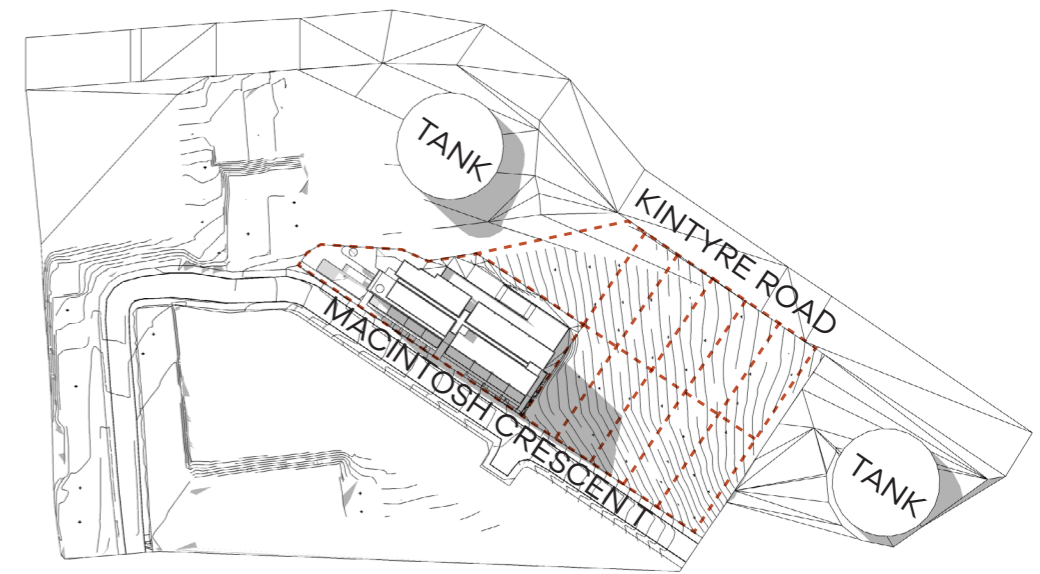
SUMMER SOLSTICE DECEMBER 22 - 3PM



WINTER SOLSTICE JUNE 21 - 9AM



WINTER SOLSTICE JUNE 21 - 12PM



WINTER SOLSTICE JUNE 21 - 3PM



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ADELAIDE HILLS COUNCIL
 RECEIVED 26/05/2021

