



## DISTRICT COUNCIL OF ROBE ASSESSMENT PANEL

### Notice of Meeting

Pursuant to Section 83 of the Planning, Development and Infrastructure Act 2016, Notice is hereby given that a Meeting of the District Council of Robe Assessment Panel will be held on Thursday, 5<sup>th</sup> May 2022 at 11am at the District Council Chambers, Smillie Street, Robe.

A handwritten signature in blue ink that reads "D Dawson".

Damian Dawson  
ASSESSMENT MANAGER

#### **DISTRIBUTION LIST**

Panel Members	Mark Teakle – Presiding Member Meg Redman Michael Talanskas Cr Ned Wright
Assessment Manager	Damian Dawson, Planning Chambers Pty Ltd John Mason, Planning Chambers Pty Ltd

# DISTRICT COUNCIL OF ROBE

## ASSESSMENT PANEL

### ORDER OF BUSINESS

1. **OPENING & WELCOME**
  - 1.1 **Acknowledgement of Traditional Owners**
2. **ATTENDANCE**
3. **APOLOGIES FOR ABSENCE**
4. **CONFIRMATION OF MINUTES OF PREVIOUS MEETING**
5. **BUSINESS WITH NOTICE**
6. **BUSINESS WITHOUT NOTICE**
7. **CONFLICT OF INTEREST**
8. **REPRESENTORS**
9. **EXCLUSION OF PUBLIC**
10. **APPLICATION**
  - 10.1 Application No. 22000433 – Two storey dwelling with roof deck and carport, 2B Dawson Drive, Robe
11. **CONCLUSION OF CLOSED MEETING**
12. **NEXT MEETING**
13. **CLOSURE**

## **1. OPENING & WELCOME**

### **1.1 Acknowledgement of Traditional Owners**

The District Council of Robe acknowledges that we are meeting on the traditional lands of the Boandik people and we respect their spiritual relationship with their Country. We also acknowledge the Boandik people's deep feelings of attachment and relationship with this land and that their cultural and heritage beliefs are still as important to the living Boandik people today.

### **1.2 The Presiding member to read the following statement to the Applicant/Owner/Representor that attended the meeting:-**

- As from 1<sup>st</sup> October 2017, every Council is required to establish an Assessment Panel under provisions within the new Planning, Development and Infrastructure Act 2016 to determine and make decisions on development application as delegated to the Panel.
- When the Panel is considering an application, it must assess the proposal against the Planning and Design Code.
- The meeting itself is informal, however all decisions made by the Assessment Panel are formal.
- Representors will be allocated 5 minutes to make their presentation, after which, Panel Members may ask questions to clarify any issues. It is solely a questions and answer session. There will be no debate entered into.
- Once the Panel has heard all representations, you will be asked to leave as the Assessment Panel holds its discussions and reaches its decisions in confidence.
- Council Officer's will advise you of the decision as soon as practical after the meeting.

## **2. ATTENDANCE**

## **3. APOLOGIES FOR ABSENCE**

## **4. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

District Council of Robe  
Council Assessment Panel

Minutes of the Council Assessment Panel Meeting held 24 March, 2022 commencing at 11.05am at the District Council of Robe Chambers, 3 Royal Circus, Robe.

**ATTENDANCE**

**Committee Members**

Mark Teakle (Presiding Member), Cr Ned Wright (Elected Member) and Meg Redman (Independent Member).

Michael Talanskas (Independent Member) entered the meeting at 11.15am.

**Council Officers**

Michelle Gibbs (Development Officer)  
Lucy Perkins (Customer Service Officer)

Damian Dawson (Planning Chambers) – Assessment Manager  
John Mason (Planning Chambers)

**APOLOGIES**

Nil

**OPENING, WELCOME AND INTRODUCTIONS**

Acknowledgement of Traditional Owners.

Presiding Member welcomed members, staff and the gallery to the meeting.

The Presiding Member outlined the process of the Council's Assessment Panel (CAP) meeting to the members of the gallery, advising that the role of the CAP is to assess Development Applications against the relevant planning provisions.

The Presiding Member advised that the Representors and the Applicants would be invited to address CAP and answer any questions from Panel Members, and then there would be a closed section of the meeting, where the public is excluded, to discuss and consider the Application. The public gallery was advised that they could contact Council the next day and find out the outcome.

**CONFIRMATION OF MINUTES**

Cr N Wright moved that the minutes of the CAP meeting held on the 17 December 2021, as circulated are confirmed as an accurate record of the proceedings of the meeting subject to the addition of Independent Member, Mr M Talanskas being added and Mark Teakle (Independent Member) being deleted.

Seconded Ms M Redman

Carried

## **BUSINESS WITH NOTICE**

Nil

## **BUSINESS WITHOUT NOTICE**

Nil

## **CONFLICT OF INTEREST**

None declared

## **DELEGATIONS**

Application No. 21021865 – 4-6 Mundy Terrace, Robe

Mr Simon Freezer addressed the Panel in relation to his Representation.

Ms Marie Glezos and Mr Scott Meek, Stallard Meek Flightpath addressed the Panel in support of the proposal

## **EXCLUSION OF PUBLIC**

Cr N Wright moved that the Panel resolves that it will exclude the public from attendance during that part of the meeting that consists of its discussion or determination by the Panel under Regulation 13 (2) (b) of the Planning, Development and Infrastructure (General) Regulations 2017, excepting for the following persons:-

- Damian Dawson (Assessment Manager)
- Michelle Gibbs (Development Officer) and Lucy Perkins (Customer Service Officer)
- John Mason (Planning Chambers)

Seconded Ms M Redman

Carried

*The Panel moved into "Confidence" at 11.25am*

## **DEVELOPMENT APPLICATIONS**

<b>Development No.</b>	21021865
<b>Applicant:</b>	Marie Glezos on behalf of the Robe Hotel
<b>Address:</b>	4-6 Mundy Terrace, Robe
<b>Nature of Development:</b>	Alterations and additions to hotel, including new indoor/outdoor multi-use bar to replace existing bottle shop, new bottle shop, enclosure to existing drive-through, internal fit-out bar and additional shade structures to outdoor bar zones.

Cr N Wright moved 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 21021865, by Marie Glezos is granted Planning Consent subject to the following reasons/conditions/reserved matters:

## RESERVE MATTER

Pursuant to Section 102(3) of the Planning, Development and Infrastructure Act 2016, the Council Assessment Panel reserves its decision to grant planning consent until further assessment of the following matters are undertaken:

- Noise impacts of the additional outdoor bar area on the northern side of the hotel

The Panel delegates the assessment of this aspect and any subsequent conditions to be imposed upon this approval to Council's Assessment Manager.

### **Condition 1**

The Development shall be carried out in accordance with plan/s and details as approved by Council except where require by any condition of consent or where approval is sought from and granted by Council, for any variation.

### **Condition 2**

Details of the extent of restoration works required for the stone walls shall be provided and supported by Council prior to development approval being granted.

### **Condition 3**

Carparking areas at the southern end of the site are to be formalised with line marking in accordance with the relevant Australian Standard and to the reasonable satisfaction of Council.

### **Condition 4**

The details and location (including screening) of all new plant and mechanical equipment shall be provided to the satisfaction of Council prior to Development Approval.

### **Condition 5**

The operation of all pant and mechanical equipment and the hotel shall be in accordance with the requirements of the *Environment Protection Noise Policy 2007*.

## ADVISORY 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. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
  - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
  - b. if an appeal is commenced—
    - i. until the appeal is dismissed, struck out or withdrawn; or
    - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).
4. An approved development must be substantially commenced within 12 months of the date of Development Approval and completed within 3 years from the operative date of the approval unless this period has been extended by the relevant authority.

Seconded Ms M Redman

Carried

#### **CONCLUSION OF CLOSED MEETING**

Moved Cr Wright that the Panel resolves to conclude its exclusion of the public from attendance at the meeting under Regulation 13(2)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

The Panel moved out of “In Confidence” at 11.52am.

Seconded Ms M Redman

Carried

#### **NEXT MEETING**

The date of the next CAP Meeting is yet to be determined as they are held on an as need basis.

#### **CLOSURE**

Meeting closed at 11.54am



ASSESSMENT MANAGER

PRESIDING MEMBER

<b>DEVELOPMENT NO.:</b>	22000433
<b>APPLICANT:</b>	Matthew Somers
<b>ADDRESS:</b>	2B DAWSON DRIVE, ROBE
<b>NATURE OF DEVELOPMENT:</b>	Two-storey Detached Dwelling with Roof Deck and Carport
<b>ZONING INFORMATION:</b>	<p><b>Zone:</b></p> <ul style="list-style-type: none"> <li>• Neighbourhood</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Hazards (Bushfire - Urban Interface)</li> <li>• Hazards (Flooding - Evidence Required)</li> <li>• Native Vegetation</li> <li>• Prescribed Wells Area</li> <li>• Water Protection Area</li> <li>• Water Resources</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Minimum Frontage</li> <li>• Minimum Site Area</li> <li>• Maximum Building Height (Levels)</li> </ul>
<b>LODGEMENT DATE:</b>	14 Jan 2022
<b>RELEVANT AUTHORITY:</b>	Assessment panel at District Council of Robe
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2021.17 - 16 December 2021
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	John Mason Consultant Planner
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Nil

## CONTENTS:

---

<b>ATTACHMENT 1:</b>	<b>Application Documents</b>	<b>APPENDIX 1: Relevant P&amp;D Code Policies</b>
<b>ATTACHMENT 2:</b>	<b>Representations</b>	
<b>ATTACHMENT 3:</b>	<b>Response to Representations</b>	

---



## DETAILED DESCRIPTION OF PROPOSAL:

An application has been lodged with Council for the construction of a two-storey detached dwelling with a freestanding carport.

The dwelling is to be setback 5.3 metres from the Jackson Street boundary, 1.92m from the southern boundary, 5.2m from the northern boundary and 4.14m from the Dawson Drive boundary. The dwelling is to be elevated on poles with the western end sitting 1.8m above natural ground level, with a finished floor level of 5.50 AHD.

The dwelling is to be constructed of metal and steel cladding, black aluminium framed glazing, glass and corrugated metal fencing. Angled Louvreclad privacy screening to a height of 1500mm above the finished floor level is proposed for the roof deck on all elevations, other than the Dawson Drive/western elevation.

The 6m x 6m carport is to be sited on the Jackson Street boundary and the northern boundary and is to be approximately 3.2m in overall height, with a finished floor level of 5.75 AHD. The carport is to have the northern wall enclosed and constructed of limestone and the roof is to be constructed of black metal cladding.

Terraced retaining walls are proposed on the western/Dawson Drive boundary. The walls are to graduate to a height of 1.9m above natural ground level and are to have landscaping established along the step/terrace.

## SUBJECT LAND & LOCALITY:

### Site Description:

**Location reference:** 2B DAWSON DR ROBE SA 5276

**Title ref.:** CT 6226/233 **Plan Parcel:** D121578 AL1 **Council:** DC OF ROBE

The subject land is a regular shaped vacant lot of 400 square metres in area, with frontages to Jackson Street and Dawson Drive. The land falls approximately 2 to 2.5 metres from the east to the west (Jackson Street to Dawson Drive) and is void of vegetation.



Figure 1: *Subject land and Locality*  
**Locality**

The locality is characterised by low density housing to the north and east within the Neighbourhood Zone in the form of single and two-storey detached dwellings. In recent years, a light-weight construction two-storey dwelling has been built at 2D Dawson Drive, which is cut into the site and has a finished floor level around 5.0 AHD. This dwelling is separated from the subject land by a vacant allotment. Other two-storey dwellings within this locality are modest in size and appear to respond acceptably to the topography.

Lake Fox is located to the west on the other side of Dawson Drive, within the Open Space Zone. The Pub Lake is located to the south on the other side of Main Road, within the Conservation Zone.

### CONSENT TYPE REQUIRED:

Planning Consent

### CATEGORY OF DEVELOPMENT:

- **PER** **ELEMENT:**  
Carport: Code Assessed - Performance Assessed  
Detached dwelling: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**  
Code Assessed - Performance Assessed

### PUBLIC NOTIFICATION

- **REASON**  
Pursuant to dot point 3, Table 5 of the Zone, dwellings are not required to be notified, unless they fail to meet the exceptions in Column B. Due to the dwelling exceeding one storey in height it fails to meet the exception 1 and therefore, the application requires notification.
- **LIST OF REPRESENTATIONS**  
One representation was received from Robert and Sonya Chalk – 2 Park Terrace, Robe.



Figure 3: Location of representor

Representors Issues	Applicant Response
Overlooking from the roof top deck and appropriate screening measures put in place.	The height of the balustrading and screening has been raised to 1500mm and details of the screens are illustrated on the plans. The screening is considered to mitigate overlooking from the roof top deck.

- **SUMMARY**

The issue raised by the representor is considered in the assessment of the application outlined below.

### **AGENCY REFERRALS**

Nil

### **INTERNAL REFERRALS**

Nil

### **PLANNING ASSESSMENT**

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

#### **Land Use**

Dwellings are deemed to satisfy land use in the Zone and are therefore an acceptable form of development, subject to meeting other requirements of the Code.

#### **Design & Appearance**

The dwelling is a modern design, which incorporates a good mix of materials that complement the existing built form in this locality. The metal screening proposed for the side elevations provides some views through to and out from the building and the colours proposed work well with the stonework of the carport.

The proposed setbacks to all boundaries are considered to be acceptable. The rear setback of 5.3m (Jackson Street) aligns with the dwelling to the north, which also presents its rear yard to Dawson Drive. The northern and southern side setbacks of 5.2m and 1.92m are considered adequate and consistent with other two-storey dwellings within the locality. The southern setback of 1.92m is short of the desired 2.8m (DTS/DPF 8.1) however, the overshadowing to the large southern property during the winter solstice is mainly during the afternoon hours and is not unreasonable.

The minor protrusions of the decks on the lower level will sit below fence level and not be visible from neighbouring properties and are therefore acceptable. The 4m setback to the Dawson Drive (primary street) boundary is also reasonable and is consistent with dwellings neighbouring to the north.

The applicant, after discussions with Council, has dropped the finished floor level of the dwelling from 6.05 AHD to 5.50 AHD. The drop was in response to concerns raised with respect to the overall height of the dwelling and its elevation above natural ground level. The lowering of the floor level drops the overall height of the dwelling to a height 9.7 metres, inclusive of the privacy screening for the roof top terrace. The actual roof height is 8.2 metres above natural ground level.

The floor level of the dwelling together with its overall height is going to be higher than the existing dwellings in this locality, noting they all appear to graduate to a height of around 7 metres. When determining the acceptability of the height of the dwelling, consideration needs to be given to the TNV for the Zone, which

seeks single storey dwellings and PO 4.1 that desires new dwellings to complement the height of nearby buildings.

Although the overall height of the dwelling exceeds that of nearby dwellings, it only marginally exceeds their height with a roof height of 8.2 metres. There is an opportunity to further lower the dwelling and the Panel may see this as a correct design solution for this site, noting the neighbouring dwelling to the north has cut their modest height dwelling into the site and perhaps something similar should be contemplated here. This considered, the overall height of the dwelling is, on balance, acceptable, given it is only exceeding the roof height of dwellings in the locality when measured at the lower end of the site and the applicant has made a valid attempt to lower the floor level of the dwelling and to respond to the topography. Landscaping is recommended to be required as a condition along the northern and southern side boundaries to soften the vertical profile of the building.

The roof top terrace will only be visible from Jackson Street and will generally be transparent and result in minimal visual intrusion. It is considered a positive addition to the proposal and will improve the functionality of the dwelling.

The enclosed stone wall of the carport sited on the northern boundary and the Jackson Street boundary is considered to create minimal impact on the neighbour to the north, due to it being positioned adjacent to the rear yard and driveway for that property and because the Code supports ancillary structures being sited on side boundaries for up to 11.5m in length. The siting of the carport on the Jackson Street boundary is at odds with the desired 900mm setback of the Zone however, is acceptable, given it is set down lower than the street level (Jackson Street), is well distanced from the carriageway on Jackson Street and will not be prominent nor detract from the streetscape.