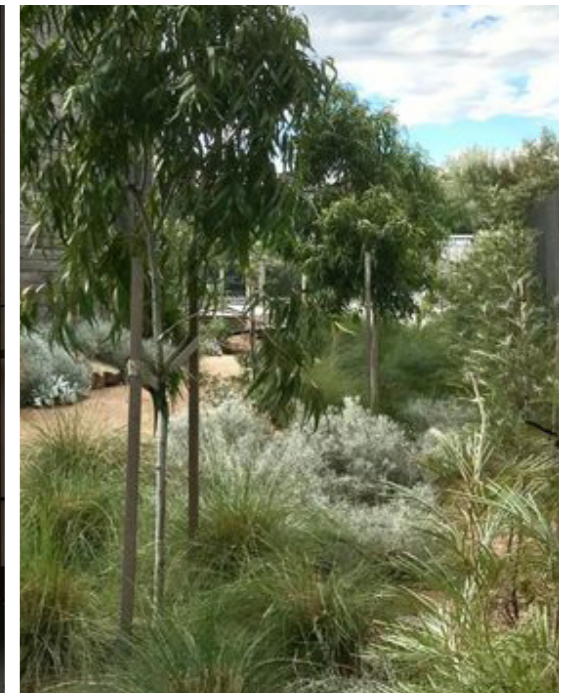
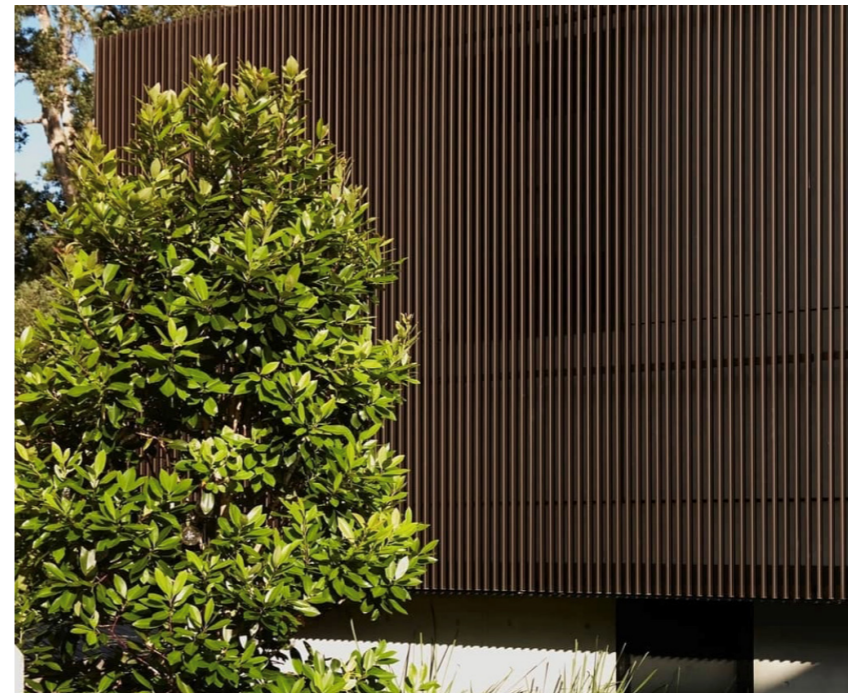
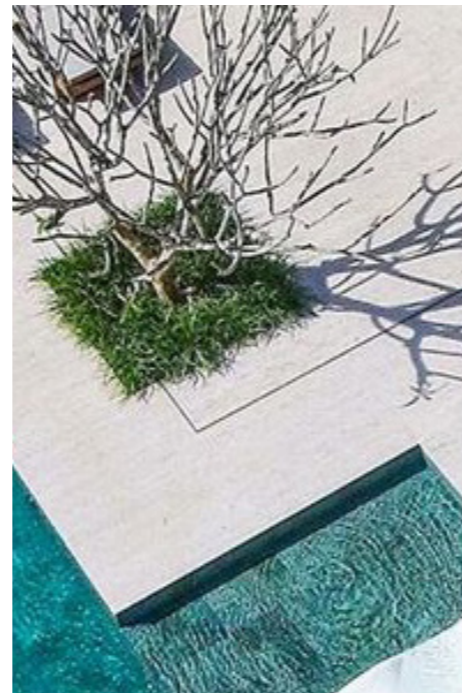


- 1 Pool deck
- 2 Buffer planting
- 3 Area shown clear for fire egress
- 4 Private balconies
- 5 Possible future street trees shown indicatively
- 6 Existing footpath
- 7 Planted street frontage
- 8 Existing vegetation shown indicatively





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SCREENING

POOL DECK

STREET FRONTAGE



***Tristaniopsis laurina*, 'Luscious'**
 Glossy evergreen
 H 7m W 5m

***Corymbia citriodora* 'Scentuous'**
 Dwarf lemon scented gum
 H 7m W 3m

***Plumeria obtusa*, Franginpani**
 Ornamental, white flowers
 H 4m W 4m

***Olea europaea*, 'Tolley's Upright'**
 Hardy fruitless evergreen
 H 4m W 3m

***Lagerstroemia natchez*, Crepe Myrtle**
 Small deciduous, white flowers
 H 5m W 4m

LOT 228 MACINTOSH CR WOODFORDE SA 5072

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**
 - Housing Diversity Neighbourhood
- Overlay**
 - Airport Building Heights (Regulated) (All structures over 30 metres)
 - Affordable Housing
 - Hazards (Bushfire - Urban Interface)
 - Hazards (Flooding - Evidence Required)
 - Prescribed Wells Area
 - Regulated and Significant Tree
 - Stormwater Management
 - Urban Tree Canopy
- Local Variation (TNV)**
 - Maximum Building Height (Metres) (Maximum building height is 9m)
 - Maximum Building Height (Levels) (Maximum building height is 2 levels)

Selected Development(s)

Residential flat building

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

Residential flat building - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Housing Diversity Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities.

	Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.
--	---

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Diverse range of medium density housing and accommodation complemented by a range of compatible non-residential uses supporting an active, convenient, and walkable neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Child care facility (c) Consulting room (d) Community facility (e) Dwelling (f) Educational facility (g) Office (h) Place of Worship (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Shop (m) Supported accommodation.
Site Dimensions and Land Division	
<p>PO 2.1</p> <p>Allotments/sites created for residential purposes accommodate a diverse range of low to medium density housing, with higher densities closer to public open space, public transport stations and activity centres.</p>	<p>DTS/DPF 2.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <ul style="list-style-type: none"> (a) 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>and</p> <ul style="list-style-type: none"> (b) site frontages (or allotment frontages in the case of land division) are not less than: <p>In relation to DTS/DPF 2.1, in instances where:</p> <ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <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. (d) no value is returned in DTS/DPS 2.1(a) (i.e. there is a blank field or the value is not relevant), then a net residential density of up to 70 dwellings per hectare applies. (e) no value is returned in DTS/DPS 2.1(b) (i.e. there is a blank field or the value is not relevant), then there is no minimum frontage and DTS/DPF 2.1(b) is met.
<p>PO 2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p>

<p>fit for purpose.</p>	<ul style="list-style-type: none"> (a) the balance of the allotment accords with the requirements specified in Housing Diversity Neighbourhood Zone DTS/DPF 2.1 (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: <ul style="list-style-type: none"> (i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
-------------------------	--

Building Height

<p>PO 3.1</p> <p>Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or is generally low rise, or complements the height of nearby buildings.</p>	<p>DTS/DPF 3.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <ul style="list-style-type: none"> (a) the following: <table border="1" style="width: 100%; margin-top: 10px;"> <tr style="background-color: #0056b3; color: white;"> <th style="text-align: left; padding: 5px;">Maximum Building Height (Metres)</th> </tr> <tr style="background-color: #e0e0e0;"> <td style="padding: 5px;">Maximum building height is 9m</td> </tr> <tr style="background-color: #0056b3; color: white;"> <th style="text-align: left; padding: 5px;">Maximum Building Height (Levels)</th> </tr> <tr style="background-color: #e0e0e0;"> <td style="padding: 5px;">Maximum building height is 2 levels</td> </tr> </table> (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a maximum height of 9m. <p>In relation to DTS/DPF 3.1, in instances where:</p> <ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. 	Maximum Building Height (Metres)	Maximum building height is 9m	Maximum Building Height (Levels)	Maximum building height is 2 levels
Maximum Building Height (Metres)					
Maximum building height is 9m					
Maximum Building Height (Levels)					
Maximum building height is 2 levels					

Primary Street Setback

<p>PO 4.1</p> <p>Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.</p>	<p>DTS/DPF 4.1</p> <p>Buildings setback from the primary street boundary in accordance with the following table:</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: left; padding: 5px;">Development Context</th> <th style="text-align: left; padding: 5px;">Minimum setback</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">In all cases.</td> <td style="padding: 5px;">3m</td> </tr> </tbody> </table> <p>For the purposes of DTS/DPF 4.1:</p> <ul style="list-style-type: none"> (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table 	Development Context	Minimum setback	In all cases.	3m
Development Context	Minimum setback				
In all cases.	3m				

Secondary Street Setback

<p>PO 5.1</p> <p>Buildings are set back from secondary street boundaries to achieve a pattern of separation between building walls and public thoroughfares</p>	<p>DTS/DPF 5.1</p> <p>Building walls (except for ancillary buildings and structures) are set back at least 900mm from the boundary of the allotment with the</p>
--	---