The retaining wall to be sited on the western Dawson Drive boundary will marry up with the retaining wall constructed on the neighbouring property to the north. The eastern wall is a feature wall and appears to not be required to support any excavation or filling. The stone walls with landscaping are a visual feature when viewed from Dawson Drive and are not considered to impact on neighbours.

The stone wall to be constructed on the rear Jackson Street boundary is considered to complement the development and visually reduce the vertical profile of the dwelling when viewed from Jackson Street.

### **Traffic Impact, Access and Parking**

The carport is to sit at an FFL of 5.75 AHD, which will be a gentle grade up to the street level (6.75 AHD), given the long length of the driveway over the verge. The invert and driveway are acceptably positioned in relation to other driveways in this locality and the Jackson Street/Park Tce bend.

The carport will also cater for two vehicles undercover which is sufficient parking for a three bedroom dwelling.

### **Amenity**

Due to the dwelling being raised above the natural ground level and it being two storeys in height, there is the potential for some overlooking. The potential overlooking from the third level roof top terrace has been adequately addressed with louvred screening to 1500mm high that restricts views into neighbouring properties.

The small decks on the lower level on the northern and southern sides of the dwelling would benefit from the establishment of privacy screens on them, given when persons are standing on them they will be able to see over the fence to the north and south. Therefore, it is recommended that privacy screens be required as an imposed condition on any approval to be established with a minimum height of 1500mm and this detail be provided to and supported by Council prior to development approval being granted. Without requiring these

screens it may create issues for occupants of future dwellings on the neighbouring blocks to the north and south.

The vertical flat bar screens for the side elevations of the balconies are to look something similar to what is shown in **Figure 4** below. The spacings between the bars are considered too great to mitigate overlooking, however, any overlooking will be primarily into the front yards of future dwellings to the north and south and this is considered public realm and not unreasonable.



Figure 4: – Flat bar screen example

The provision of more than 80m<sup>2</sup> of private open space is provided with the proposal, primarily on the northern side of the dwelling. The balconies contribute to this area as well, noting the lower level balcony is accessed via a living area.

## CONCLUSION

The proposal is considered to exhibit the following merit:

- The land use proposed is envisaged in the Zone.
- Adequate setbacks to all boundaries, noting overshadowing to the south vacant property is not unreasonable.
- The modern design of the dwelling will contribute to the local built form environment.
- The dwelling is considered on balance, to respond to the topography acceptably.
- The overall height of the dwelling is considered on balance, to respond acceptably to the prevailing character and height of nearby dwellings.
- Adequate private open space and parking is provided for the three bedroom dwelling and overlooking has been suitably addressed.
- The carports siting and design is considered reasonable.

## **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 22000433, by Matthew Somers is GRANTED Planning Consent, subject to the following conditions:

### **CONDITIONS**

#### **Condition 1**

The Development shall be carried out in accordance with plan/s and details as approved by Council except where required to be varied by any condition of consent or where approval is sought from and granted by Council, for any variation. Reason: To ensure the development proceeds in an orderly manner.

#### **Condition 2**

The privacy screening for the roof top deck be established prior to occupation of the dwelling and maintained for the life of the development.

#### **Condition 3**

A privacy screen to a minimum height of 1500mm be added to the northern and southern lower level decks with details to be provided to, and supported by, Council prior to development approval being granted.

#### **Condition 4**

Landscaping capable of reaching mature heights of three metres and greater is to be established along the length of the northern (from the rear of the carport) and southern boundaries to soften the appearance of the overall height of the dwelling. The landscaping is to be established within six months of occupation of the dwelling and maintained for the life of the development.

## **OFFICER MAKING RECOMMENDATION**

**Name:** John Mason

**Title:** Consultant Planner

**Date:** 29 April 2022

## Attachment 1

Application Documents

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 6226 Folio 233

Parent Title(s) CT 5730/284  
Creating Dealing(s) RTU 13143954  
Title Issued 22/07/2019 Edition 2 Edition Issued 30/04/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

MATTHEW GERARD SOMERS  
KATHERINE LESLEY FLOYD  
OF 100 TAYLORS ROAD MOUNT MACEDON VIC 3876  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 1 DEPOSITED PLAN 121578  
IN THE AREA NAMED ROBE  
HUNDRED OF WATERHOUSE

### Easements

NIL

### Schedule of Dealings

NIL

### Notations

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



## Certificate of Title

Title Reference: CT 6226/233  
Status: CURRENT  
Parent Title(s): CT 5730/284  
Dealing(s) Creating Title: RTU 13143954  
Title Issued: 22/07/2019  
Edition: 2

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
27/04/2021	30/04/2021	13511408	TRANSFER	REGISTERED	MATTHEW GERARD SOMERS, KATHERINE LESLEY FLOYD

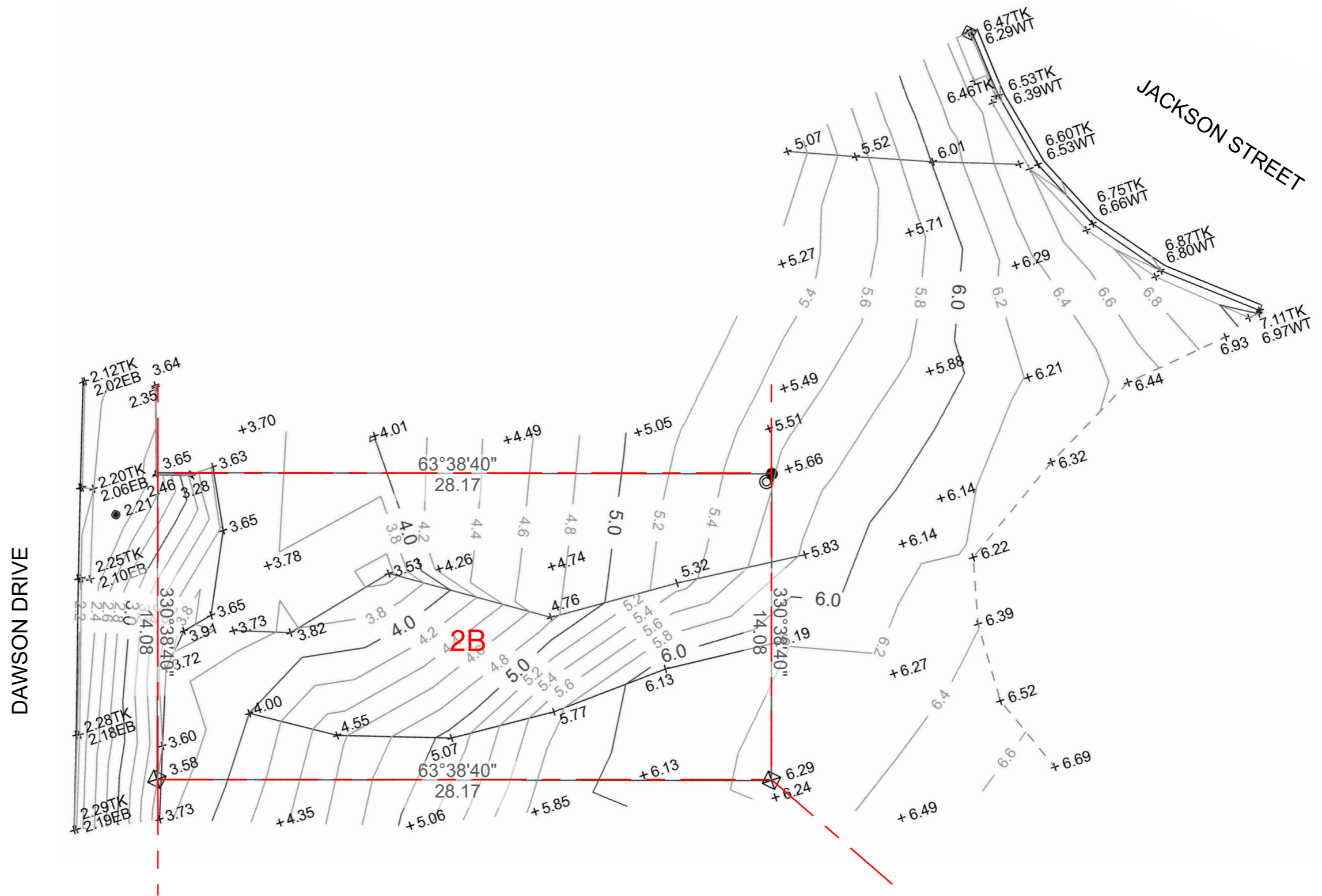
2B DAWSON DRIVE, ROBE, SA  
PROPOSED: RESIDENTIAL - NEW SINGLE DWELLING

DRAWING LIST:

TP00	COVER PAGE
TP01	EXISTING SITE PLAN
TP02	PROPOSED SITE PLAN
TP03	PROPOSED GROUND FLOOR PLAN
TP04	PROPOSED FIRST FLOOR PLAN
TP05	PROPOSED ROOF PLAN
TP06	PROPOSED ELEVATIONS - North
TP07	PROPOSED ELEVATIONS - East
TP08	PROPOSED ELEVATIONS - South
TP09	PROPOSED ELEVATIONS - West
TP10	SHADOW DIAGRAMS
TP11	SHADOW DIAGRAMS
TP12	SHADOW DIAGRAMS
TP13	OVERLOOKING DIAGRAMS



TOWN PLANNING ISSUE

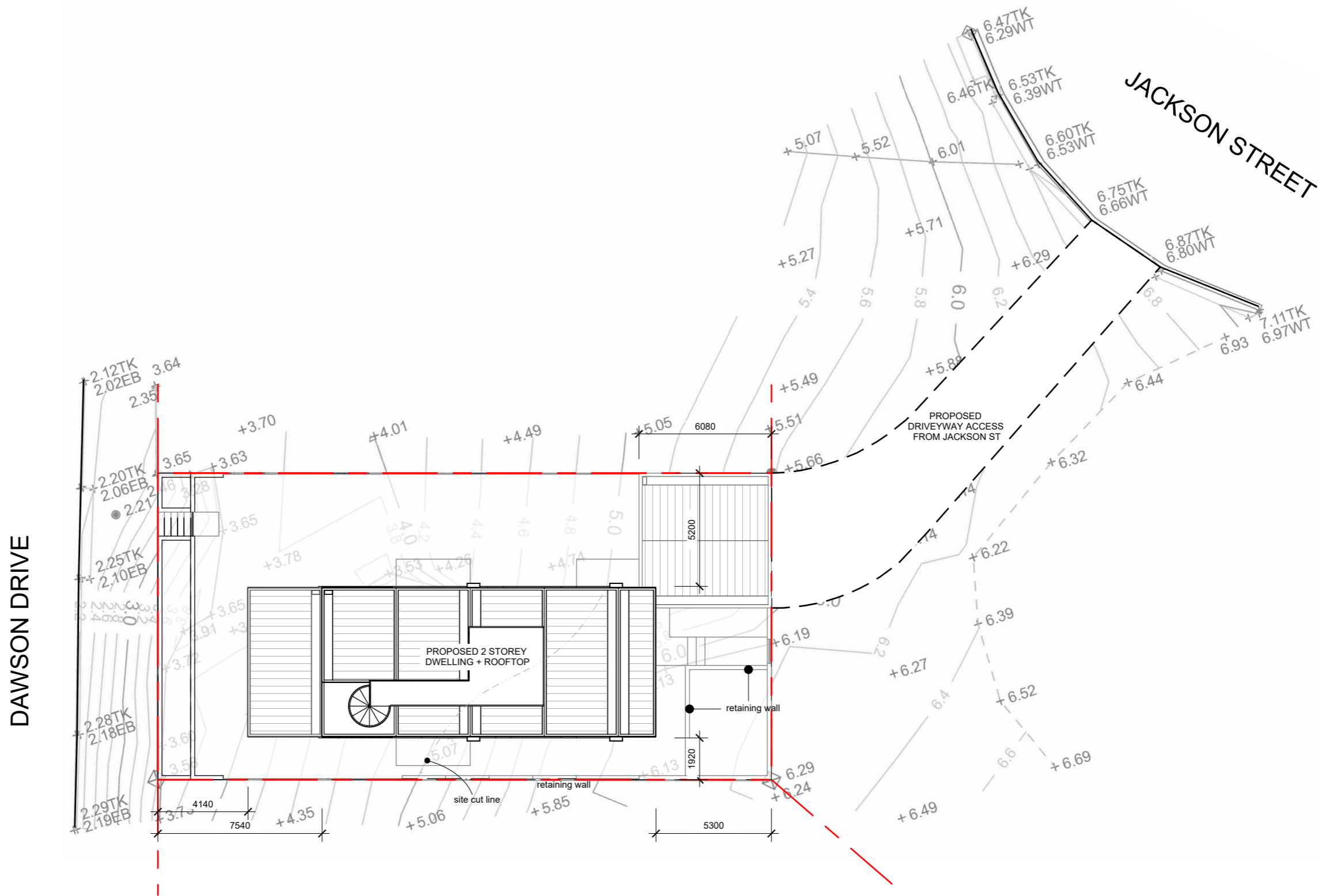


TOWN PLANNING ISSUE



Project Type & Location		
RESIDENTIAL - NEW SINGLE DWELLING - 2B DAWSON DRIVE, ROBE, SA		
Project No.	Date Issued	Scale
2114	24/03/22	1:200@A3 U.N.O
Project Stage	Drawn	Checked
SCHEMATIC DESIGN	NG	CB

Drawing No.	Revision
TP 01	01
Drawing Title	
EXISTING SITE PLAN	



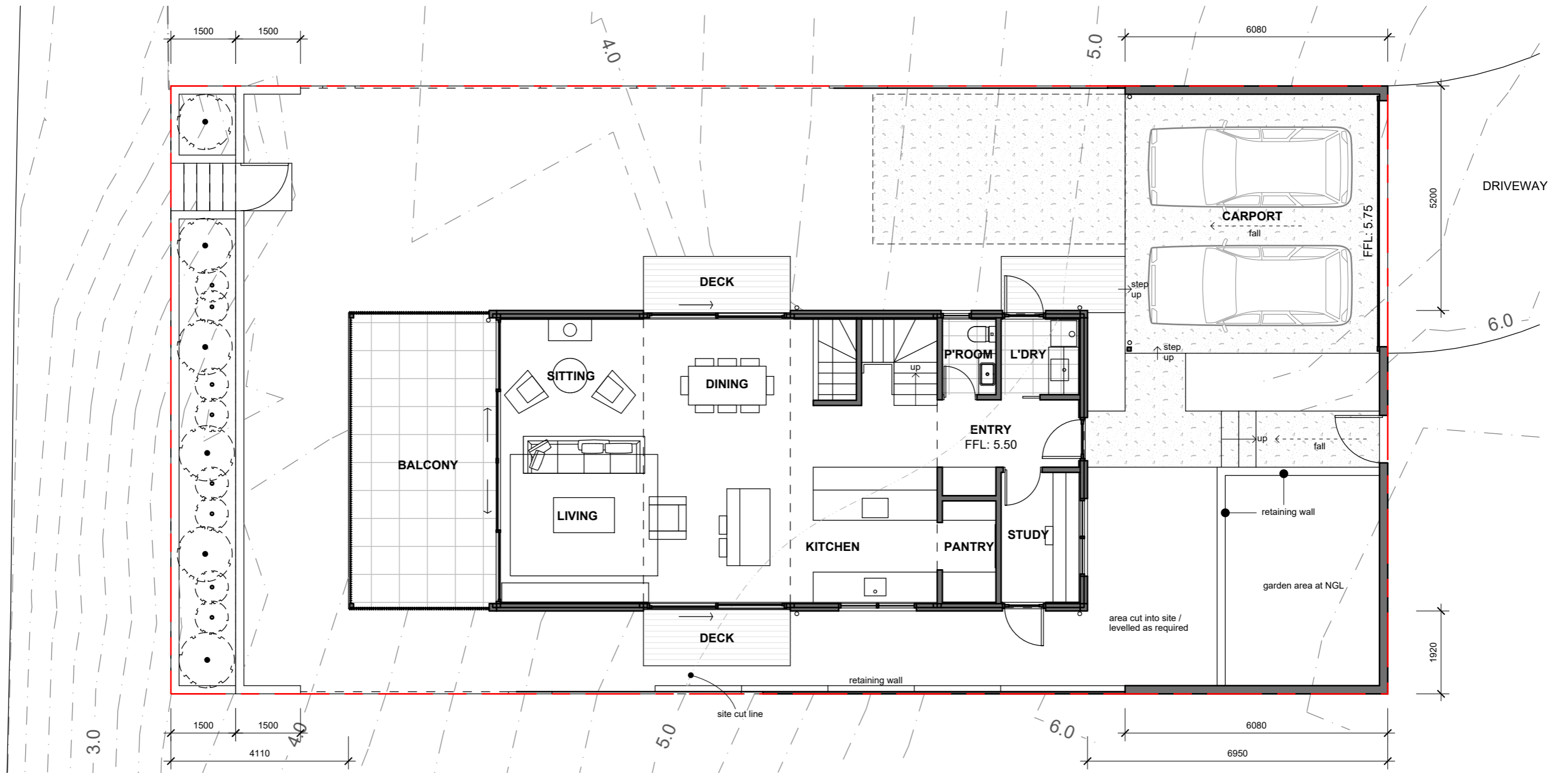
TOWN PLANNING ISSUE



Project Type & Location		
RESIDENTIAL - NEW SINGLE DWELLING - 2B DAWSON DRIVE, ROBE, SA		
Project No.	Date Issued	Scale
2114	24/03/22	1:200@A3 U.N.O
Project Stage	Drawn	Checked
SCHEMATIC DESIGN	NG	CB

Drawing No.	Revision
TP 02	01
Drawing Title	
PROPOSED SITE PLAN	

DAWSON DRIVE



TOWN PLANNING ISSUE

FO

A

FIELD OFFICE ARCHITECTURE

L2, 322 Brunswick St  
Fitzroy, Victoria 3065  
www.fieldoffice.com.au

© Field Office Pty Ltd  
8395 3703  
info@fieldoffice.com.au



Project Type & Location

RESIDENTIAL - NEW SINGLE DWELLING - 2B DAWSON DRIVE, ROBE, SA

Project No.  
2114

Date Issued  
24/03/22

Scale  
1:100@A3 U.N.O

Project Stage  
SCHEMATIC DESIGN

Drawn  
NG

Checked  
CB

Drawing No.

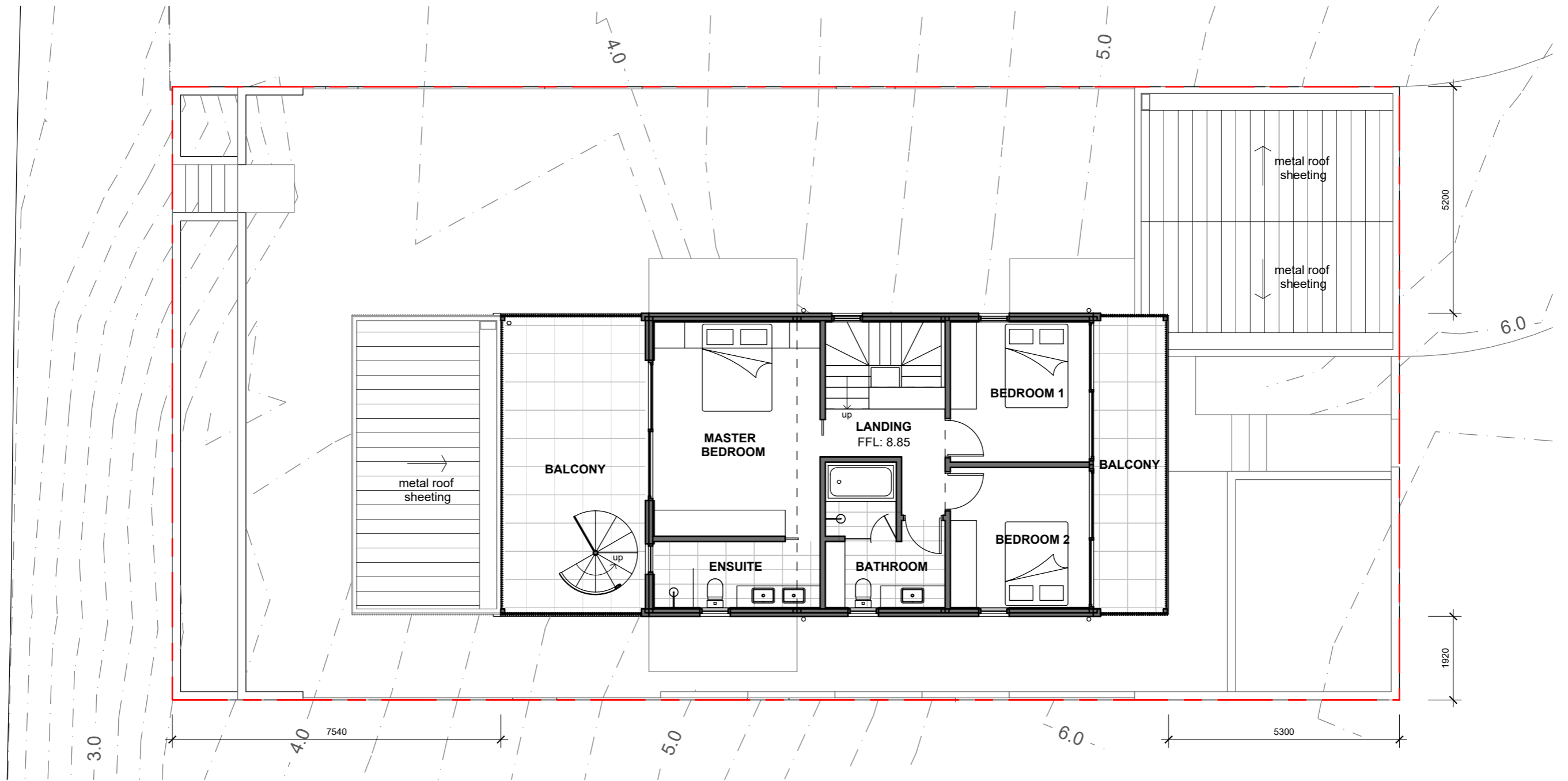
Revision

TP 03

01

Drawing Title  
GROUND FLOOR PLAN

DAWSON DRIVE



TOWN PLANNING ISSUE

FO

A

FIELD OFFICE ARCHITECTURE

L2, 322 Brunswick St  
Fitzroy, Victoria 3065  
www.fieldoffice.com.au

© Field Office Pty Ltd  
8395 3703  
info@fieldoffice.com.au



Project Type & Location

RESIDENTIAL - NEW SINGLE DWELLING - 2B DAWSON DRIVE, ROBE, SA

Project No.  
2114

Date Issued  
24/03/22

Scale  
1:100@A3 U.N.O

Project Stage  
SCHEMATIC DESIGN

Drawn  
NG

Checked  
CB

Drawing No.

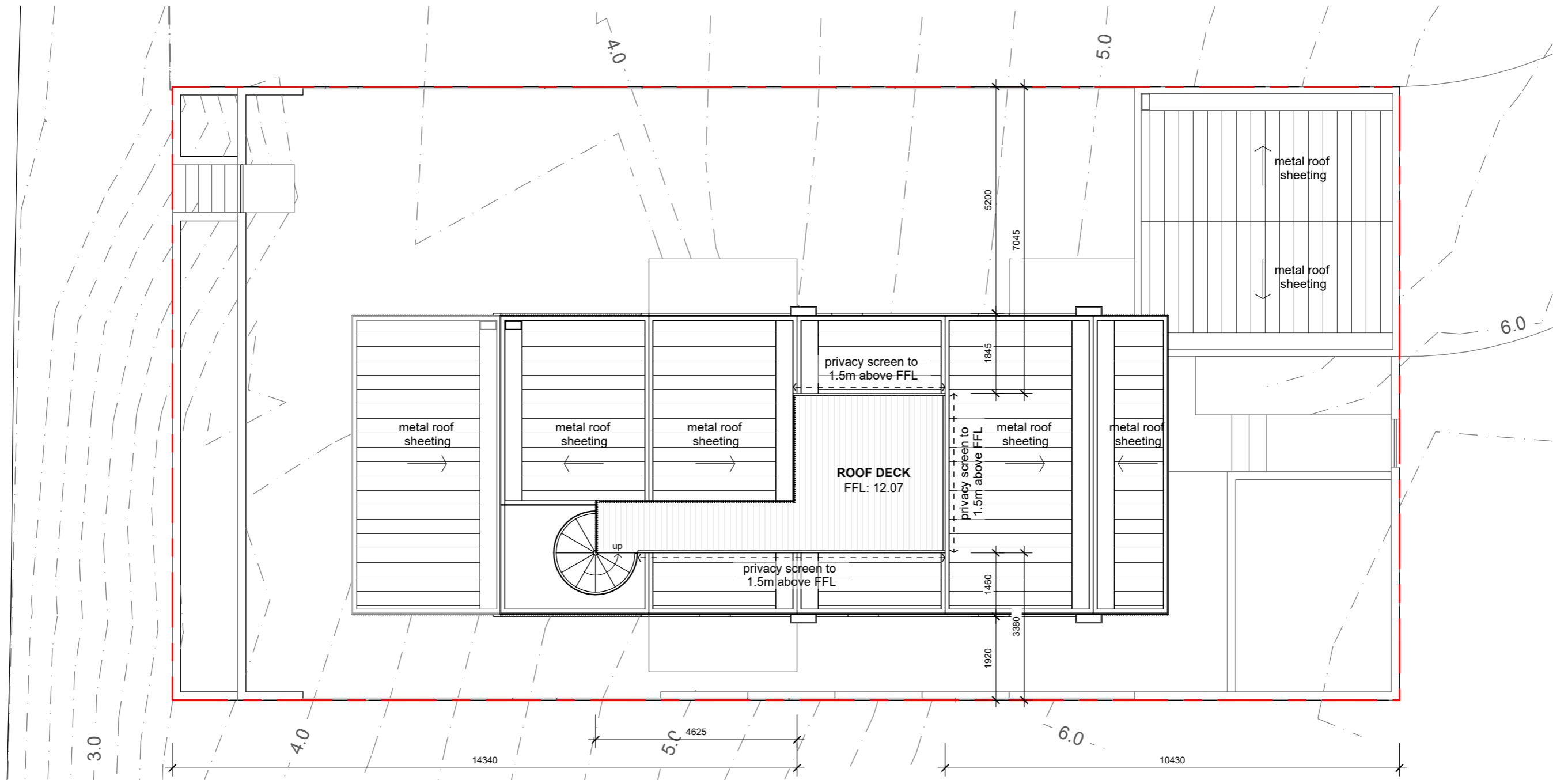
TP 04

FIRST FLOOR PLAN

Revision

01

DAWSON DRIVE



TOWN PLANNING ISSUE

FO

A FIELD OFFICE ARCHITECTURE

L2, 322 Brunswick St  
Fitzroy, Victoria 3065  
www.fieldoffice.com.au

© Field Office Pty Ltd  
8395 3703  
info@fieldoffice.com.au



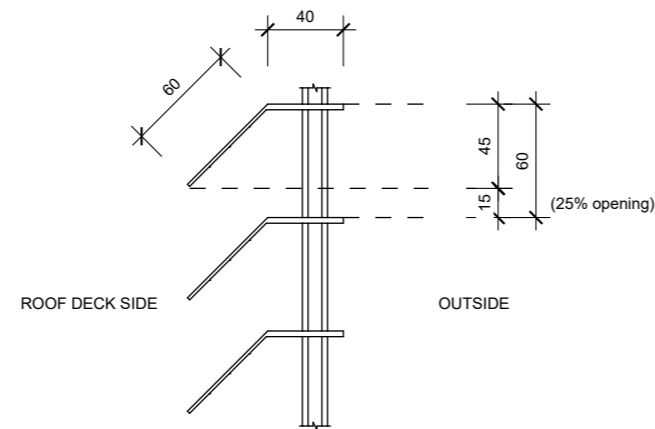
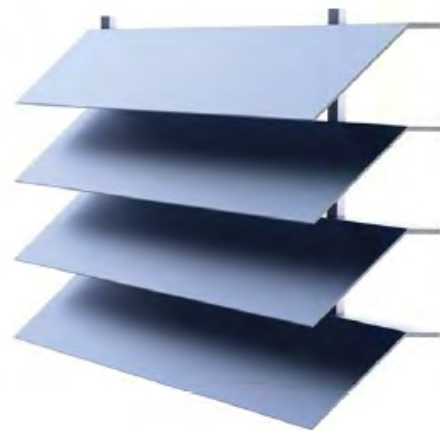
Project Type & Location		
RESIDENTIAL - NEW SINGLE DWELLING - 2B DAWSON DRIVE, ROBE, SA		
Project No.	Date Issued	Scale
2114	24/03/22	1:100@A3 U.N.O
Project Stage	Drawn	Checked
SCHEMATIC DESIGN	NG	CB

Drawing No.	Revision
TP 05	01
Drawing Title	
ROOF PLAN	



**PRIVACY SCREENING DETAILS**

Louvreclad Mirage Series MSS MSS-40360/135-60 or similar / max. 25% opening / transparency.



**LEGEND - EXTERNAL MATERIALS**

- ① CORTEN STEEL CLADDING
- ② CHARCOAL / BLACK METAL CLADDING
- ③ JAFFA LIMESTONE BLOCKWORK
- ④ BLACK ALUMINIUM FRAMED GLAZING
- ⑤ VERTICAL FLAT BAR SCREENS
- ⑥ MINI-ORB CORRUGATED METAL FENCE + SCREENING ABOVE
- ⑦ PRIVACY SCREENING WITH MAX. 25% TRANSPARENCY / OPENING.

TOWN PLANNING ISSUE





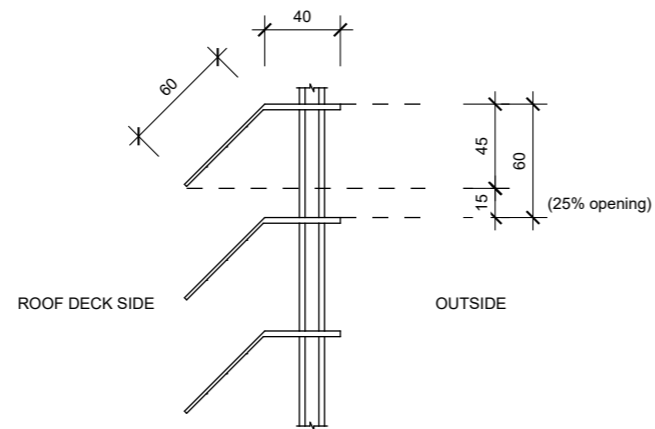
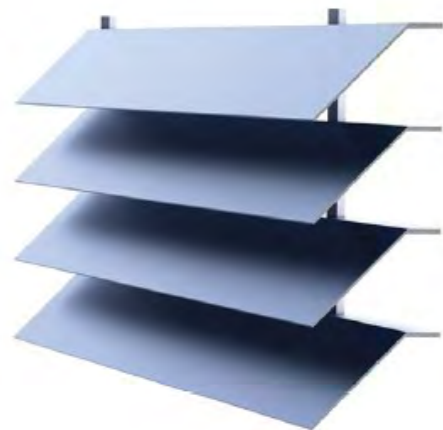
EAST ELEVATION  
(BEYOND FRONT FENCE)



EAST ELEVATION  
(AT EAST BOUNDARY SHOWING  
FRONT FENCE + GARAGE)

**PRIVACY SCREENING DETAILS**

Louvreclad Mirage Series MSS MSS-40360/135-60 or similar / max. 25% opening / transparency.