<p>and to reinforce streetscape character.</p>	<p>secondary street frontage, or if a building on any adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street.</p>
<p>Boundary Walls</p>	
<p>PO 6.1</p> <p>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 6.1</p> <p>Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur on only one side boundary and satisfy (a) or (b) below:</p> <p>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</p> <p>(b) side boundary walls do not:</p> <p>(i) exceed 3m in wall height</p> <p>(ii) exceed 11.5m in length</p> <p>(iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</p> <p>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.</p>
<p>Side Boundary Setback</p>	
<p>PO 7.1</p> <p>Buildings walls are set back from side boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 7.1</p> <p>Other than walls located on a side boundary, building walls 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) where 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>Rear Boundary Setback</p>	
<p>PO 8.1</p> <p>Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) open space recreational opportunities</p> <p>(d) space for landscaping and vegetation.</p>	<p>DTS/DPF 8.1</p> <p>Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:</p> <p>(a) 3m for the first building level or 0m where the rear boundary abuts a laneway</p> <p>(b) 5m for any second building level</p> <p>(c) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above.</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)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	Except development involving any of the following: <ol style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) recreation area (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. 	Except development that: <ol style="list-style-type: none"> 1. exceeds the maximum building height specified in Housing Diversity Neighbourhood Zone 3.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <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).
4. Alteration of or addition to any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) child care facility (b) community facility (c) educational facility. 	Except development that does not satisfy Housing Diversity Neighbourhood Zone DTS/DPF 1.4.
5. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	Except development that: <ol style="list-style-type: none"> 1. exceeds the maximum building height specified in Housing Diversity Neighbourhood Zone 3.1 or 2. does not satisfy Housing Diversity Neighbourhood 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).
6. Any development involving any of the following (or of any combination of any of the following):	None specified.

<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>7. 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>8. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
<p>PO 1.1</p> <p>Development comprising 20 or more dwellings / allotments incorporates affordable housing.</p>	<p>DTS/DPF 1.1</p> <p>Development results in 0-19 additional allotments / dwellings.</p>
<p>PO 1.2</p> <p>Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.</p>	<p>DTS/DPF 1.2</p> <p>Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where:</p> <ul style="list-style-type: none"> (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
<p>PO 1.3</p> <p>Affordable housing is distributed throughout the development to avoid an overconcentration.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
Built Form and Character	
<p>PO 2.1</p> <p>Affordable housing is designed to complement the design and character of residential development within the locality.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Affordable Housing Incentives	
<p>PO 3.1</p> <p>To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.</p>	<p>DTS/DPF 3.1</p> <p>The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.</p>
<p>PO 3.2</p> <p>To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.</p>	<p>DTS/DPF 3.2</p> <p>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone

	<ul style="list-style-type: none"> (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.
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Movement and Car Parking

<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 carpark per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p>
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Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division):</p> <ul style="list-style-type: none"> (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or (b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or (c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments 	<p>Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i>.</p>	<p>To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.</p>	<p>Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<small>Built Form</small>	
<p>PO 1.1</p> <p>Building height does not pose a hazard to the operation of a certified or registered aerodrome.</p>	<p>DTS/DPF 1.1</p> <p>Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.</p> <p>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.</p>
<p>PO 1.2</p> <p>Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.</p>	<p>DTS/DPF 1.2</p> <p>Development does not include exhaust stacks.</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>Any of the following classes of development:</p> <ul style="list-style-type: none"> (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i> (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>. 	<p>The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1

<p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality. 	<p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none"> (a) includes rainwater tank storage: <ul style="list-style-type: none"> (i) connected to at least: <ul style="list-style-type: none"> A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area <p>Table 1: Rainwater Tank</p> <table border="1"> <thead> <tr> <th>Site size (m²)</th> <th>Minimum retention volume (Litres)</th> <th>Minimum detention volume (Litres)</th> </tr> </thead> <tbody> <tr> <td><200</td> <td>1000</td> <td>1000</td> </tr> <tr> <td>200-400</td> <td>2000</td> <td>Site perviousness <30%: 1000 Site perviousness ≥30%: N/A</td> </tr> <tr> <td>>401</td> <td>4000</td> <td>Site perviousness <35%: 1000 Site perviousness ≥35%: N/A</td> </tr> </tbody> </table>	Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)	<200	1000	1000	200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A	>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A
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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

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																																								
<p>PO 1.1</p> <p>Trees are planted or retained to contribute to an urban tree canopy.</p>	<p>DTS/DPF 1.1</p> <p>Tree planting is provided in accordance with the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d9ead3;">Site size per dwelling (m²)</th> <th style="background-color: #d9ead3;">Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><450</td> <td>1 small tree</td> </tr> <tr> <td style="text-align: center;">450-800</td> <td>1 medium tree or 2 small trees</td> </tr> <tr> <td style="text-align: center;">>800</td> <td>1 large tree or 2 medium trees or 4 small trees</td> </tr> </tbody> </table> <p>*refer Table 1 Tree Size</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="background-color: #d9ead3;">Table 1 Tree Size</th> </tr> <tr> <th style="background-color: #d9ead3;">Tree size</th> <th style="background-color: #d9ead3;">Mature height (minimum)</th> <th style="background-color: #d9ead3;">Mature spread (minimum)</th> <th style="background-color: #d9ead3;">Soil area around tree within development site (minimum)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Small</td> <td style="text-align: center;">4 m</td> <td style="text-align: center;">2m</td> <td style="text-align: center;">10m² and min. dimension of 1.5m</td> </tr> <tr> <td style="text-align: center;">Medium</td> <td style="text-align: center;">6 m</td> <td style="text-align: center;">4 m</td> <td style="text-align: center;">30m² and min. dimension of 2m</td> </tr> <tr> <td style="text-align: center;">Large</td> <td style="text-align: center;">12 m</td> <td style="text-align: center;">8m</td> <td style="text-align: center;">60m² and min. dimension of 4m</td> </tr> </tbody> </table> <p>The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="background-color: #d9ead3;">Table 2 Tree Discounts</th> </tr> <tr> <th style="background-color: #d9ead3;">Retained</th> <th style="background-color: #d9ead3;">Retained tree</th> <th style="background-color: #d9ead3;">Retained soil area</th> <th style="background-color: #d9ead3;">Discount applied</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Site size per dwelling (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	Small	4 m	2m	10m ² and min. dimension of 1.5m	Medium	6 m	4 m	30m ² and min. dimension of 2m	Large	12 m	8m	60m ² and min. dimension of 4m	Table 2 Tree Discounts				Retained	Retained tree	Retained soil area	Discount applied				
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Retained	Retained tree	Retained soil area	Discount applied																																						

	tree height (Column A)	spread (Column B)	around tree within development site (Column C)	(Column D)
	4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
	6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
	>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)
<p>Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.</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

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 /
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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 in Urban Areas

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</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 in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

Earthworks and sloping land	
<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 designed and constructed to allow safe and convenient access on sloping land.</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 or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Overlooking / Visual Privacy (low rise buildings)	
<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 in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</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 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</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

	(ii) ^{or} 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
<p>PO 11.1</p> <p>Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>
<p>PO 11.2</p> <p>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>
<p>PO 11.3</p> <p>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 11.3</p> <p>None are applicable.</p>
<p>PO 11.4</p> <p>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 11.4</p> <p>None are applicable.</p>
<p>PO 11.5</p> <p>For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</p>	<p>DTS/DPF 11.5</p> <p>None are applicable.</p>
All Development - Medium and High Rise	
External Appearance	
<p>PO 12.1</p> <p>Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 12.1</p> <p>None are applicable.</p>
<p>PO 12.2</p> <p>Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>PO 12.3</p> <p>Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p>	<p>DTS/DPF 12.3</p> <p>None are applicable.</p>
<p>PO 12.4</p> <p>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 12.4</p> <p>None are applicable.</p>
<p>PO 12.5</p> <p>External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 12.5</p> <p>Buildings utilise a combination of the following external materials and finishes:</p>

	<ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. 				
<p>PO 12.6</p> <p>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>DTS/DPF 12.6</p> <p>Building street frontages incorporate:</p> <ul style="list-style-type: none"> (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. 				
<p>PO 12.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 12.7</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. 				
<p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8</p> <p>None are applicable.</p>				
<p>Landscaping</p>					
<p>PO 13.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 13.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p>				
<p>PO 13.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 13.2</p> <p>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="727 1704 1522 2114"> <tr> <td style="background-color: #003366; color: white; text-align: center; vertical-align: middle;">Site area</td> <td style="background-color: #003366; color: white; text-align: center; vertical-align: middle;">Minimum deep soil area</td> <td style="background-color: #003366; color: white; text-align: center; vertical-align: middle;">Minimum dimension</td> <td style="background-color: #003366; color: white; text-align: center; vertical-align: middle;">Tree / deep soil zones</td> </tr> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones		

	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²
	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²
	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²
	Tree size and site area definitions			
	Small tree	4-6m mature height and 2-4m canopy spread		
	Medium tree	6-12m mature height and 4-8m canopy spread		
	Large tree	12m mature height and >8m canopy spread		
Site area	The total area for development site, not average area per dwelling			
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.			
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.			
Environmental				
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.			
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.			
PO 14.3	DTS/DPF 14.3			