**LEGEND - EXTERNAL MATERIALS**

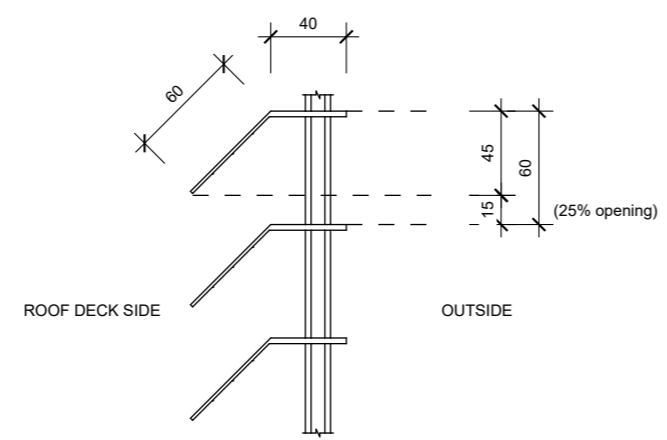
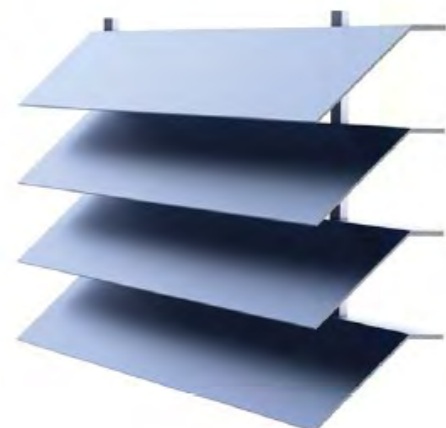
- ① CORTEN STEEL CLADDING
- ② CHARCOAL / BLACK METAL CLADDING
- ③ JAFFA LIMESTONE BLOCKWORK
- ④ BLACK ALUMINIUM FRAMED GLAZING
- ⑤ VERTICAL FLAT BAR SCREENS
- ⑥ MINI-ORB CORRUGATED METAL FENCE + SCREENING ABOVE
- ⑦ PRIVACY SCREENING WITH MAX. 25% TRANSPARENCY / OPENING.

TOWN PLANNING ISSUE



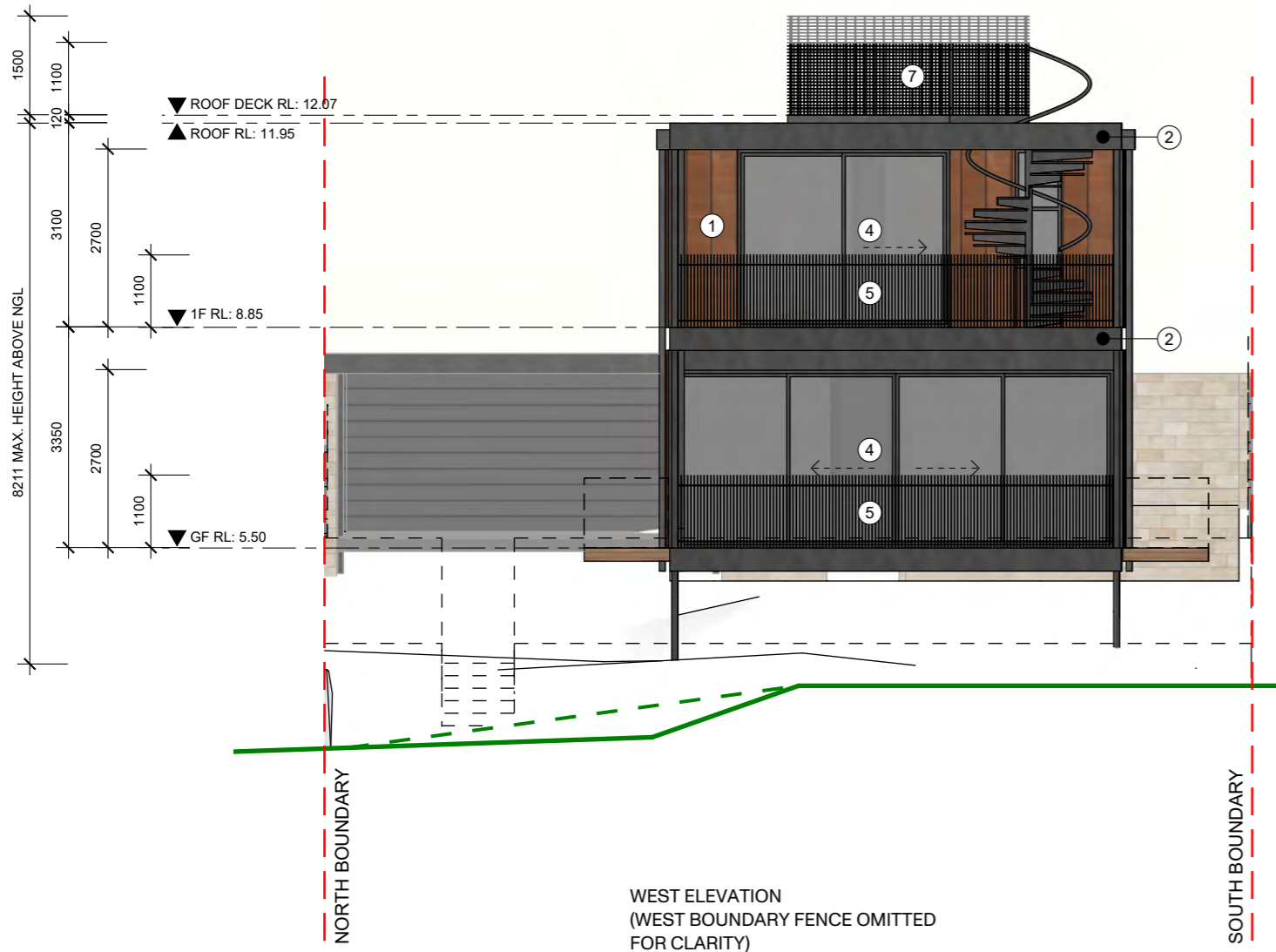
SOUTH ELEVATION  
(SOUTH BOUNDARY FENCE OMITTED FOR CLARITY)

**PRIVACY SCREENING DETAILS**  
Louvreclad Mirage Series MSS MSS-40360/135-60 or similar / max. 25% opening / transparency.



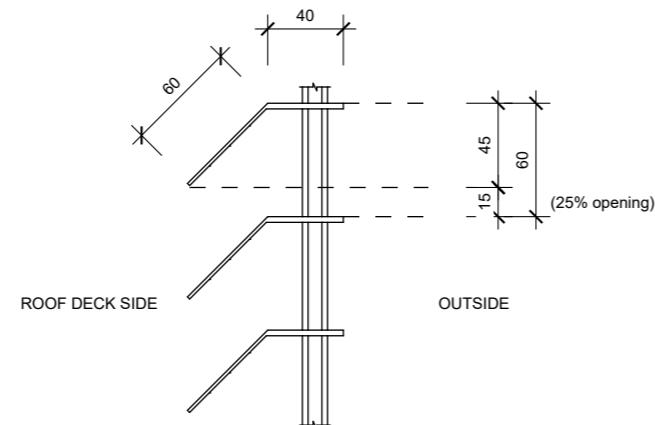
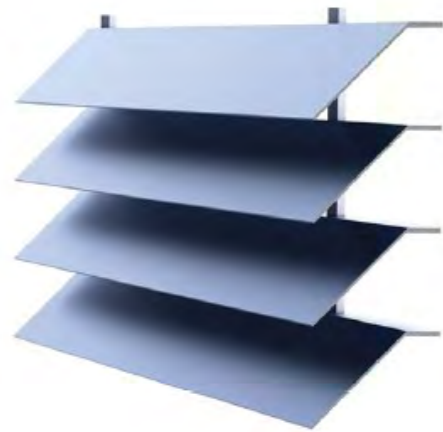
- LEGEND - EXTERNAL MATERIALS**
- ① CORTEN STEEL CLADDING
  - ② CHARCOAL / BLACK METAL CLADDING
  - ③ JAFFA LIMESTONE BLOCKWORK
  - ④ BLACK ALUMINIUM FRAMED GLAZING
  - ⑤ VERTICAL FLAT BAR SCREENS
  - ⑥ MINI-ORB CORRUGATED METAL FENCE + SCREENING ABOVE
  - ⑦ PRIVACY SCREENING WITH MAX. 25% TRANSPARENCY / OPENING.

TOWN PLANNING ISSUE



**PRIVACY SCREENING DETAILS**

Louvreclad Mirage Series MSS MSS-40360/135-60 or similar / max. 25% opening / transparency.



**LEGEND - EXTERNAL MATERIALS**

- ① CORTEN STEEL CLADDING
- ② CHARCOAL / BLACK METAL CLADDING
- ③ JAFFA LIMESTONE BLOCKWORK
- ④ BLACK ALUMINIUM FRAMED GLAZING
- ⑤ VERTICAL FLAT BAR SCREENS
- ⑥ MINI-ORB CORRUGATED METAL FENCE + SCREENING ABOVE
- ⑦ PRIVACY SCREENING WITH MAX. 25% TRANSPARENCY / OPENING.

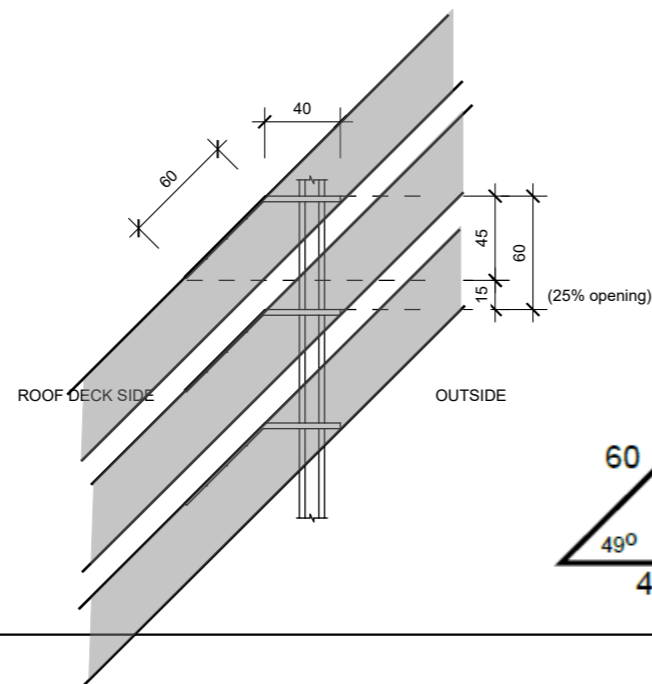
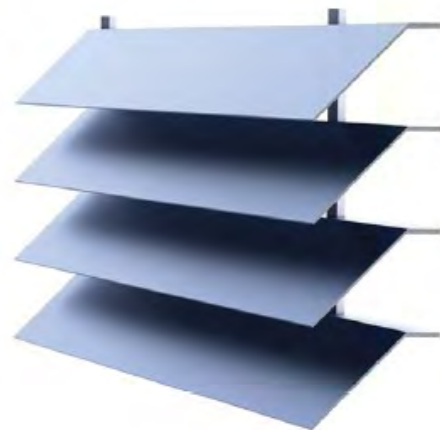
TOWN PLANNING ISSUE



NORTH ELEVATION  
(NORTH BOUNDARY FENCE OMITTED FOR CLARITY)

**PRIVACY SCREENING DETAILS**

Louvreclad Mirage Series MSS MSS-40360/135-60 or similar / max. 25% opening / transparency.

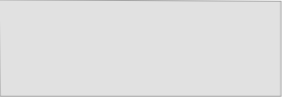
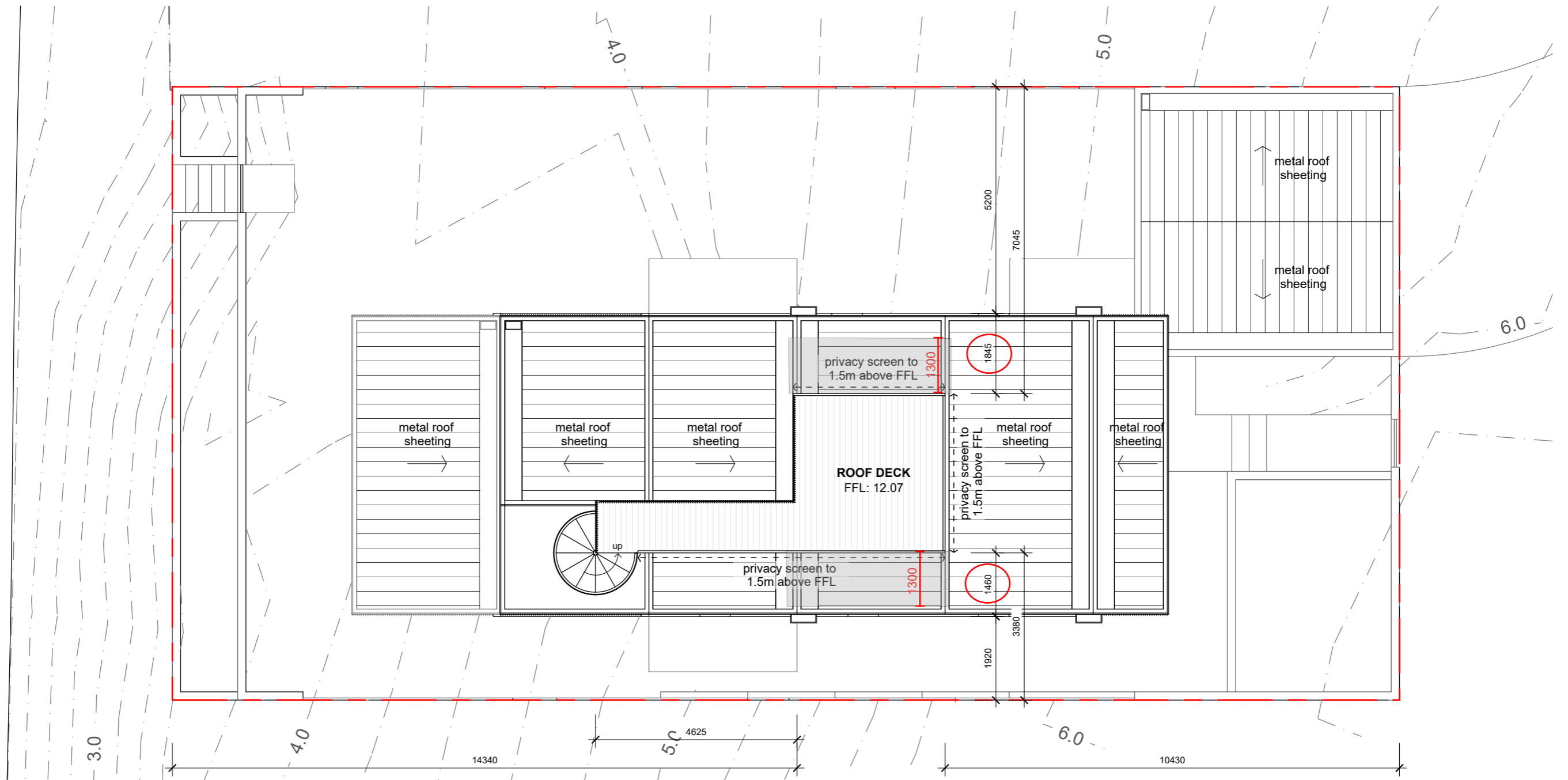


**LEGEND - EXTERNAL MATERIALS**

- ① CORTEN STEEL CLADDING
- ② CHARCOAL / BLACK METAL CLADDING
- ③ JAFFA LIMESTONE BLOCKWORK
- ④ BLACK ALUMINIUM FRAMED GLAZING
- ⑤ VERTICAL FLAT BAR SCREENS
- ⑥ MINI-ORB CORRUGATED METAL FENCE + SCREENING ABOVE
- ⑦ PRIVACY SCREENING WITH MAX. 25% TRANSPARENCY / OPENING.

TOWN PLANNING ISSUE

DAWSON DRIVE



Extent of view through 1500 mm high privacy screen with 25% opening / transparency.