<p>Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:</p> <ul style="list-style-type: none"> (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. 	<p>None are applicable.</p>
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Overlooking/Visual Privacy

<p>PO 16.1</p> <p>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:</p> <ul style="list-style-type: none"> (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. 	<p>DTS/DPF 16.1</p> <p>None are applicable.</p>
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All residential development

Front elevations and passive surveillance

<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</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.
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<p>PO 17.2</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 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
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Outlook and Amenity

<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
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<p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light</p>	<p>DTS/DPF 18.2</p> <p>None are applicable.</p>
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intrusion.	
Residential Development - Low Rise	
External appearance	
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</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 will be 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 width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>
Private Open Space	
<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p>
Landscaping	

PO 22.1

Soft landscaping is incorporated into development to:

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

DTS/DPF 22.1

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

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

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

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

Car parking, access and manoeuvrability

PO 23.1

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

DTS/DPF 23.1

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

- (a) single width car parking spaces:
 - (i) a minimum length of 5.4m per space
 - (ii) a minimum width of 3.0m
 - (iii) a minimum garage door width of 2.4m
- (b) double width car parking spaces (side by side):
 - (i) a minimum length of 5.4m
 - (ii) a minimum width of 5.4m
 - (iii) minimum garage door width of 2.4m per space.

PO 23.2

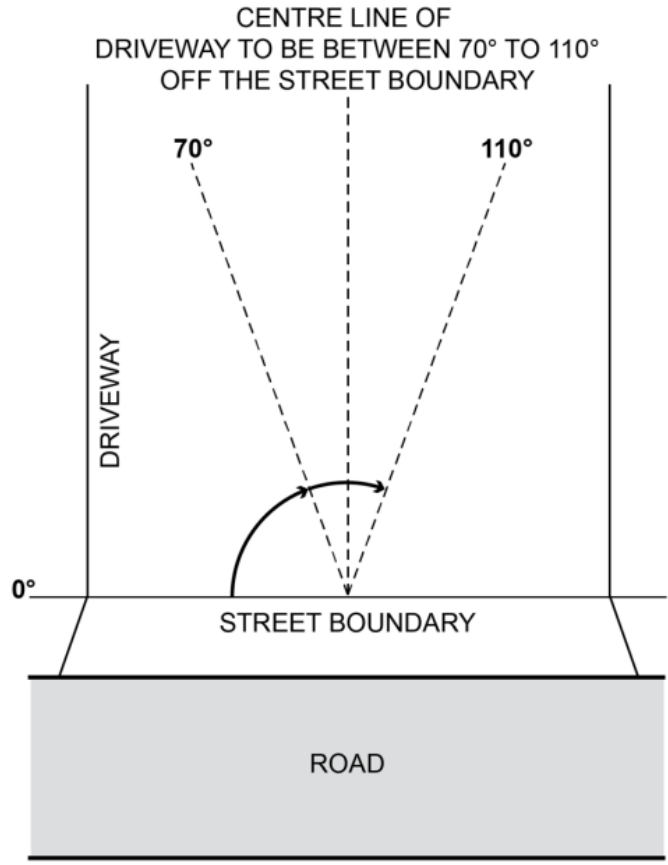
Uncovered car parking space are of dimensions to be functional, accessible and convenient.

DTS/DPF 23.2

Uncovered car parking spaces have:

- (a) a minimum length of 5.4m
- (b) a minimum width of 2.4m
- (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.

<p>PO 23.3</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 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
<p>PO 23.4</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 23.4</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, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (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 of way is at least 6.2m wide along the boundary of the allotment / site.

PO 23.6

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

DTS/DPF 23.6

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

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

Waste storage

PO 24.1

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

DTS/DPF 24.1

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

- (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and
- (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Buildings

PO 25.1

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

DTS/DPF 25.1

Buildings satisfy (a) or (b):