TOWN PLANNING ISSUE

FO

A FIELD OFFICE ARCHITECTURE

L2, 322 Brunswick St  
Fitzroy, Victoria 3065  
www.fieldoffice.com.au

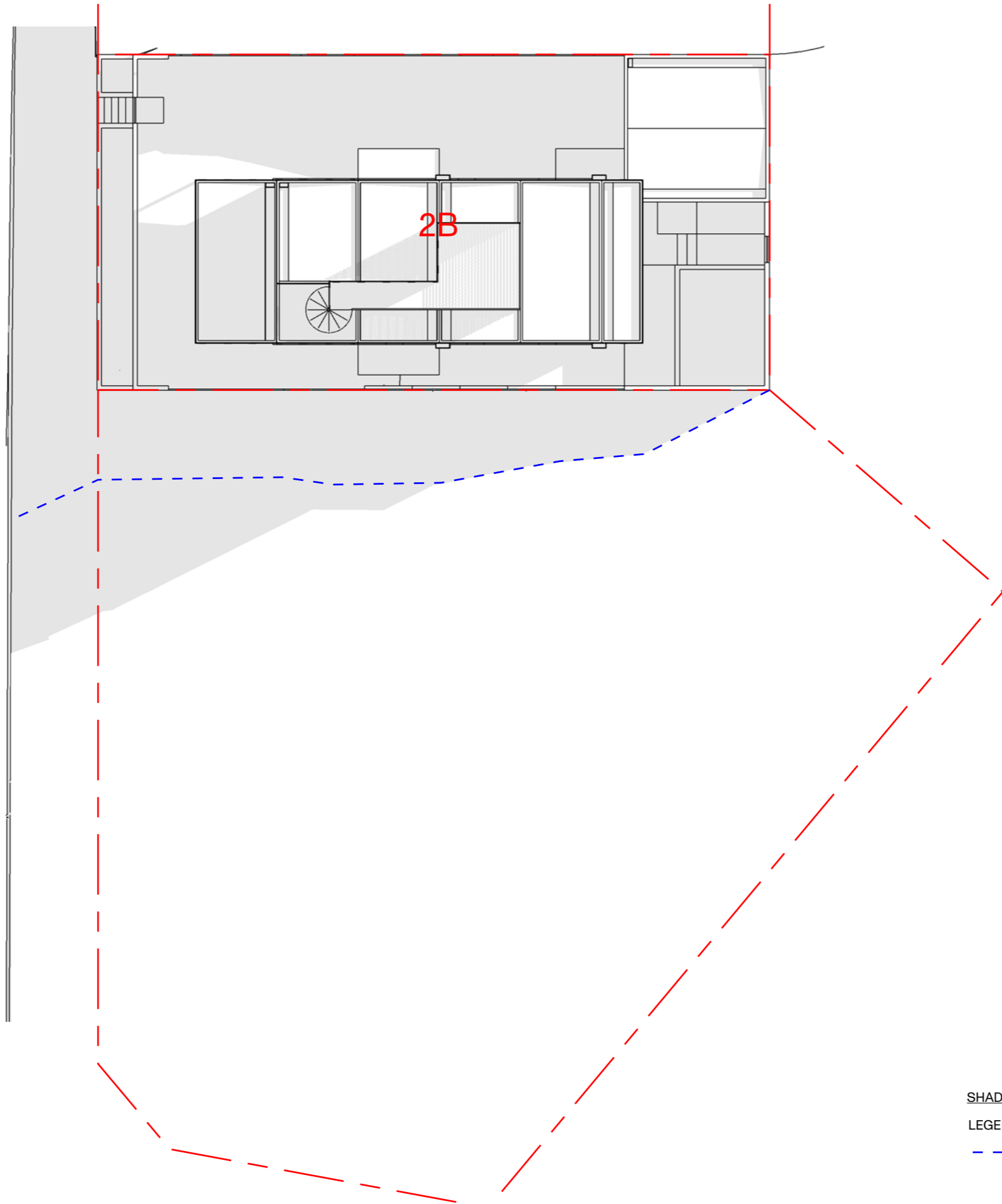
© Field Office Pty Ltd  
8395 3703  
info@fieldoffice.com.au



Project Type & Location		
RESIDENTIAL - NEW SINGLE DWELLING - 2B DAWSON DRIVE, ROBE, SA		
Project No. 2114	Date Issued 24/03/22	Scale 1:100@A3 U.N.O
Project Stage SCHEMATIC DESIGN	Drawn NG	Checked CB

Drawing No.	Revision
TP 05	01
Drawing Title ROOF PLAN	

DAWSON DRIVE



SHADOWS - 9am 21/06  
LEGEND - SHADOW DIAGRAMS  
- - - outline of shadow from boundary fence

TOWN PLANNING ISSUE

FO

A | FIELD OFFICE ARCHITECTURE

L2, 322 Brunswick St  
Fitzroy, Victoria 3065  
www.fieldoffice.com.au

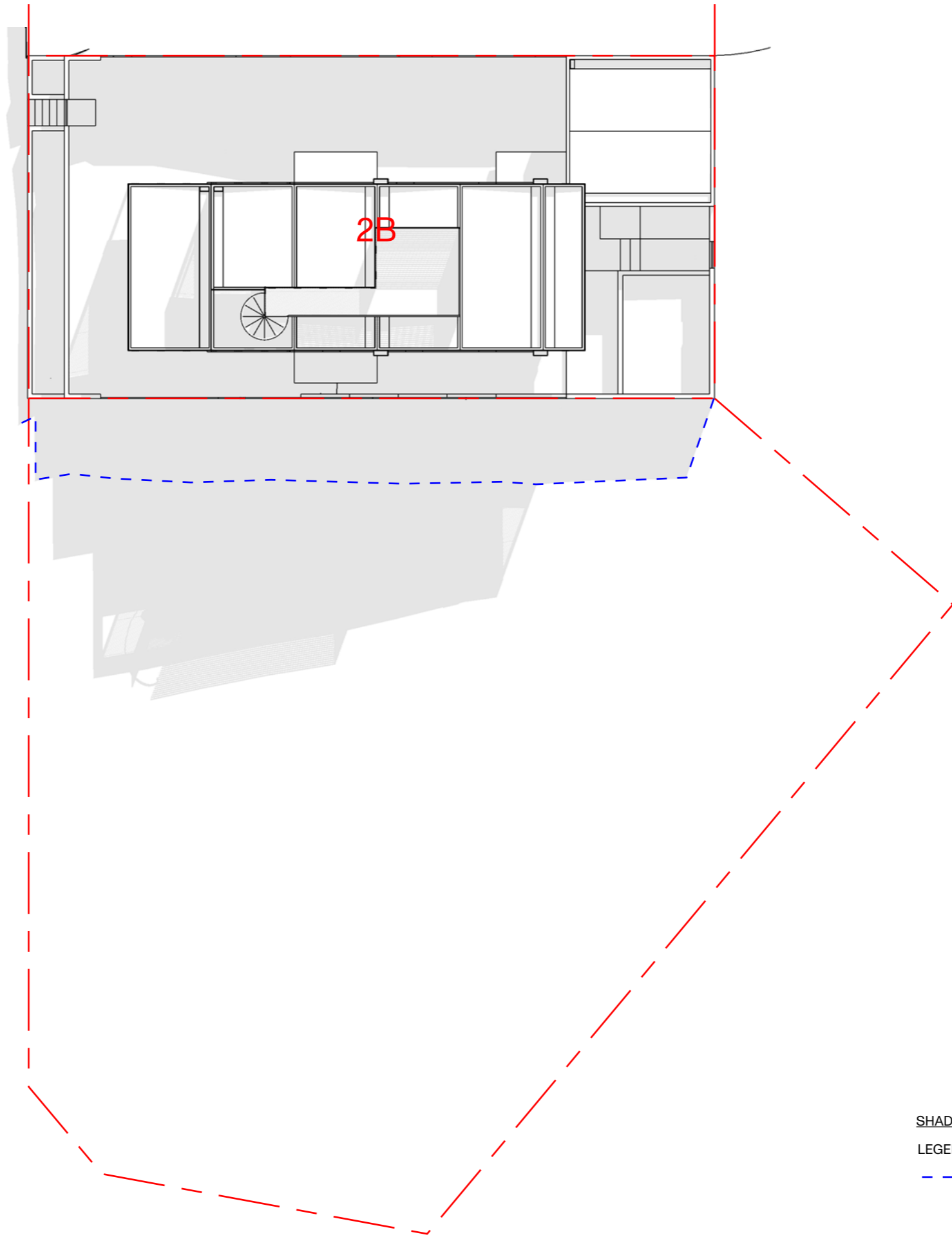
© Field Office Pty Ltd  
8395 3703  
info@fieldoffice.com.au



Project Type & Location		
RESIDENTIAL - NEW SINGLE DWELLING - 2B DAWSON DRIVE, ROBE, SA		
Project No.	Date Issued	Scale
2114	24/03/22	1:200@A3 U.N.O
Project Stage	Drawn	Checked
SCHEMATIC DESIGN	NG	CB

Drawing No.	Revision
TP 10	01
Drawing Title	
SHADOW DIAGRAMS 9AM	

DAWSON DRIVE



SHADOWS - 12pm 21/06

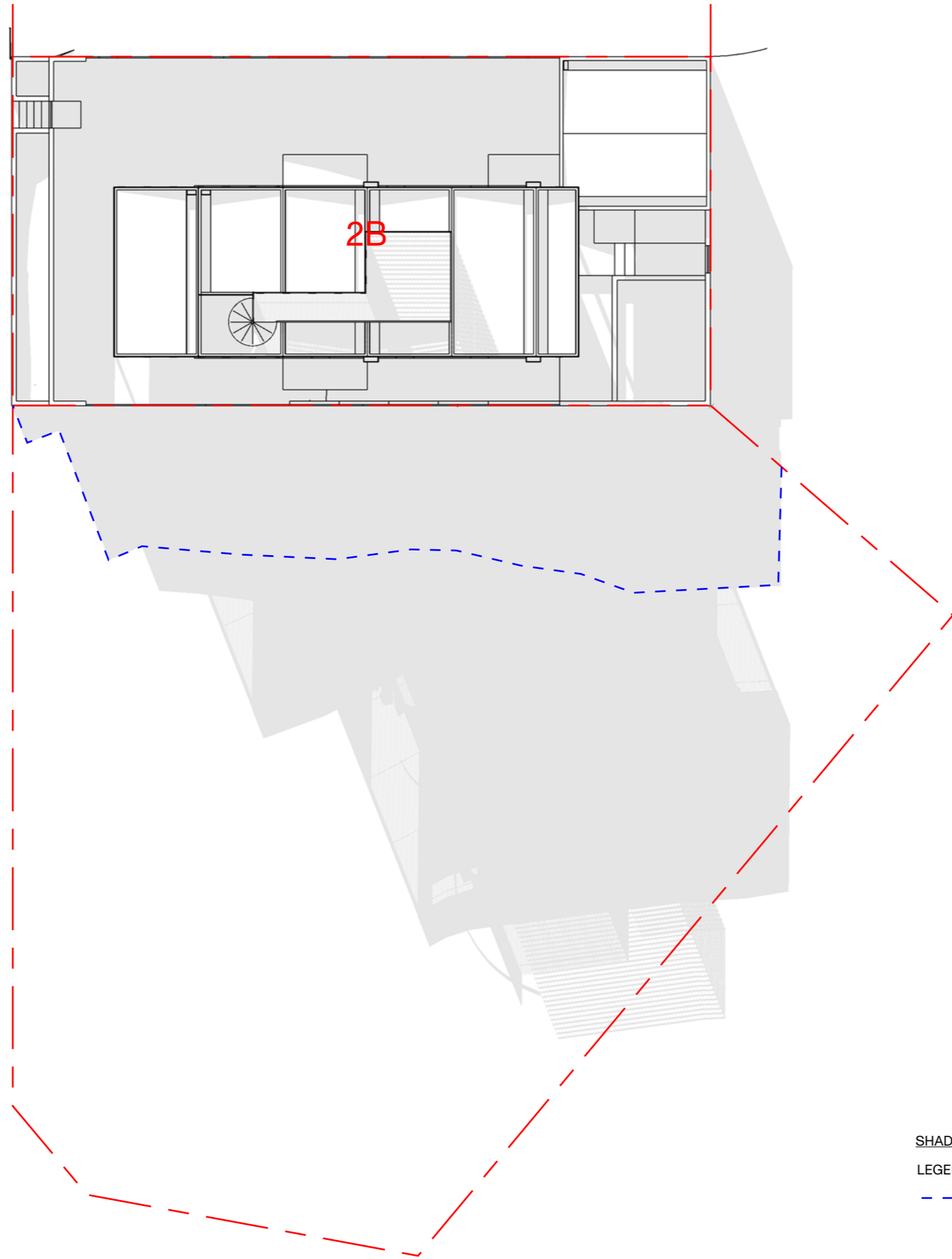
LEGEND - SHADOW DIAGRAMS

- - - - - outline of shadow from boundary fence

TOWN PLANNING ISSUE



DAWSON DRIVE



SHADOWS - 3pm 21/06

LEGEND - SHADOW DIAGRAMS

- - - - - outline of shadow from boundary fence

TOWN PLANNING ISSUE



Project Type & Location

RESIDENTIAL - NEW SINGLE DWELLING - 2B DAWSON DRIVE, ROBE, SA

Project No.  
2114

Date Issued  
24/03/22

Scale  
1:200@A3 U.N.O

Project Stage  
SCHEMATIC DESIGN

Drawn  
NG

Checked  
CB

Drawing No.

TP 12

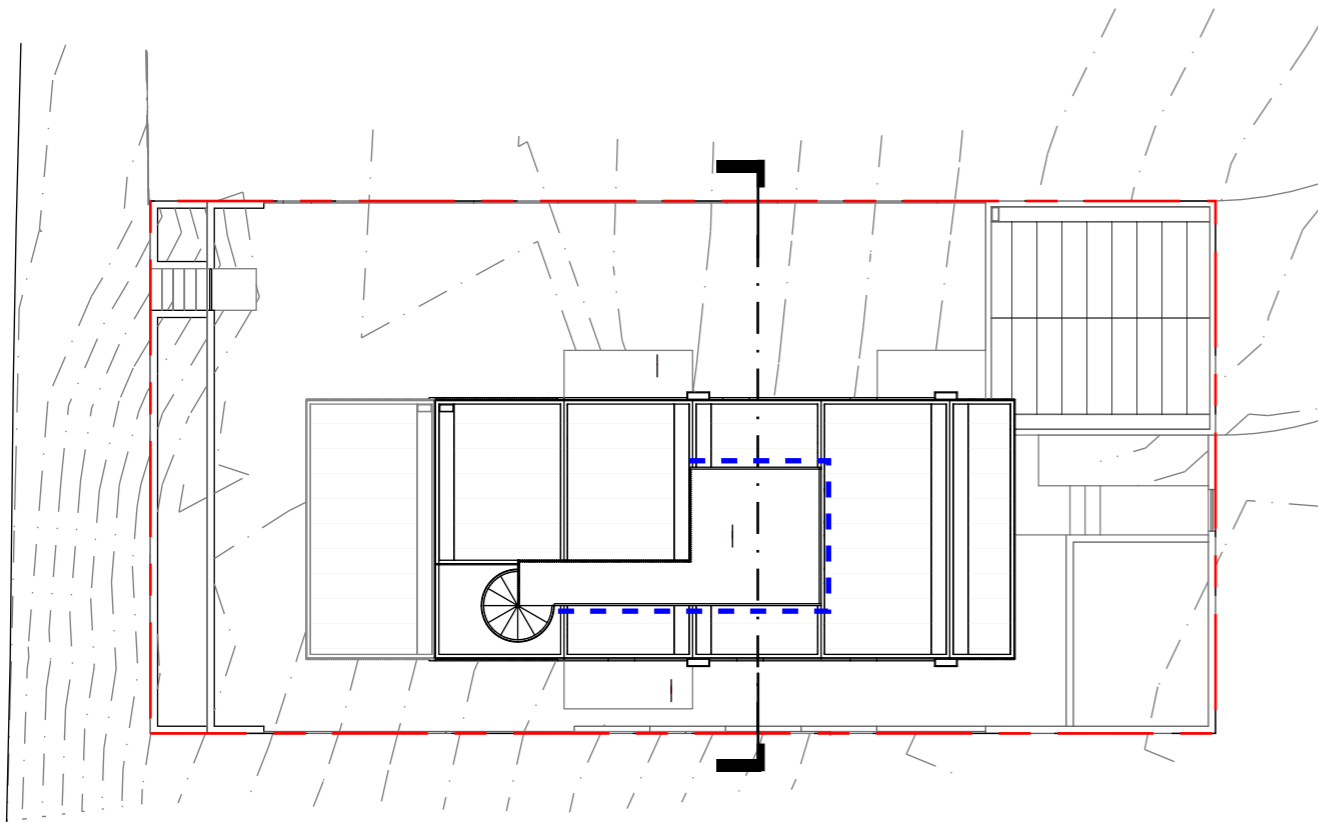
Drawing Title  
SHADOW DIAGRAM 3PM

Revision

01



DAWSON DRIVE

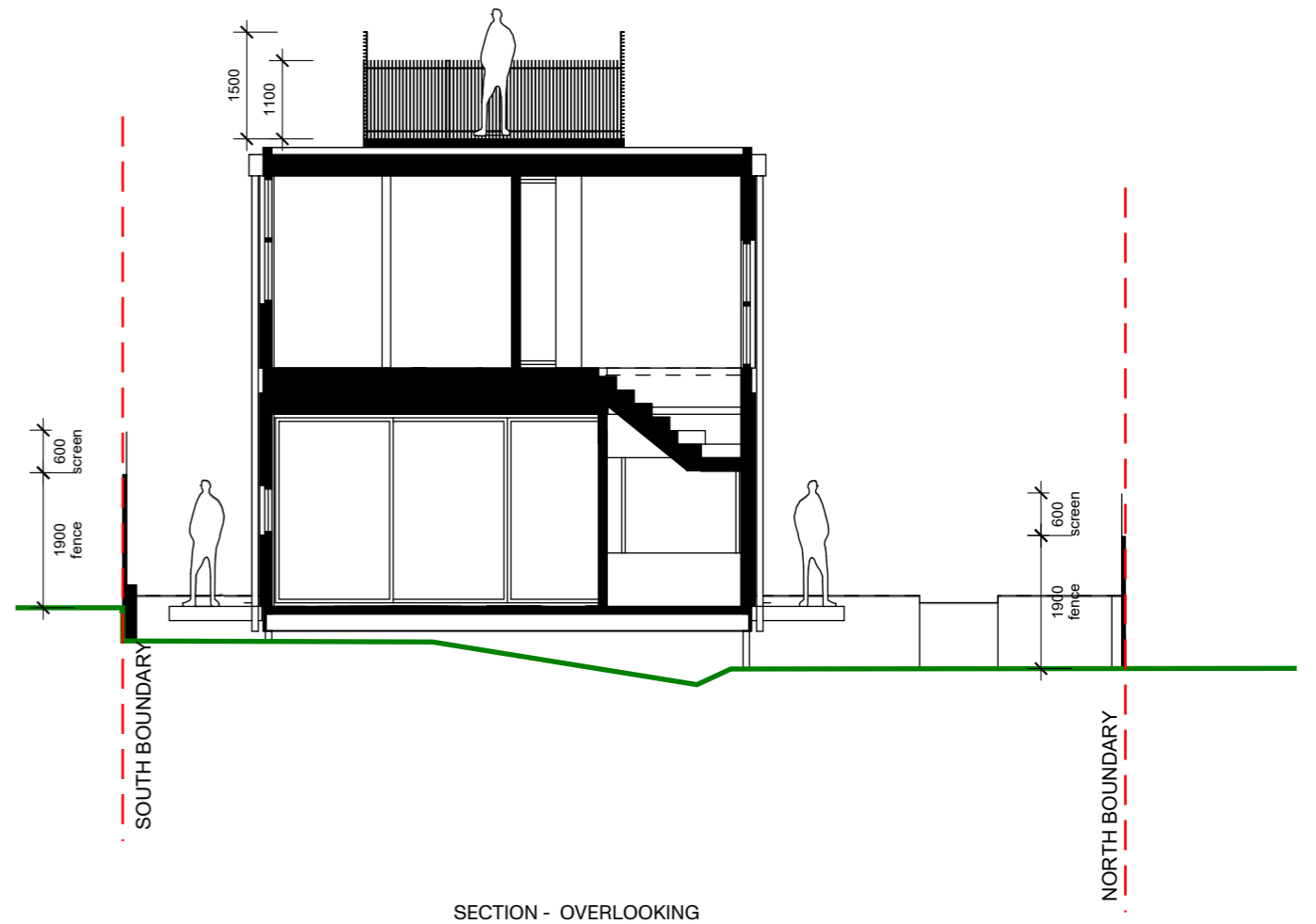
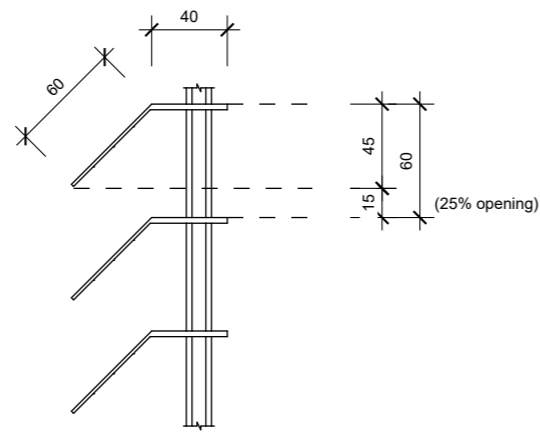
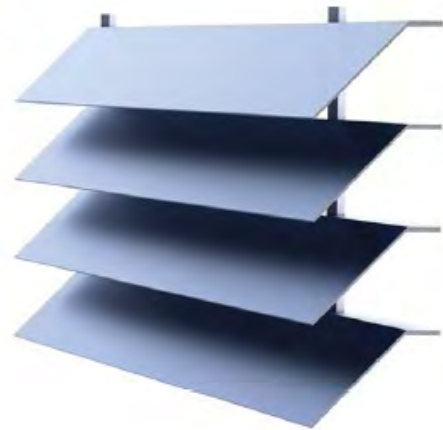


ROOF PLAN - 1:200 @ A3

--- Privacy screen to 1.5m above FFL

**PRIVACY SCREENING DETAILS**

Louvreclad Mirage Series MSS MSS-40360/135-60 or similar / max. 25% opening / transparency.



SECTION - OVERLOOKING

TOWN PLANNING ISSUE



## Attachment 2

### Representations

# Details of Representations

## Application Summary

Application ID	22000433
Proposal	Two-storey Detached Dwelling with Roof Deck and Carport
Location	2B DAWSON DR ROBE SA 5276

## Representations

### Representor 1 - Robert and Sonya Chalk

Name	Robert and Sonya Chalk
Address	4026 Riddoch Highway WILLALOOKA SA, 5267 Australia
Phone Number	0417898584
Email Address	chalkpartners@gmail.com
Submission Date	23/02/2022 12:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons	The roof top deck poses an overlooking and privacy issue to our private open space at 2 Park Terrace, Robe. The proposed roof top deck on the third level does not have the required balustrade height of 1.5 metres minimum or 1.7 metres for overlooking as noted in the Planning Code. There are no details on the proposed balustrade materiality noting the requirement is for maximum 25% transparency however in the imagery it appears to be greater than 50%. We support this development with the following changes; a) balustrade height to be in accordance with the planning code to prevent overlooking (ie 1.5m minimum, 1.7m were overlooking); b) balustrade construction to ensure maximum 25% transparency to provide the required privacy.

## Attached Documents

## Representations

### Representor 2 - nicholas ross

Name	nicholas ross
Address	2D Dawson Drive ROBE SA, 5276 Australia
Phone Number	0437227457
Email Address	nross@kbwm.com.au
Submission Date	01/03/2022 02:56 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	My wife, Elise and I, are very much in favour of the development. The overall development is of high quality and blends well with the environment. An asset to the surrounding community.

## Attached Documents

## Attachment 3

Response to representations

26 March 2022

Mr John Mason  
Planning Chambers  
c/- District Council of Robe  
PO Box 1  
ROBE SA 5276

Dear John

<b>Development Application No:</b>	22000433
<b>Applicant's Name:</b>	Matt Somers
<b>Description:</b>	Two-storey Detached Dwelling with Roof Deck and Carport
<b>Location:</b>	2B Dawson Drive, Robe SA 5276

I am acting for Matt Somers in relation to his Development Application (ID 22000433) for a two-storey detached dwelling with roof deck & carport at the property at 2B Dawson Drive, Robe.

We acknowledge receipt of copies of the representations received by Council during the public notification of the Development Application and also Council's email dated 10 March 2022 in relation to the finished floor level of the proposed dwelling.

In response to these matters we advise as follows –

1. Roof Deck – Overlooking & Privacy Issues.

**Response:** please find attached amended plans for the roof deck balustrading.

The height of the balustrading has been increased to 1500 mm on the northern, eastern & southern sides of the roof deck and to 1100 mm on the western side (where there is no overlooking or potential overlooking). The details of the proposed privacy screening (Louvreclad Mirage Series MSS MSS-40360/135-60 or similar / max. 25% opening / transparency) have also been included on the amended plans.

2. Dwelling Finished Floor Level.

**Response:** please find attached amended plans showing the finished floor level for the ground floor of the dwelling being reduced from RL 6.05 to RL 5.50 (a reduction of 550 mm).

The request by Council for the finished floor level of the dwelling to be dropped to around RL 5.0 or further having regard to the comparative floor level of the (blue & white) dwelling at 2D Dawson Drive was given serious consideration.

The survey plan on Sheet TP01 of the amended plans shows the level of the access driveway to the dwelling at 2D Dawson Drive at RL 5.07, being commensurate with the dwellings finished floor level – see the attached photos.

The survey plan also shows the terrain from 2D Dawson Drive moving southerly is indeed rising with the RL at the south-eastern corner of the Somers' property being RL 6.29. The level of the terrain moving further south onto the property at 2A Dawson Drive is also continuing to rise further from the Somers' property – see the attached photos.

It is also noted that there is a vacant allotment between the Somers' property and 2D Dawson Drive that has been considered and the proposed finished floor level of the Somers' dwelling of RL 5.50 allows for a future dwelling on the property at 2C Dawson Drive to have some flexibility with their design.

Mr John Mason  
Planning Chambers  
c/- District Council of Robe  
26 March 2022  
Page | 2

We are of the view the finished floor level at RL 5.50 is reasonable given the rising terrain in a southerly direction from the property at 2D Dawson Drive.

If you require any further information please do not hesitate to contact me at your convenience.

Yours sincerely



F.N. (Frank) Brennan PSM MPIA  
Accredited Planning Professional APP20190029  
Principal Consultant

**FRANK BRENNAN CONSULTING SERVICES**



Photo #1 - Showing the terrain relativity between the properties at 2B, 2C & 2D Dawson Drive.



Photo #2 - Showing the terrain at 2B Dawson Drive relative to 2C & 2D Dawson Drive.





Photo #3 - Showing the terrain at 2B Dawson Drive relative to 2C & 2D Dawson Drive and the Jackson Street kerbing height.

## APPENDIX 1

### Relevant P&D Code Policies

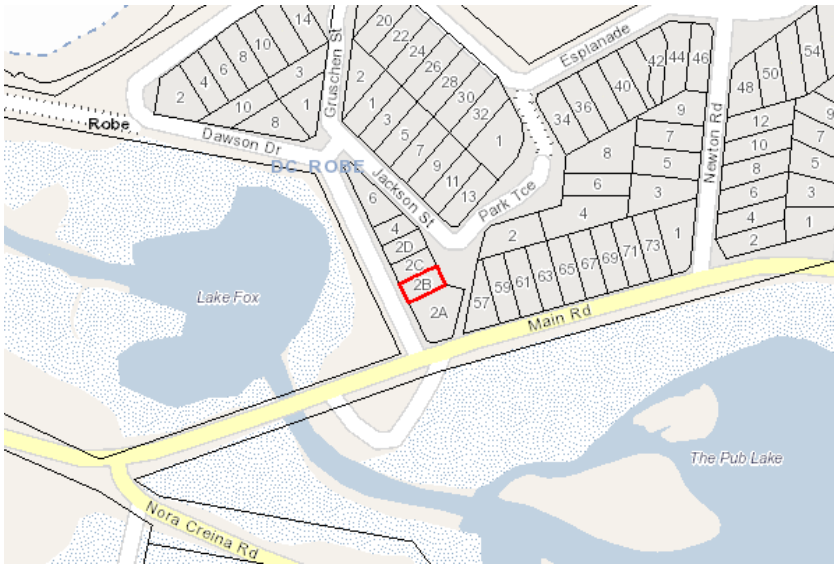
- detached dwelling
- carport

**2B DAWSON DR ROBE SA 5276**

**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**

**Local Variation (TNV)**

Minimum Frontage (*Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m*)

Minimum Site Area (*Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm*)

Maximum Building Height (Levels) (*Maximum building height is 1 level*)

**Overlay**

- Affordable Housing
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Wells Area
- Water Protection Area
- Water Resources

**Zone**

Neighbourhood

**Selected Development(s)**

**Detached dwelling**

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

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

**Property Policy Information for above selection**

**Detached dwelling - Code Assessed - Performance Assessed**

## Part 2 - Zones and Sub Zones

### Neighbourhood Zone

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Predominantly residential development with complementary non-residential uses that support 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"> <li>(a) Ancillary accommodation</li> <li>(b) Community facility</li> <li>(c) Consulting room</li> <li>(d) Dwelling</li> <li>(e) Educational establishment</li> <li>(f) Office</li> <li>(g) Outbuilding</li> <li>(h) Pre-school</li> <li>(i) Recreation area</li> <li>(j) Retirement facility</li> <li>(k) Shop</li> <li>(l) Supported accommodation.</li> </ul>
Site Dimensions and Land Division	
<p>PO 2.1</p> <p>Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant <i>Minimum Site Area Technical and Numeric Variation</i> and <i>Minimum Frontage Technical and Numeric Variation</i>, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.</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"> <li>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System:                             <ul style="list-style-type: none"> <li>(i) 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):</li> </ul> </li> </ul>

	<p style="text-align: center;"><b>Minimum Site Area</b></p> <p>Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm</p> <p style="text-align: center;">(ii) site frontages are not less than:</p> <p style="text-align: center;"><b>Minimum Frontage</b></p> <p>Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m</p> <p>(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service:</p> <p style="padding-left: 40px;">(i) site areas are not less than the greater of:</p> <p style="padding-left: 80px;">A. 1200m<sup>2</sup></p> <p style="padding-left: 80px;">B. the following:</p> <p style="text-align: center;"><b>Minimum Site Area</b></p> <p>Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm</p> <p style="text-align: center;">(ii) site frontages are not less than the greater of:</p> <p style="padding-left: 40px;">A. 20m</p> <p style="padding-left: 40px;">B. the following:</p> <p style="text-align: center;"><b>Minimum Frontage</b></p> <p>Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m</p> <p>In relation to DTS/DPF 2.1, in instances where:</p> <p>(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</p> <p>(d) no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy</p> <p>(e) no value is returned for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B), the value for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero.</p>
<p>PO 2.2</p> <p>Development results in sites suitable for their intended purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <p>(a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1</p> <p>(b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the</p>

	<p>development it will not contravene:</p> <ul style="list-style-type: none"> <li>(i) Private open space requirements specified in Design Table 1 - Private Open Space</li> <li>(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.</li> </ul>		
Site coverage			
<p>PO 3.1</p> <p>Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>The development does not result in site coverage exceeding 60% of the site area.</p>		
Building Height			
<p>PO 4.1</p> <p>Building height is consistent with the maximum height expressed in any relevant <i>Building Height Technical and Numeric Variation</i>, or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <ul style="list-style-type: none"> <li>(a) the following: <table border="1" data-bbox="831 972 1522 1050" style="margin-left: 20px;"> <thead> <tr> <th style="text-align: center;">Maximum Building Height (Levels)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Maximum building height is 1 level</td> </tr> </tbody> </table> </li> <li>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</li> </ul> <p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> <li>(a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer or <i>Maximum Building Height (Meters) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</li> <li>(b) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</li> </ul>	Maximum Building Height (Levels)	Maximum building height is 1 level
Maximum Building Height (Levels)			
Maximum building height is 1 level			
Primary Street Setback			
<p>PO 5.1</p> <p>Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 5.1</p> <p>The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> <li>(a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</li> <li>(b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the</li> </ul>		

	<p>building line of that building or (c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.</p>
Secondary Street Setback	
<p>PO 6.1 Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character.</p>	<p>DTS/DPF 6.1 Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.</p>
Boundary Walls	
<p>PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on side boundary and satisfy (a) or (b) below:</p> <ul style="list-style-type: none"> <li>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</li> <li>(b) side boundary walls do not: <ul style="list-style-type: none"> <li>(i) exceed 3.2m in height from the lower of the natural or finished ground level</li> <li>(ii) exceed 11.5m in length</li> <li>(iii) when combined with other walls on the boundary of the subject development site, exceed a length equal to 45% of the length of the boundary</li> <li>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.</li> </ul> </li> </ul>
<p>PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character.</p>	<p>DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are set back from side boundaries shared with allotments outside the development site at least 900mm.</p>
Side Boundary Setback	
<p>PO 8.1 Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that complements the character of the locality</li> <li>(b) access to natural light and ventilation for neighbours.</li> </ul>	<p>DTS/DPF 8.1 Building walls are set back from the side boundary at least:</p> <ul style="list-style-type: none"> <li>(a) On sites greater than 800m<sup>2</sup>: <ul style="list-style-type: none"> <li>(i) Other than a wall facing a southern boundary 1900mm from both side boundaries</li> <li>(ii) At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern boundary</li> </ul> </li> <li>(b) On sites 800m<sup>2</sup> or less, and other than walls located on a side boundary: <ul style="list-style-type: none"> <li>(i) at least 900mm where the wall is up to 3m</li> <li>(ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m</li> <li>(iii) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</li> </ul> </li> </ul>

Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that complements the character of the locality</li> <li>(b) access to natural light and ventilation for neighbours</li> <li>(c) private open space</li> <li>(d) space for landscaping and vegetation.</li> </ul>	<p>DTS/DPF 9.1</p> <p>Dwelling walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> <li>(a) if the size of the site is less than 301m<sup>2</sup>—                             <ul style="list-style-type: none"> <li>(i) 3m in relation to the ground floor of the dwelling</li> <li>(ii) 5m in relation to any second building level of the dwelling</li> <li>(iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.</li> </ul> </li> <li>(b) if the size of the site is 301m<sup>2</sup> or more—                             <ul style="list-style-type: none"> <li>(i) 4m in relation to the ground floor of the dwelling</li> <li>(ii) 6m in relation to any second building level of the dwelling</li> <li>(iii) 6m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.</li> </ul> </li> </ul>
Concept Plans	
<p>PO 11.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 11.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 11.1, in instances where:</p> <ul style="list-style-type: none"> <li>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</li> <li>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 11.1 is met.</li> </ul>

**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**

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will	None specified.



<p>not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	
<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(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.</li> </ul>	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 storeys or greater</li> <li>2. the demolition of a State or Local Heritage Place</li> <li>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ul>
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) ancillary accommodation</li> <li>(c) building work on railway land</li> <li>(d) carport</li> <li>(e) deck</li> <li>(f) dwelling</li> <li>(g) dwelling addition</li> <li>(h) fence</li> <li>(i) jetty, pontoon or boat berth (or any combination thereof) within the <i>Waterfront Subzone</i></li> <li>(j) outbuilding</li> <li>(k) pergola</li> <li>(l) private bushfire shelter</li> <li>(m) residential flat building</li> <li>(n) retaining wall</li> <li>(o) shade sail</li> <li>(p) solar photovoltaic panels (roof mounted)</li> <li>(q) swimming pool or spa pool</li> <li>(r) tree damaging activity</li> <li>(s) verandah</li> <li>(t) water tank.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1</li> <li>or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> <li>(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)</li> <li>or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1</li> <li>or</li> <li>2. does not satisfy Neighbourhood Zone DTS/DPF 1.2</li> <li>or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> <li>(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)</li> <li>or</li> <li>(b) the height of the proposed wall (or post height)</li> </ul> </li> </ul>

	exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity.	None specified.
6. Demolition.	Except any of the following:  1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

### Part 3 - Overlays

#### Affordable Housing Overlay

##### Assessment Provisions (AP)

<b>Desired Outcome</b>	
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)

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
	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"> <li>(a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development</li> <li>or</li> <li>(b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.</li> </ul>
<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>
<p>Built Form and Character</p>	
<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>
<p>Affordable Housing Incentives</p>	
<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"> <li>(a) Business Neighbourhood Zone</li> <li>(b) City Living Zone</li> <li>(c) Established Neighbourhood Zone</li> <li>(d) General Neighbourhood Zone</li> <li>(e) Hills Neighbourhood Zone</li> <li>(f) Housing Diversity Neighbourhood Zone</li> <li>(g) Neighbourhood Zone</li> <li>(h) Master Planned Neighbourhood Zone</li> <li>(i) Master Planned Renewal Zone</li> <li>(j) Master Planned Township Zone</li> <li>(k) Rural Neighbourhood Zone</li> <li>(l) Suburban Business Zone</li> <li>(m) Suburban Neighbourhood Zone</li> <li>(n) Township Neighbourhood Zone</li> </ul>

	<ul style="list-style-type: none"> <li>(o) Township Zone</li> <li>(p) Urban Renewal Neighbourhood Zone</li> <li>(q) Waterfront Neighbourhood Zone</li> </ul> <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> <li>(a) the development is located within the Character Area Overlay or Historic Area Overlay or</li> <li>(b) other height incentives already apply to the development.</li> </ul>
<p>Movement and Car Parking</p>	
<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"> <li>(a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> <li>(i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></li> <li>(ii) is within 400 metres of a bus interchange<sup>(1)</sup></li> <li>(iii) is within 400 metres of an O-Bahn interchange<sup>(1)</sup></li> <li>(iv) is within 400 metres of a passenger rail station<sup>(1)</sup></li> <li>(v) is within 400 metres of a passenger tram station<sup>(1)</sup></li> <li>(vi) is within 400 metres of the Adelaide Parklands.</li> </ul> </li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>(b) 1 carpark per dwelling for any other dwelling.</li> </ul> <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>

**Procedural Matters (PM) - Referrals**

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the <i>South Australian Housing Trust Regulations 2010</i>).</p>	<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</p>	<p>Development of a class to which Schedule 9 clause 3 item</p>

		provision of dwellings or allotments for affordable housing.	20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
--	--	--	--

## Hazards (Flooding - Evidence Required) Overlay

### Assessment Provisions (AP)

Desired Outcome	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:  (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

## Native Vegetation Overlay

### Assessment Provisions (AP)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and

	vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
--	---

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> <li>(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:                             <ul style="list-style-type: none"> <li>(i) in connection with a relevant access point and / or driveway</li> <li>(ii) within 10m of a building (other than a residential building or tourist accommodation)</li> <li>(iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control</li> <li>(iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area</li> </ul> </li> <li>or</li> <li>(b) a report prepared in accordance with Regulation 18(2) (a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.</li> </ul>
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> <li>(a) significant wildlife habitat and movement corridors</li> <li>(b) rare, vulnerable or endangered plants species</li> <li>(c) native vegetation that is significant because it is located in an area which has been extensively cleared</li> <li>(d) native vegetation that is growing in, or in association with, a wetland environment.</li> </ul>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

**Procedural Matters (PM) - Referrals**

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

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

## Water Resources Overlay

### Assessment Provisions (AP)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to:  (a) reduce the impacts on native aquatic ecosystems	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.

(b) minimise soil loss eroding into the watercourse.	
<p>PO 1.6</p> <p>Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following:</p> <p>(a) the construction of an erosion control structure</p> <p>(b) devices or structures used to extract or regulate water flowing in a watercourse</p> <p>(c) devices used for scientific purposes</p> <p>(d) the rehabilitation of watercourses.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
<p>PO 1.8</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.</p>	<p>DTS/DPF 1.8</p> <p>None are applicable.</p>

### Procedural Matters (PM) - Referrals

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

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

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

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

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



Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	<p>One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(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></li> <li>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</li> </ul>
---	--

## Design

### Assessment Provisions (AP)

<b>Desired Outcome</b>	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors</li> <li>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.</li> </ul>

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
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"> <li>(a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space</li> <li>(b) use an area also used as a driveway</li> <li>(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.</li> </ul>
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"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> </ul>

	(c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <p>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</p> <p>(b) are constructed with an all-weather trafficable surface.</p>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <p>(a) do not contribute to the instability of embankments and cuttings</p> <p>(b) provide level transition areas for the safe movement of people and goods to and from the development</p> <p>(c) are designed to integrate with the natural topography of the land.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Overlooking / Visual Privacy (in building 3 storeys or less)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p> <p>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm</p> <p>(b) have sill heights greater than or equal to 1.5m above finished floor level</p> <p>(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>
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <p>(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</p>

	<p>or</p> <p>(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:</p> <p>(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</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>
All Residential development	
Front elevations and passive surveillance	
<p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p> <p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</p>
<p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and amenity	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
Garage appearance	
<p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <p>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening not exceeding 7m in width</p> <p>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</p>
Massing	
<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>
Private Open Space	

<p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
<p><b>Car parking, access and manoeuvrability</b></p>	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single width car parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side): <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</li> </ul>
<p>PO 19.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</li> <li>(b) where newly proposed: <ul style="list-style-type: none"> <li>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing</li> <li>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.</li> </ul> </li> </ul>
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p>

<p>movements from the public road to on-site parking spaces.</p>	<ul style="list-style-type: none"> <li>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average</li> <li>(b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary</li> <li>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ul>
<p>PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(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.</li> </ul>
<p>Waste storage</p>	
<p>PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 20.1 None are applicable.</p>
<p>Design of Transportable Dwellings</p>	
<p>PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 21.1 Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) are not transportable or</li> <li>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</li> </ul>
<p>Group dwelling, residential flat buildings and battle-axe development</p>	
<p>Amenity</p>	
<p>PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 22.2 None are applicable.</p>
<p>PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 22.3 None are applicable.</p>
<p>PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>

Carparking, access and manoeuvrability	
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.

**Table 1 - Private Open Space**

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

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet

<p>intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>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"> <li>(a) exclusively for domestic use</li> <li>(b) connected to the roof drainage system of the dwelling.</li> </ul>
<p>Wastewater Services</p>	
<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"> <li>(a) it is wholly located and contained within the allotment of the development it will service</li> <li>(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</li> <li>(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.</li> </ul>	<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"> <li>(a) the system is wholly located and contained within the allotment of development it will service; and</li> <li>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</li> </ul>
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

## Interface between Land Uses

### Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.</p>

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

<h2 style="margin: 0;">Performance Outcome</h2>	<h2 style="margin: 0;">Deemed-to-Satisfy Criteria / Designated Performance Feature</h2>
<p>Overshadowing</p>	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</li> </ul>	<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>b. other zones is managed to enable access to direct winter sunlight.</p>	
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m<sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

## Site Contamination

### Assessment Provisions (AP)

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
<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> <p>(a) does not involve a change in the use of land</p> <p>(b) involves a change in the use of land that does not constitute a change to a more sensitive use</p> <p>(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)</p> <p>(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:</p> <p>(i) a site contamination audit report has been</p>



	<p>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-</p> <ul style="list-style-type: none"> <li>A. site contamination does not exist (or no longer exists) at the land</li> <li>or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)</li> <li>or</li> <li>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)</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>(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).</li> </ul>
--	---

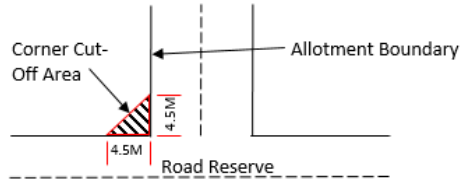
## Transport, Access and Parking

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> <li>(a) availability of on-street car parking</li> <li>(b) shared use of other parking areas</li> <li>(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</li> <li>(d) the adaptive reuse of a State or Local Heritage Place.</li> </ul>	<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"> <li>(a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements</li> <li>(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas</li> <li>(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.</li> </ul>

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>  <p>The diagram illustrates a corner cut-off area at a road junction. A dashed line represents the 'Allotment Boundary'. A solid line represents the 'Road Reserve', which is 4.5M wide. A shaded triangular area, labeled 'Corner Cut-Off Area', is shown at the junction, with a radius of 4.5M. The diagram shows the relationship between the road reserve, the allotment boundary, and the corner cut-off area.</p>

**Table 1 - General Off-Street Car Parking Requirements**

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

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>	
<b>Residential Development</b>	
<b>Detached Dwelling</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Group Dwelling</b>	<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>
<b>Residential Flat Building</b>	<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>
<b>Row Dwelling where vehicle access is from the primary street</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Row Dwelling where vehicle access is not from</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p>

<b>the primary street (i.e. rear-loaded)</b>	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.
<b>Semi-Detached Dwelling</b>	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
<b>Aged / Supported Accommodation</b>	
<b>Retirement village</b>	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.  0.2 spaces per dwelling for visitor parking.
<b>Supported accommodation</b>	0.3 spaces per bed.
<b>Residential Development (Other)</b>	
<b>Ancillary accommodation</b>	No additional requirements beyond those associated with the main dwelling.
<b>Residential park</b>	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.  0.2 spaces per dwelling for visitor parking.
<b>Student accommodation</b>	0.3 spaces per bed.
<b>Workers' accommodation</b>	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
<b>Tourist</b>	
<b>Caravan park / tourist park</b>	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.  Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.  A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
<b>Tourist accommodation</b>	1 car parking space per accommodation unit / guest room.
<b>Commercial Uses</b>	
<b>Auction room/ depot</b>	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.
<b>Automotive collision repair</b>	3 spaces per service bay.

<b>Call centre</b>	8 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Motor repair station</b>	3 spaces per service bay.
<b>Office</b>	4 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Retail fuel outlet</b>	3 spaces per 100m <sup>2</sup> gross leasable floor area.
<b>Service trade premises</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area 1 space per 100m <sup>2</sup> of outdoor area used for display purposes.
<b>Shop (no commercial kitchen)</b>	5.5 spaces per 100m <sup>2</sup> of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.  5 spaces per 100m <sup>2</sup> of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
<b>Shop (in the form of a bulky goods outlet)</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Shop (in the form of a restaurant or involving a commercial kitchen)</b>	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.  Premises with take-away service but with no seats - 12 spaces per 100m <sup>2</sup> of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.  Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
<b>Community and Civic Uses</b>	
<b>Childcare centre</b>	0.25 spaces per child
<b>Library</b>	4 spaces per 100m <sup>2</sup> of total floor area.
<b>Community facility</b>	10 spaces per 100m <sup>2</sup> of total floor area.
<b>Hall / meeting hall</b>	0.2 spaces per seat.
<b>Place of worship</b>	1 space for every 3 visitor seats.
<b>Pre-school</b>	1 per employee plus 0.25 per child (drop off/pick up bays)

<b>Educational establishment</b>	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
<b>Health Related Uses</b>	
<b>Hospital</b>	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
<b>Consulting room</b>	4 spaces per consulting room excluding ancillary facilities.
<b>Recreational and Entertainment Uses</b>	
<b>Cinema complex</b>	0.2 spaces per seat.
<b>Concert hall / theatre</b>	0.2 spaces per seat.
<b>Hotel</b>	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
<b>Indoor recreation facility</b>	<p>6.5 spaces per 100m<sup>2</sup> of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m<sup>2</sup> of total floor area for all other Indoor recreation facilities.</p>
<b>Industry/Employment Uses</b>	
<b>Fuel depot</b>	<p>1.5 spaces per 100m<sup>2</sup> total floor area</p> <p>1 spaces per 100m<sup>2</sup> of outdoor area used for fuel depot activity purposes.</p>
<b>Industry</b>	1.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Store</b>	0.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Timber yard</b>	<p>1.5 spaces per 100m<sup>2</sup> of total floor area</p> <p>1 space per 100m<sup>2</sup> of outdoor area used for display purposes.</p>
<b>Warehouse</b>	0.5 spaces per 100m <sup>2</sup> total floor area.

Other Uses	
<b>Funeral Parlour</b>	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
<b>Radio or Television Station</b>	5 spaces per 100m <sup>2</sup> of total building floor area.

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

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

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

<p><b>Non-residential development</b> excluding tourist accommodation</p>	<p>3 spaces per 100m<sup>2</sup> of gross leasable floor area.</p>	<p>5 spaces per 100m<sup>2</sup> of gross leasable floor area.</p>	<p>City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone</p>
<p><b>Non-residential development</b> excluding tourist accommodation</p>	<p>3 spaces per 100m<sup>2</sup> of gross leasable floor area.</p>	<p>6 spaces per 100m<sup>2</sup> of gross leasable floor area.</p>	<p>Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone</p>
<p><b>Tourist accommodation</b></p>	<p>1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms</p>	<p>1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms</p>	<p>City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone</p>
<p><b>Residential development</b></p>			
<p><b>Residential component of a multi-storey building</b></p>	<p>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.</p>	<p>None specified.</p>	<p>City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone</p>
<p><b>Residential flat building</b></p>	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling  1 bedroom dwelling - 0.75</p>	<p>None specified.</p>	<p>City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone</p>

	spaces per dwelling		Urban Corridor (Business) Zone
	2 bedroom dwelling - 1 space per dwelling		Urban Corridor (Living) Zone
	3 or more bedroom dwelling - 1.25 spaces per dwelling		Urban Corridor (Main Street ) Zone
	0.25 spaces per dwelling for visitor parking.		Urban Neighbourhood Zone

Table 2 - Criteria:

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

Criteria	Exceptions
<p><b>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</b></p> <ul style="list-style-type: none"> <li>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></li> <li>(b) is within 400 metres of a bus interchange<sup>(1)</sup></li> <li>(c) is within 400 metres of an O-Bahn interchange<sup>(1)</sup></li> <li>(d) is within 400 metres of a passenger rail station<sup>(1)</sup></li> <li>(e) is within 400 metres of a passenger tram station<sup>(1)</sup></li> <li>(f) is within 400 metres of the Adelaide Parklands.</li> </ul>	<ul style="list-style-type: none"> <li>(a) All zones in the City of Adelaide</li> <li>(b) Strategic Innovation Zone in the following locations:                             <ul style="list-style-type: none"> <li>(i) City of Burnside</li> <li>(ii) City of Marion</li> <li>(iii) City of Mitcham</li> </ul> </li> <li>(c) Urban Corridor (Boulevard) Zone</li> <li>(d) Urban Corridor (Business) Zone</li> <li>(e) Urban Corridor (Living) Zone</li> <li>(f) Urban Corridor (Main Street ) Zone</li> <li>(g) Urban Neighbourhood Zone</li> </ul>

[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.]

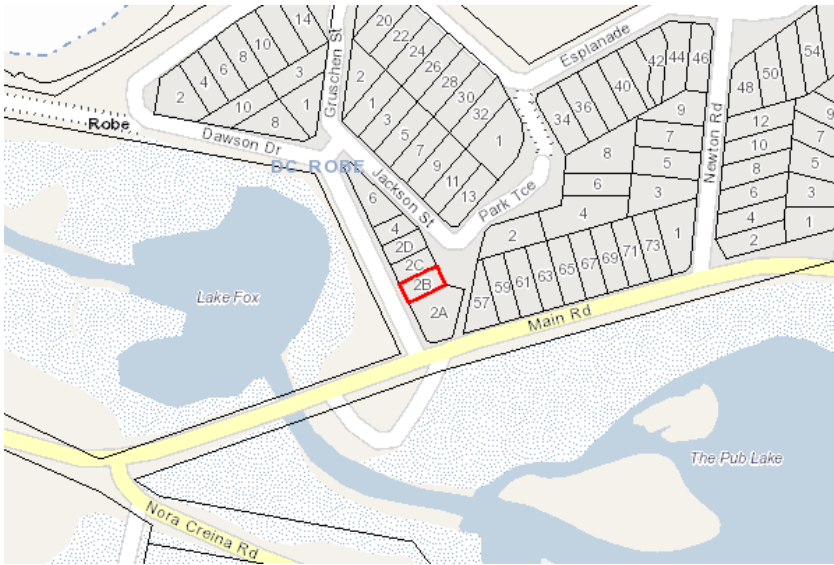


**2B DAWSON DR ROBE SA 5276**

**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**

**Local Variation (TNV)**

Minimum Frontage (*Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m*)

Minimum Site Area (*Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm*)

Maximum Building Height (Levels) (*Maximum building height is 1 level*)

**Overlay**

- Affordable Housing
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Wells Area
- Water Protection Area
- Water Resources

**Zone**

Neighbourhood

**Selected Development(s)**

**Carport**

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

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

**Property Policy Information for above selection**

**Carport - Accepted Development**

## Part 2 - Zones and Sub Zones

### Neighbourhood Zone

**Table 1 - Accepted Development Classification**

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development Classification Criteria
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> <li>• American River Subzone Subzone</li> <li>• Future Local Road Widening Overlay</li> <li>• Future Road Widening Overlay</li> <li>• Historic Area Overlay</li> <li>• Local Heritage Place Overlay</li> <li>• State Heritage Area Overlay</li> <li>• State Heritage Place Overlay</li> <li>• Underground Subzone</li> <li>• Wallaroo Landmark Subzone</li> <li>• Waterfront Subzone</li> </ul>	<ol style="list-style-type: none"> <li>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.</li> <li>3. It is ancillary to a dwelling erected on the site.</li> <li>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.</li> <li>5. Total floor area - does not exceed 40m<sup>2</sup>.</li> <li>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).</li> <li>7. Building height - does not exceed 5m.</li> <li>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:             <ol style="list-style-type: none"> <li>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</li> <li>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.</li> </ol> </li> <li>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):             <ol style="list-style-type: none"> <li>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</li> <li>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.</li> </ol> </li> <li>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</li> <li>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</li> <li>12. The carport is located so that vehicle access:             <ol style="list-style-type: none"> <li>(a) is 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</li> </ol> </li> </ol>

	<p>(b) is not obtained from a State Maintained Road, and will use a driveway that:</p> <ul style="list-style-type: none"> <li>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;</li> <li>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;</li> <li>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average</li> <li>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access</li> <li>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.</li> </ul> <p>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour</p> <p>14. Does not involve the clearance of native vegetation</p> <p>15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</p> <p>(a) a total area as determined by the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #2c5e8c; color: white;"> <th style="padding: 5px;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="padding: 5px;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">&lt;150</td> <td style="padding: 5px;">10%</td> </tr> <tr> <td style="padding: 5px;">150-200</td> <td style="padding: 5px;">15%</td> </tr> <tr> <td style="padding: 5px;">201-450</td> <td style="padding: 5px;">20%</td> </tr> <tr> <td style="padding: 5px;">&gt;450</td> <td style="padding: 5px;">25%</td> </tr> </tbody> </table> <p>(b) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

Carport - Code Assessed - Deemed to Satisfy

## Part 2 - Zones and Sub Zones

## Neighbourhood Zone

### Assessment Provisions (AP)

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

## Deemed to Satisfy

### Site coverage

DTS/DPF 3.1

The development does not result in site coverage exceeding 60% of the site area.

### Ancillary Buildings and Structures

DTS/DPF 10.1

Ancillary buildings and structures:

- (a) are ancillary to a dwelling erected on the site
- (b) have a floor area not exceeding:
  - (i) 60m<sup>2</sup> on sites less than 800m<sup>2</sup>
  - (ii) 80m<sup>2</sup> on sites 800m<sup>2</sup> or more
- (c) are not constructed, added to or altered so that any part is situated:
  - (i) in front of any part of the building line of the dwelling to which it is ancillary
  - (ii) within 5.5m from the boundary of the primary street
  - (iii) within 900mm of a boundary of the allotment with a secondary street
- (d) in the case of a garage or carport, do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street) do not exceed 11m unless:
  - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street) all walls or structures on the boundary do not exceed 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
- (h) have a wall height or post height not exceeding 3m above natural ground level
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- (j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour
- (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
  - (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

- (ii) the amount of existing soft landscaping prior to the development occurring.

DTS/DPF 10.2

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design Table 1 - Private Open Space
- (b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number
- (c) site coverage exceeding 60%.

## Part 3 - Overlays

### Native Vegetation Overlay

#### Assessment Provisions (AP)

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

### Deemed to Satisfy

Environmental Protection

DTS/DPF 1.1

An application is accompanied by:

- (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:
  - (i) in connection with a relevant access point and / or driveway
  - (ii) within 10m of a building (other than a residential building or tourist accommodation)
  - (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control
  - (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area

or

- (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.

### Water Resources Overlay

#### Assessment Provisions (AP)

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

### Deemed to Satisfy

Water Catchment

DTS/DPF 1.5

A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

## Deemed to Satisfy

DTS/DPF 1.1

One of the following is satisfied:

- (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
- (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

## Design

### Assessment Provisions (AP)

## Deemed to Satisfy

All development

Earthworks and sloping land

DTS/DPF 8.1

Development does not involve any of the following:

- (a) excavation exceeding a vertical height of 1m
- (b) filling exceeding a vertical height of 1m
- (c) a total combined excavation and filling vertical height of 2m or more.

All Residential development

Car parking, access and manoeuvrability

DTS/DPF 19.3

Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.

DTS/DPF 19.4

Vehicle access to designated car parking spaces satisfy (a) or (b):

- (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land
- (b) where newly proposed:
  - (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads
  - (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing
  - (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.

DTS/DPF 19.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average
- (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary

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

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

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

Deemed to Satisfy	
Wastewater Services	
DTS/DPF 12.2	Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Carport - Code Assessed - Performance Assessed

## Part 2 - Zones and Sub Zones

### Neighbourhood Zone

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Site coverage	
PO 3.1 Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.	DTS/DPF 3.1 The development does not result in site coverage exceeding 60% of the site area.
Ancillary Buildings and Structures	
PO 10.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 10.1 Ancillary buildings and structures: (a) are ancillary to a dwelling erected on the site (b) have a floor area not exceeding: (i) 60m <sup>2</sup> on sites less than 800m <sup>2</sup>

(ii) 80m<sup>2</sup> on sites 800m<sup>2</sup> or more

(c) are not constructed, added to or altered so that any part is situated:

- (i) in front of any part of the building line of the dwelling to which it is ancillary
- (ii) within 5.5m from the boundary of the primary street
- (iii) within 900mm of a boundary of the allotment with a secondary street

(d) in the case of a garage or carport, do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street) do not exceed 11m unless:

- (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
- (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street) all walls or structures on the boundary do not exceed 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.



<p>PO 10.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 10.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design Table 1 - Private Open Space</li> <li>(b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number</li> <li>(c) site coverage exceeding 60%.</li> </ul>
--	--

**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**

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

<p style="text-align: center;"><b>Class of Development</b> <b>(Column A)</b></p>	<p style="text-align: center;"><b>Exceptions</b> <b>(Column B)</b></p>
<p>1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(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.</li> </ul>	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 storeys or greater</li> <li>2. the demolition of a State or Local Heritage Place</li> <li>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ul>
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) ancillary accommodation</li> <li>(c) building work on railway land</li> <li>(d) carport</li> <li>(e) deck</li> <li>(f) dwelling</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1</li> <li>or</li> <li>2. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and:                             <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure)</li> </ul> </li> </ul>

<ul style="list-style-type: none"> <li>(g) dwelling addition</li> <li>(h) fence</li> <li>(i) jetty, pontoon or boat berth (or any combination thereof) within the <i>Waterfront Subzone</i></li> <li>(j) outbuilding</li> <li>(k) pergola</li> <li>(l) private bushfire shelter</li> <li>(m) residential flat building</li> <li>(n) retaining wall</li> <li>(o) shade sail</li> <li>(p) solar photovoltaic panels (roof mounted)</li> <li>(q) swimming pool or spa pool</li> <li>(r) tree damaging activity</li> <li>(s) verandah</li> <li>(t) water tank.</li> </ul>	<p>exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</p> <p>or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ol style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. does not satisfy Neighbourhood Zone DTS/DPF 1.2 or</li> <li>3. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> <li>(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)</li> <li>or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ol>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) internal building works</li> <li>(b) land division</li> <li>(c) recreation area</li> <li>(d) replacement building</li> <li>(e) temporary accommodation in an area affected by bushfire</li> <li>(f) tree damaging activity.</li> </ul>	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> <li>1. the demolition of a State or Local Heritage Place</li> <li>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ol>

Placement of Notices - Exemptions for Performance Assessed Development
None specified.
Placement of Notices - Exemptions for Restricted Development
None specified.

## Part 3 - Overlays

### Native Vegetation Overlay

#### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> <li>(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:                             <ul style="list-style-type: none"> <li>(i) in connection with a relevant access point and / or driveway</li> <li>(ii) within 10m of a building (other than a residential building or tourist accommodation)</li> <li>(iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control</li> <li>(iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area</li> </ul> </li> <li>or</li> <li>(b) a report prepared in accordance with Regulation 18(2) (a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.</li> </ul>
<p>PO 1.2</p>	<p>DTS/DPF 1.2</p>

<p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> <li>(a) significant wildlife habitat and movement corridors</li> <li>(b) rare, vulnerable or endangered plants species</li> <li>(c) native vegetation that is significant because it is located in an area which has been extensively cleared</li> <li>(d) native vegetation that is growing in, or in association with, a wetland environment.</li> </ul>	<p>None are applicable.</p>
<p>PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4 None are applicable.</p>

### Procedural Matters (PM) - Referrals

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

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

## Water Resources Overlay

### Assessment Provisions (AP)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

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

		<b>Designated Performance Feature</b>
Water Catchment		
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.	
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.	
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to:  (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.	
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following:  (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	DTS/DPF 1.6 None are applicable.	
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.	
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.	

### Procedural Matters (PM) - Referrals

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

<b>Class of Development / Activity</b>	<b>Referral Body</b>	<b>Purpose of Referral</b>	<b>Statutory Reference</b>
None	None	None	None

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

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

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

### Design

#### Assessment Provisions (AP)

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

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

Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following:  (a) excavation exceeding a vertical height of 1m  (b) filling exceeding a vertical height of 1m  (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):  (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway  (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):  (a) do not contribute to the instability of embankments and cuttings  (b) provide level transition areas for the safe movement of people and goods to and from the development  (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
All Residential development	
Car parking, access and manoeuvrability	
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b):  (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land  (b) where newly proposed:  (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads  (ii) is set back outside of the marked lines or

	(iii) infrastructure dedicating a pedestrian crossing does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that:  (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average  (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

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
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.



**5. BUSINESS WITH NOTICE**

**6. BUSINESS WITHOUT NOTICE**

**7. CONFLICT OF INTEREST**

**8. REPRESENTORS**

The following representors and applicants/owners wish to be heard at the meeting -

8.1 Mrs Sonya Chalk (representor)

Mr Frank Brennan, Frank Brennan Consulting on behalf of  
M Somers and K Floyd (applicant/owner)

**9. EXCLUSION OF PUBLIC**

moved that the Panel resolves that it will exclude the public from attendance during that part of the meeting that consists of its discussion or determination by the Panel under Regulation 13 (2) (b) of the Planning, Development and Infrastructure (General) Regulations 2017, excepting for the following persons:-

- Damian Dawson (Assessment Manager)
- John Mason (Consultant Planner)
- Michelle Gibbs (Development Officer/Minute Taker)

Seconded

## **11. CONCLUSION OF CLOSED MEETING**

moved that the Panel resolves to conclude its exclusion of the public from attendance at the meeting under *Regulation 13 (2) (b) of the Planning, Development and Infrastructure (General) Regulations 2017*.

Seconded

## **12. CORRESPONDENCE**

On the 27 April 2022, the Minister for Planning approved the constitution of the Limestone Coast Southern Regional Assessment Panel (LCSRAP) in accordance with section 84 of the *Planning, Development and Infrastructure Act 2016* (the PDI Act).

The LCSRAP is made up of the following four Councils: -

- City of Mount Gambier
- District Council of Grant
- Wattle Range Council
- District Council of Robe

Ms Marlene Tracy Tzioutziouklaris has been appointed as the Assessment Manager for the Panel as required under the Act.

The LCSRAP will come into operation on 1 July 2022.

## **13. NEXT MEETING**

## **14. CLOSURE**