- (a) are not transportable

	<p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>
<p>Residential Development - Medium and High Rise (including serviced apartments)</p>	
<p>Outlook and Visual Privacy</p>	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <p>(a) provide a habitable room at ground or first level with a window facing toward the street</p> <p>(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.</p>
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
<p>Private Open Space</p>	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>Residential amenity in multi-level buildings</p>	
<p>PO 28.1</p> <p>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.</p>	<p>DTS/DPF 28.1</p> <p>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.</p>
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <p>(a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy</p> <p>(b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.</p>	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <p>(a) sun screens</p> <p>(b) pergolas</p> <p>(c) louvres</p> <p>(d) green facades</p> <p>(e) openable walls.</p>
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p>
<p>PO 28.4</p> <p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4</p> <p>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p>

	<ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>PO 28.5</p> <p>Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p>	<p>DTS/DPF 28.5</p> <p>Light wells:</p> <ul style="list-style-type: none"> (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
<p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
<p>Dwelling Configuration</p>	
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.
<p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>
<p>Common Areas</p>	
<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
<p>Group Dwellings, Residential Flat Buildings and Battle axe Development</p>	

Amenity											
<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="727 349 1524 853"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
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2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										
<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>										
<p>PO 31.3</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 31.3</p> <p>None are applicable.</p>										
<p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 31.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>										
Communal Open Space											
<p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>										
<p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>										
<p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 32.3</p> <p>None are applicable.</p>										

<p>PO 32.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 32.4</p> <p>None are applicable.</p>
<p>PO 32.5</p> <p>Communal open space is designed and sited to:</p> <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p>	<p>DTS/DPF 32.5</p> <p>None are applicable.</p>
<p>Car parking, access and manoeuvrability</p>	
<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(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.</p>
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <p>(a) have a minimum width of 3m</p> <p>(b) for driveways servicing more than 3 dwellings:</p> <p>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street</p> <p>(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.</p>
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 33.5</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
<p>Soft landscaping</p>	
<p>PO 34.1</p>	<p>DTS/DPF 34.1</p>

Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
<p>PO 34.2</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 34.2</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <p>(a) are constructed of a minimum of 50% permeable or porous material</p> <p>(b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).</p>
Site Facilities / Waste Storage	
<p>PO 35.1</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 35.1</p> <p>None are applicable.</p>
<p>PO 35.2</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 35.2</p> <p>None are applicable.</p>
<p>PO 35.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <p>(a) located away, or screened, from public view, and</p> <p>(b) conveniently located in proximity to dwellings and the waste collection point.</p>	<p>DTS/DPF 35.3</p> <p>None are applicable.</p>
<p>PO 35.4</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 35.4</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 35.5</p> <p>Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.</p>	<p>DTS/DPF 35.5</p> <p>None are applicable.</p>
<p>PO 35.6</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 35.6</p> <p>None are applicable.</p>
Water sensitive urban design	
<p>PO 36.1</p> <p>Residential development creating a common driveway /</p>	<p>DTS/DPF 36.1</p> <p>None are applicable.</p>

<p>access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	
<p>PO 36.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 36.2</p> <p>None are applicable.</p>
<p>Laneway Development</p>	
<p>Infrastructure and Access</p>	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. 	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
<p>Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)</p>		<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
<p>Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park</p>		<p>Total area: 16m², which may be uses as second car parking space, provided on each site intended for residential occupation.</p>
<p>Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings</p>	<p>Dwellings at ground level:</p>	<p>15m² / minimum dimension 3m</p>
	<p>Dwellings above ground level:</p>	
	<p>Studio (no separate bedroom)</p>	<p>4m² / minimum dimension 1.8m</p>

	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
<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>
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Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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)

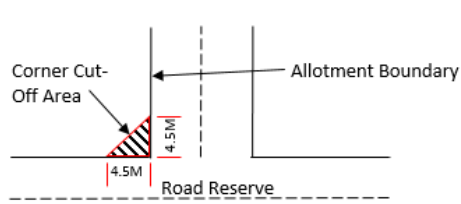
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Access	
<p>PO 3.1</p> <p>Safe and convenient access minimises impact or interruption on the operation of public roads.</p>	<p>DTS/DPF 3.1</p> <p>The access is:</p> <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
<p>PO 3.5</p> <p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</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, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Corner Cut-Offs	
<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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
<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>	
Residential Development	
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>

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

Class of Development	Car Parking Rate		Designated Areas
	<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>		
	Minimum number of spaces	Maximum number of spaces	
Residential development			
Residential component of a multi-storey building	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>	None specified.	<p>City Living Zone</p> <p>Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham</p> <p>Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p>

			Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden