

DEVELOPMENT NO.:	21030645
APPLICANT:	LINDA GUAN
ADDRESS:	6 COACH-HOUSE DR TERINGIE SA 5072
NATURE OF DEVELOPMENT:	Two storey detached dwelling, indoor swimming pool, retaining walls and fencing
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Hills Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Affordable Housing • Hazards (Bushfire - Urban Interface) • Hazards (Flooding - Evidence Required) • Native Vegetation • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) • Maximum Building Height (Levels) • Gradient Minimum Frontage (Detached) • Gradient Minimum Frontage (Semi-detached) • Gradient Minimum Site Area (Detached) • Gradient Minimum Site Area (Semi-detached)
LODGEMENT DATE:	12 Oct 2021
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	Operative Version 2021.14 - (23 September to 13 October 2021)
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Ashleigh Gade
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

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DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for the construction of a new two storey detached dwelling with associated retaining walls, fencing and landscaping. The subject land previously contained a detached dwelling which was recently demolished in association with the completion of a tennis court and associated fencing, which formed part of previous development applications. The proposed dwelling comprises two storeys and has a substantial floor area across those levels which includes three bedrooms with ensuites, an indoor swimming pool, a gym, library, games room, home theatre and covered car parking in the double garage.

The proposed dwelling has a footprint of approximately 660 square metres which includes all outdoor terrace areas such as the rear terrace, front sundeck, all balconies and the outdoor storage area upon which parts of the tennis court terrace is sited. It has a maximum building height of 10 metres at the parapet on the western elevation which faces Coach-House Drive, though most of the tallest sections of the roof generally are a maximum of 9.1 metres. The proposal includes a Landscaping Plan which demonstrates that the area between the front boundary and the dwelling will be landscaped in retained terraces, with a maximum retaining wall height of 1.4 metres above natural ground level.

All windows and balconies facing south, toward the adjoining neighbour, incorporate sill heights above 2 metres or solid screening to a minimum height of 1.7m above floor level to mitigate overlooking of adjoining land. The northern elevation of the dwelling does not incorporate the same treatments given that the upper level sits at the existing fence-line on this side of the property where there are windows. All balconies on this elevation are forward of the building line of the adjacent dwelling.

The proposed dwelling has a setback of 23.05 metres to Coach-House Drive measured from the site frontage to the dwelling wall, and a setback of 16.6 metres measured from the frontage to the nearest terrace (the sundeck terrace). It is setback 2 metres from the northern side boundary and a minimum of 1.4 metres from the southern side boundary. The rear setback reaches 13.8 metres and is largely comprised of the area containing the recently completed tennis court.

The proposed dwelling is to be finished in a composite of external materials and colour finishes, including a painted render finish for the main walls and parapets in white (or similar), feature Austral 'Mettalix' which has a dark silver appearance, linear brickwork to the front walls surrounding the garage entrance and north of the primary entrance steps, complemented by Colorbond 'Monument' garage door panels and glass balustrades on the balconies. The roof is to be finished in Colorbond 'Shale Grey' but due to the form of the building and the topography of the land it will be predominantly obscured from view when observed from the street.

The application documents are provided in **Attachment 1**.

BACKGROUND:

The subject land has historically contained a single storey brick dwelling comprising three bedrooms and a garage under the main roof. More recently, pursuant to previously approved development applications, a tennis court has been installed with associated fencing and the former dwelling has been demolished.

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
19 August 2019 (Development Approval – Stage 1)	18/200/473	Demolition of existing dwelling, construction of two storey dwelling, tennis court and fencing, indoor swimming pool, retaining walls & associated earthworks and landscaping – Staged Development: Stage 1 – construction of tennis court on suspended

		floor slab, erect tennis court fencing and rear retaining walls and earthworks; and Stage 2 – demolition of existing dwelling and construction of two storey dwelling and indoor swimming pool, front retaining walls and earthworks
22 October 2021 (Planning Consent)	21022419	Tennis Court Lighting (4 x 6m high poles and lights) associated with existing tennis court

Development Application 18/200/473 for the demolition of the existing dwelling and construction of a two storey dwelling, tennis court and fencing, indoor swimming pool, retaining walls and associated earthworks and landscaping was granted Development Plan Consent from Council in July 2018. The approval was for a staged development with the construction of the tennis court to form part of stage one and all other works to follow as stage two. It is noted that Development Approval was received for stage one in August 2019 and these works have been completed. The applicant subsequently sought a variation to the dwelling design prior to stage two approval, which Council determined comprised too many alterations to reasonably form a variation application. Instead, this application was lodged and has been assessed as a new and separate application and not as a variation to 18/200/473.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 6 COACH-HOUSE DR TERINGIE SA 5072

Title ref.: CT 5440/5 **Plan Parcel:** D22445 AL8 **Council:** ADELAIDE HILLS COUNCIL

The subject land is an irregular trapezoidal shaped allotment located in Teringie near the base of the Hills Face Zone. The allotment has historically contained a single storey detached dwelling, which has recently been demolished in preparation for the proposed dwelling. The subject land represents a large residential allotment, generally consistent with those in the locality, and has a total site area of 1900 square metres and a frontage width of 20 metres. The allotment broadens toward the rear with a depth in excess of 60 metres and a rear boundary width of approximately 40 metres.

The land has a steep natural slope, as do most allotments in the wider locality. The gradients on the site range from approximately 1:2.5 to 1:3. There is a variation in level from the front of the site to the rear boundary of approximately 17 metres, and both the former and proposed dwellings will be sited at least 6 metres above the street level.

Locality

The locality can be characterised as an established residential neighbourhood area with well-established streets and typically larger allotments, necessitated by the steep slope of the land. The locality is sited near the base of the Hills Face Zone and is well elevated above the Adelaide Plains.

The land to the west of the subject land within the wider locality forms part of the Established Neighbourhood Zone and tends to reflect a higher density of development due to smaller allotment sizes. The subject land itself is within the Hills Neighbourhood Zone where allotments are typically larger and development generally of a lower density. The presence of larger buildings is commonplace with most built over multiple levels with a focus on capturing views toward Adelaide. Both of these Zones have access to SA Water mains sewer and water infrastructure.

The land to the north and north-east is part of the Hills Face Zone and contains significantly larger allotments generally comprising one dwelling in association with low-intensity rural activity or remnant bushland. The subject land is on the interface of the Hills Face Zone, with the rear boundary of the site also forming the western boundary of the Hills Face Zone. It is noted that the southern side boundary of the subject land adjoins an access handle for 27 Woodland Way which has the balance of its land to the east and is part of the Hills Face Zone. The access handle is approximately 5 metres in width and not actively utilised and as such, in current conditions, it simply provides additional buffer between the subject land and the nearest southern neighbour at 4 Coach-House Drive.

The subject land is identified on the map in **Attachment 2**. The zoning is shown on the map in **Attachment 3**.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Detached Dwelling: Code Assessed – Performance Assessed
Retaining Walls: Code Assessed – Performance Assessed
Fence: Code Assessed – Performance Assessed
Swimming Pool: Accepted Development

- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed

- **REASON**

The Planning & Design Code contains no Accepted or Deemed to Satisfy Pathway for dwellings, retaining walls or fencing within the Zone, nor are dwellings, fences or retaining walls listed as Restricted development. The dwelling, fencing and retaining walls and therefore categorised as Code Assessed – Performance Assessed pursuant to Sections 105 and 107 of The Act.

The swimming pool meets the requirements within the Planning & Design Code for Accepted development within the Zone. It therefore does not require assessment for Planning Consent.

PUBLIC NOTIFICATION

- **REASON**

The Hills Neighbourhood Zone, Table 5 states that all dwellings exceeding the maximum overall height identified in Zone DPF 4.1 are not exempt from requiring public notification. Zone DPF 4.1 specifies a maximum overall height of 8 metres, which the proposed dwelling exceeds by typically reaching heights of 9.1 metres and at its maximum reaching a height of 10 metres. The application was therefore determined to require public notification.

Public Notification period 25 November 2021 to 15 December 2021.

- **LIST OF REPRESENTATION**

During the prescribed public notification period, Council received one (1) representation. The representation was submitted as supportive with some concerns, and is detailed below:

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
R. Tham	4 Coach-House Drive, Teringie	Yes	TBA

The applicant or applicant's representative may be in attendance.

- **SUMMARY**

The matters raised as concerns in the representor's submission and the response to those concerns from the applicant are detailed in the table below. A copy of the representation is provided in **Attachment 4** and the applicant's response is provided in **Attachment 5** respectively annexed to this report.

Summary of Representations	
Representation Issue	Applicant's Response
Dust, noise and asbestos dust risk during demolition:	
The representor raises concern generally regarding the interface between the subject site of the development at 6 Coach House Drive and their property to the south at 4 Coach House Drive, including dust and noise impacts from the demolition of the existing dwelling	<i>The applicant's response advises that the demolition of the existing dwelling has already been fully completed by the owner, and did not generate any complaint from neighbours.</i>
2 storey southern aspect – overlooking, privacy & light-spill:	
The representor raises concern regarding the two-storey component of the dwelling facing their land to the south, in particular overlooking and light-spill from upper storey rooms and balcony areas.	<i>The applicant's response highlights that the southern-facing balcony has a solid wall (balustrade) to a height of 1700mm above finished floor level on its southern elevation. The balustrade prevents direct views toward the neighbouring dwelling and would only allow views toward the front yard and driveway of the land at 4 Coach-House Drive.</i>
Technical Concerns – retaining wall, terracing and drainage, accuracy of boundaries:	
The applicant raises concerns and makes statements in respect of the construction of retaining walls, bearing capability and design elements as well as drainage from the retained transition between land levels and the proposed terracing, with concern that these will impact upon the representor's land.	<i>The applicant's response notes that the subject land does not directly adjoin the land of 4 Coach-House Drive and that the allotments are separated by the driveway handle owned by their shared rear neighbour. It is not perceived by the applicant that a retaining wall on the subject land could therefore interfere with the land at 4 Coach-House Drive.</i>

It is noted that technical elements pertaining to retaining wall construction are beyond the scope of planning assessment and, the onus is on the applicant/owner to ensure they build within their property. Similarly, that comments regarding property values are not ones which a planning assessment may consider.

AGENCY REFERRALS

No referrals to external agencies were required.

INTERNAL REFERRALS

No internal referrals were undertaken.

It is noted that the previous application 18/200 was reviewed with regard to stormwater management and that this revised proposal does not preclude the use of that design. The area is well-serviced with stormwater infrastructure and the provision of a final stormwater plan has been included as a condition of consent, to be reviewed by Council Engineering prior to the issuing of full Development Approval (refer recommended condition 2).

PLANNING ASSESSMENT

Desired outcomes

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

Performance outcomes

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

Designated performance features

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

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in **Attachment 6**.

Code Assessment:

The following are considered to be the most pertinent provisions of the Planning and Design Code to be considered in assessment.

Zones and Sub Zones:

Hills Neighbourhood Zone

Desired Outcomes	
DO 1	Development provides a complementary transition to adjacent natural and rural landscapes. Low density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.
Performance Outcomes (PO) and Designated Performance Feature (DPF) criteria	
PO 1.1, DTS/DPF 1.1, PO 3.1, DTS/DPF 3.1, PO 4.1, DTS/DPF 4.1, PO 5.1, DTS/DPF 5.1, PO 8.1, DTS/DPF 8.1, PO 10.1, PO 10.2, PO 11.1, PO 11.2, PO 11.3, DTS/DPF 11.1	

The proposed development is considered to accord with the Desired Outcome for the Hills Neighbourhood Zone, DO 1 and Performance Outcome PO/DPF 1.1, by establishing a single detached dwelling upon a large neighbourhood allotment at a lower density than the adjoining Suburban Neighbourhood Zone and creating a graded transition to the Hills Face Zone to the east of the subject land.

The proposed development occupies a site exhibiting a grade of greater than 1:8 (the average grade is between 1:2.5 and 1:3) and accords with the site coverage provisions in PO/DPF 3.1(a) considering the footprint of the proposed dwelling is approximately 660m², representing 35% of the 1900m² allotment.

The proposed building has an overall height which exceeds that specified in DPF 4.1, with the dwelling's western facing parapet reaching a maximum overall height of 10 metres, 2 metres in excess of the prescribed maximum. The dwelling height is consistent with the maximum number of building levels sought in DPF 4.1, which is two levels.

Notwithstanding the dwelling's departure from the metrics of DPF 4.1, the proposal in terms of built form and height is considered to adequately address elements sought in PO 4.1. It is considered to generally amalgamate with the built form and height of existing dwellings in the locality, which are a notable mixture of single and two storey dwellings and typically of substantial size. The proposed dwelling will not skyline in this locality given the significantly higher dwellings sited to the north.

The proposed setbacks to side and rear boundaries are consistent with PO 8.1 and DPF 8.1 with the exception of the setback to the southern boundary. The proposal is not consistent with DPF 8.1 which would seek a setback to the southern side boundary of 3.6 metres where the proposal has a setback of only 2.2 metres to the nearest wall or 1.35 metres to the southern upper level balcony. Notwithstanding this, it is considered that the unique configuration of the immediate locality is a mitigating factor in the potential impact upon this boundary. The adjoining access handle belonging to 36 Woodland Way increases separation between the subject land and the dwelling immediately to the south by 5 metres. This means that the proposed dwelling walls are sited 6.9 metres and the upper level balcony 6.35 metres from the northern boundary of 4 Coach-House Drive, with a setback of around 15 metres between the respective dwelling walls. The proposal is therefore considered to address the intent of PO 8.1.

The proposed retaining walls do not all accord with the values of DPF 11.3 with respect to the total height of land to be retained, which exceeds 1.5 metres in overall height. It is noted that the largest retaining wall on the site is existing and constructed in association with the tennis court, reaching a height of 3.5 metres. This section of retaining continues adjacent the site's southern boundary in a stepped manner and the largest of the remaining sections to be completed has a height of 2 metres, then the next section is at 1.2 metres. The proposed fencing that forms part of this application is 1.8 metres in height and to be sited on top of these walls, reaching a maximum combined height of 5.3 metres where the dwelling meets the tennis court. The combined fence and wall and reduces to 3.8 metres combined height parallel with the southern balcony and to 3 metres combined height toward

the front of the dwelling. It is noted that these fences will appear at or near ground level when viewed from the south as the associated walls retain excavated land.

Forward of the dwelling the retaining walls to be constructed in association with the front landscaping range from between 900mm and 1.4 metres in height across a rise of approximately 17 metres. It is considered that the spread of the retaining walls as well as the stepping of retaining elements reduce the potential visual impact of the walls. The retaining walls along the southern boundary retain excavation and will have limited visibility beyond the subject land, and the retaining walls forward of the dwelling will be obscured by the associated landscaping. The proposal is therefore considered consistent with PO 11.3.

The built form as proposed, including the notable maximum height, is not considered likely to become visually imposing on the landscape nor would it be prominently visible from the Adelaide plains, as per PO 10.1. The design of the dwelling is considered generally consistent with PO 10.2 as the design responds to a steeply sloping site and includes sections of terracing and front landscaping to maximise land use and minimise visual impacts.

The proposed landscaping treatments include vertical screening through the planting of Ornamental Pear trees and softening of interface areas through other planting of viburnum shrubs along the northern side of the driveway. The lawned terraces provide for additional soft landscaped areas and will break up the terraced sections of the front garden. A feature Japanese Maple tree is proposed in the front garden area adjacent the southern section of the driveway and the main entrance at the front of the dwelling. The proposed landscaping adds visual merit to the proposal and softens the scale of the development as a whole, in accordance with PO 11.2.

Overlay Planning Policies:

The proposal is not considered to have any impacts in respect of the *Native Vegetation Overlay* as the site has been long cleared of native vegetation and formerly developed for residential use with maintained exotic gardens. The proposed development therefore does not impact on any existing native vegetation.

The proposal is also considered at no risk of flooding as per the Hazards (Flooding – Evidence Required) Overlay noting that the development is on an elevated site, with access to stormwater infrastructure, and has a stormwater management plan which is discussed further in the *Stormwater Management Overlay* section.

The proposal is not relevant to the *Affordable Housing Overlay* provisions on the basis that it re-develops a single dwelling upon an existing residential allotment and is not considered relevant to the *Traffic Generating Development Overlay* for the same reasons.

The following are considered to be relevant Overlay matters, to varying degrees in assessment of the proposal as explained below:

Stormwater Management Overlay

Desired Outcomes	
DO 1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.
Performance Outcomes (PO) and Designated Performance Feature (DPF) criteria	
PO 1.1, DTS/DPF 1.1	

The proposed development is required by National Building Code performance requirements to collect and re-use stormwater within dwellings, supplementary to utilisation of mains water use, in accordance with PO/DTS 1.1 (a).

The subject site is a large allotment with a relatively low ratio of development to pervious land, despite this having been reduced recently by the installation of the tennis court. The balance of the land and the proposed front landscaping means that water-run off from the site as it flows downhill generally encounters pervious surfaces. Approximately 35% of the site is permeable, in accordance with DPF 1.1.

The proposal incorporates two water tanks, one as a header tank situated in the rear corner of the allotment at its highest elevation, and one which is concealed beneath the tennis court within the large storage area. Together the tanks have a capacity of approximately 30,000 litres. The stormwater capture, detention and use of infrastructure in the locality easily meets the requirements of PO & DPF 1.1 and Table 1 for the Overlay.

Urban Tree Canopy Overlay

Desired Outcomes	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.
Performance Outcomes (PO) and Designated Performance Feature (DPF) criteria	
PO 1.1, DTS/DPF 1.1,	

The proposed Landscaping Plan involves the planting of eighteen (18) Ornamental Pears along the northern side boundary between the front boundary and the dwelling. These trees meet the definition of 'small tree' in accordance with Table 1 of the Overlay, with the proposal well exceeding the four small trees required by DPF 1.1.

The single Japanese Maple tree proposed as a feature tree forward of the main access to the dwelling meets the definition of a 'medium tree' within Table 1 of the Overlay. The additional plantings of shrubs along the driveway and along the terraced walls adds to the landscaping value, overall well exceeding the minimum tree planting sought by the Overlay.

A condition requiring the planting of the landscaping is recommended in Condition 9.

General Planning Provisions:

There are no powerlines affecting the subject land and the applicant has signed the associated declaration, as such the *Clearance from Overhead Powerlines* policy provisions are not considered of any further relevance to this assessment.

The locality is serviced by SA Water Corporation water supply and SA Water Corporation Sewer services installed in the Coach House Drive road reserve and accordingly *Infrastructure and Renewable Energy Facilities* PO & DPF 11.1 and PO & DPF 12.1 are considered to be satisfied.

The *Site Contamination* provisions are not expanded on below as the site already has a residential use.

The following are considered to be the relevant general assessment provisions for the proposed development:

Design In Urban Areas

Desired Outcomes	
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

	<ul style="list-style-type: none"> (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes (PO) and Designated Performance Feature (DPF) criteria	
PO 8.1, DTS/DPF 8.1, PO 8.2, DTS/DPF 8.2, PO 8.3, PO 9.1, PO 9.2, DTS/DPF 9.2, PO 10.1, DTS/DPF 10.1, PO 10.2, DTS/DPF 10.2	

The proposal is considered to accord with Design in Urban Areas DO 1, insofar that it is contextually appropriate, is an anticipated form of development, and has a built form and scale that is consistent with the existing locality. The proposed materials and finishes are considered to be appropriate for the locality. The landscaping proposed forward of the dwelling contributes to both permeable surfaces on the land and to local visual amenity. The landscaping also contributes to sustainable urban design, as does the proposed re-use of water on the site.

The proposal is inconsistent with the maximum extent of earthworks prescribed by DPF 8.2 and DPF 8.3. However, it is noted that having regard to DPF 8.1 (a) and (c) would not allow for the construction of a reasonable building on this land unless a raised dwelling was constructed, which would be at serious variance with the intent of the Zone. As discussed in consideration of Zone DPF 11.3, the extent of earthworks on the site is considered reasonable in context given the topography of the land and the visual impacts are mitigated by factors such as the associated landscaping. The proposal is therefore considered to address the intent of PO 8.2 and PO 8.3.

DPF 8.3 seeks that new driveways on sloping sites (exceeding 1:8) would achieve driveway gradients not exceeding 25% or 1:4. It is noted that the subject land has an existing driveway and the proposal utilises this existing siting to achieve a gradient of 1:3.6 with a rise of 6 metres from the street to the garage. This represents substantially consistent access gradients with the previous dwelling, which is considered reasonable in this locality.

The proposed retaining walls are to form part of the site's landscaping and will be softened in appearance by the plantings of shrubs and lawn. It is considered that the proposed retaining is consistent with PO 9.1 and PO 9.2.

It is considered that the proposal has the most potential to overlook along the southern elevation, though the separation granted by the adjacent 5 metre wide access handle provides some mitigation. As discussed earlier in the report, the proposal includes solid screening of the southern side balcony and its associated windows and doors to a minimum height of 1.7 metres above finished floor level. All windows along the southern elevations that are not behind the balcony screening have a sill height not less than 2 metres above finished floor level. The front balcony, which has a southern element, does not have to be screened as per the requirements of DPF 10.2 but the applicant has included a solid wing-wall at the deepest point along the southern boundary to provide additional screening of views in this direction. The proposal is therefore considered consistent with DPF 10.1 and DPF 10.2.

The proposal is furthermore considered to provide adequate private open space, car parking spaces, and ample room for waste storage in accordance with the remainder of assessment criteria in the *Design in Urban Areas* section.

Interface between Land Uses

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

The arrangement of allotments along this section of Coach-House Drive typically allows for good solar access given the east-west orientation of dwellings. During the mornings and evenings shadows are typically cast over the front and rear yards of the respective allotments. It is considered that during winter the greatest likelihood of overshadowing impact from the proposed dwelling will be midday sun on the allotment to the south.

It is noted again that the access handle adjacent the southern boundary provides additional setback between the proposed dwelling and the southern neighbour. Furthermore, neither the subject dwelling nor the existing dwelling to the south are situated directly on their allotment boundary and the neighbouring dwelling to the south has their driveway between their dwelling and their northern boundary. There is approximately 15 metres separating the proposed dwelling's southern wall from the northern wall of the neighbouring dwelling at 4 Coach-House Drive, significantly reducing the overshadowing potential.

The applicant has provided shadow diagrams demonstrating the extent of shadowing between 9:00am and 4:00pm in hourly increments on 21 June. The shadow diagrams show that the proposed dwelling would cast a shadow over the neighbouring dwelling to the south between the hours of 9:00am and 10:00am on this day but would have receded to only shadow the neighbour's driveway by 11:00am. From generally around 12:00pm and onward the proposed dwelling would only cast a shadow over the intervening access handle, which as discussed in this report above does not form part of the subject land nor the southern neighbours land. The proposal is therefore considered to allow adequate access to sunlight to neighbouring windows and private open space, consistent with DPF 3.1 and DPF 3.2.

Transport, Access and Parking

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

The provision of vehicle parking, inclusive of the reconstruction of the access driveway in substantially the same location as the existing driveway, is considered to reasonably accord with Transport Access and Parking Desired Outcome DO 1.

The provision of car parking is consistent with DPF 5.1 and Table 1 and provides two (2) covered parking spaces with a further one (1) visitor park provided south of the driveway and forward of the dwelling.

CONCLUSION

This report has provided a detailed assessment of the application against the most relevant provisions of the Planning and Design Code, consistent with the relevant legislation including the *Planning, Infrastructure and Development Act 2016*, and with consideration to the representations received and the documentation provided by the applicant.

It is considered that the development achieves the following:

- It is consistent in nature, form and scale with appropriate development within its locality and within the Hills Neighbourhood Zone.
- It responds appropriately to the challenging topography of the site and presents a reasonable outcome that will contribute positively to the locality.
- It appropriately balances likely visual impacts, particularly with regard to height, with elements that will increase visual amenity, including proposed landscaping treatments. The tallest parts of the proposed structure are limited in bulk and the overall vertical scale has been minimized where possible through obscuring the roofline.
- It responds to potential overlooking conflicts with conservative screening treatments that will minimize visual disturbance to adjacent dwellings that are sited at lower elevations than that of the subject land.

Accordingly, it is recommended that Planning Consent be granted, subject to conditions of consent.

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 21030645 by LINDA GUAN for a two storey detached dwelling, indoor swimming pool, retaining walls and fencing at 6 Coach House Drive Teringie is granted Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

- 1) Development In Accordance with Approved Plans
The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
- 2) Prior to Building Rules Consent – Requirement for Stormwater Calculations
Prior to Building Consent being granted a final Stormwater Management Plan and all associated hydrological and hydraulic stormwater calculations shall be provided to the reasonable satisfaction of Council staff.
- 3) External Finishes
The external finishes to the building herein approved shall be as follows:

WALLS: Paint-Finish Render in 'White' and 'Dark Tonal', Austral Metallix Brick in 'Zinc', Stone, or similar
ROOF: Colorbond 'Shale Grey' or similar
- 4) Residential Lighting
All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

5) **Sill Heights for Windows**

The upper level windows on the southern elevation of the dwelling shall have a minimum sill height of 2.0 metres above finished floor level as shown on Elevation (Drawing No. A A006) prepared by SOKO Design Studio Revision 2 dated 27 October 2021.

6) **Balcony Screening**

The balcony on the southern elevation of the dwelling shall have fixed screening as shown on Elevation (Drawing No. A006) prepared by SOKO Design Studio Revision 2 dated 27 October 2021 to a minimum height of 1.7m above the balcony floor level. The screening shall be installed prior to occupation and maintained in good condition at all times.

7) **Erosion Control – Provision of Drainage Channels**

Drainage channels are to be provided above and below the cut and fill area to minimise water entry.

8) **Erosion Control – Straw Bales**

Prior to commencement of construction of the approved development straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during periods of rainfall.

9) **Timeframe for Landscaping to be Planted**

The landscaping detailed on the Landscaping Plan (Drawing No. A009) prepared by SOKO Design Studio Revision 2 dated 27 October 2021 shall be planted in the planting season following occupation of the dwelling and maintained in good health and condition at all times. Any such vegetation shall be replaced in the next planting season if and when it dies or becomes seriously diseased.

ADVISORY NOTES

General Notes

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 5) 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).
- 6) Building Consent must be applied for and granted prior to the expiry of the Planning Consent.

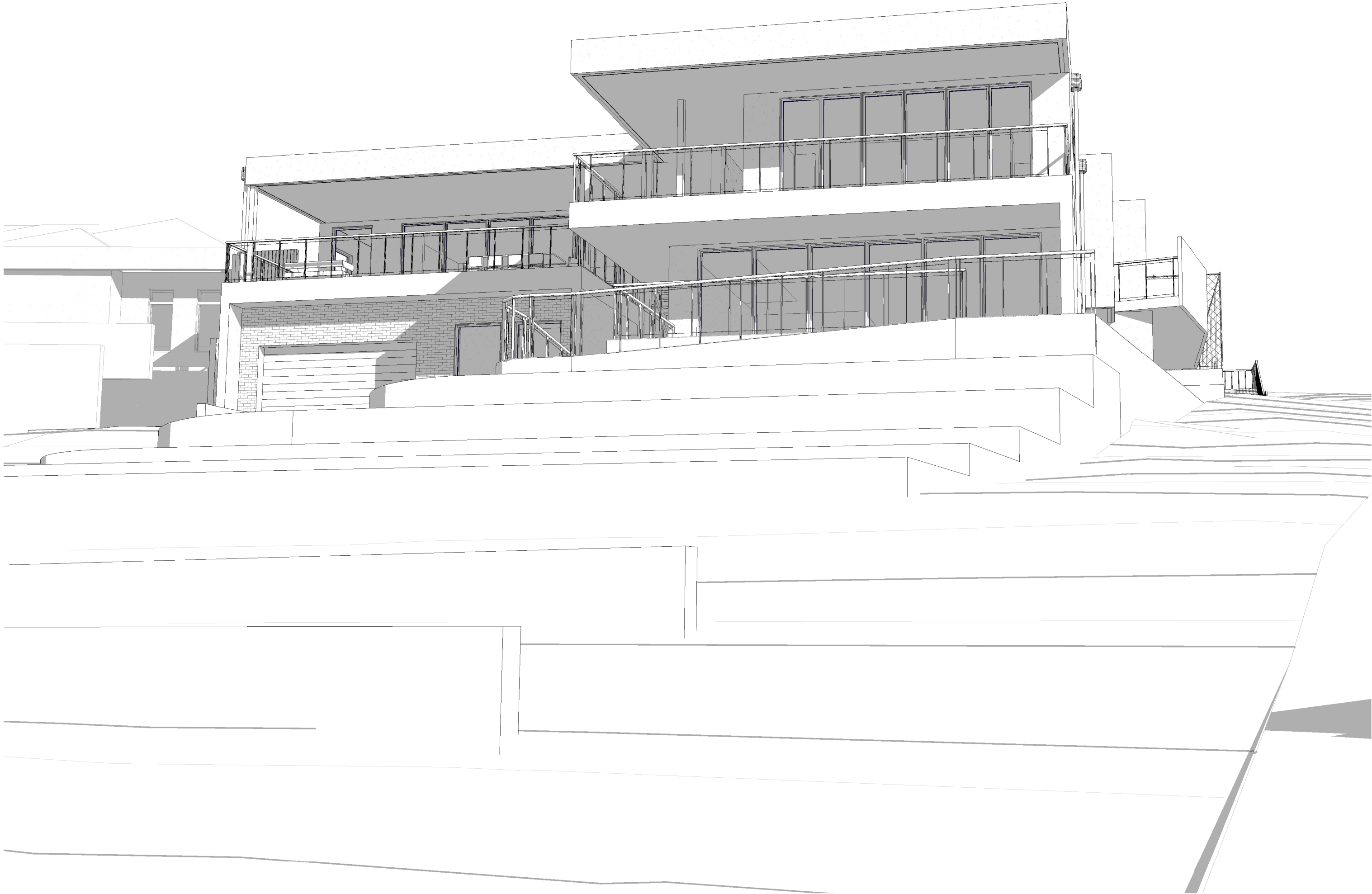
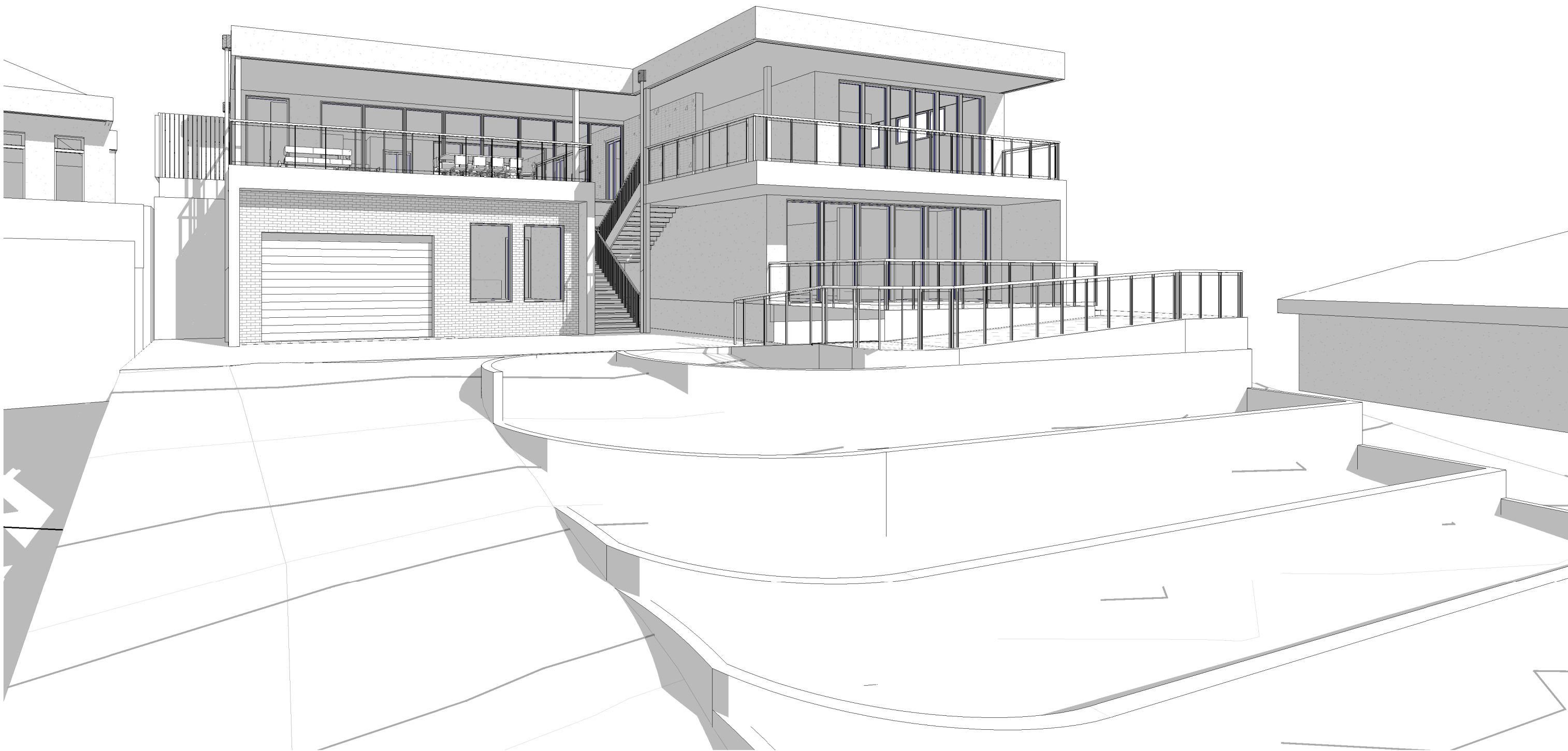
OFFICER MAKING RECOMMENDATION

Name: Ashleigh Gade

Title: Statutory Planner

6 COACH HOUSE DRIVE, TERINGIE

Sheet List		
Sheet Number	Sheet Name	Current Revision
000	COVER SHEET	2
001	SITE PLAN	2
002	Existing & Demolition Plan	2
003	LOWER FLOOR PLAN	2
004	GROUND FLOOR PLAN	2
005	ELEVATION	2
006	ELEVATION	2
007	SECTION	2
008	ROOF PLAN	2
009	LANDSCAPE PLAN	2



PLANNING DRAWINGS

builder & contractor note:
Figured dimensions must be taken in preference to scaled dimensions. All site dimensions and levels are to be verified on site prior to any work being commenced. Any discrepancies should be reported to the designer immediately. All workmanship and materials whether specified or implied must comply with all current and relevant building codes. These drawings must be read in conjunction with the Specification. It should be noted that these documents have been prepared to comply with the building regulations applicable at the time of preparation. It should be noted that the Building Code of Australia is continually upgraded and amended. Responsibility will only be accepted for compliance with the Building Code of Australia and to referenced standards applicable at the time of document preparation. No work can commence on this project until full Development Approval under the Development Act 1993 has been obtained, and mandatory notification given to council. Builder and client to verify survey pegs on boundaries prior to any building work commencing. Builder must confirm on site documents are the current set, by phoning both Architectural and Engineering offices prior to work commencing. Wet area lining to have 150 batts to floor track, 150 batt to shower/laips. Tiles to be laid on flexible adhesive with flexible grout.
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2	27/10/2021	FOR AMENDMENT
1	24/09/2021	FOR APPLICATION
rev:	date:	description:

SOKO
Design Studio

312a Unley Rd, Hyde Park 5061
www.sokostudio.com.au
E: info@sokostudio.com.au

project:		drawing title:	
6 COACH-HOUSE DRIVE		COVER SHEET	
address: 6 COACH-HOUSE DRIVE, TERINGIE	project no:	drawing no:	
	Project Number	A000	
client: MR MILORAD GOVEDARICA	site area:	revision:	
	1904 sqm	2	
designed by:	drawn by:	scale:	revision:
LG	@	A1	2

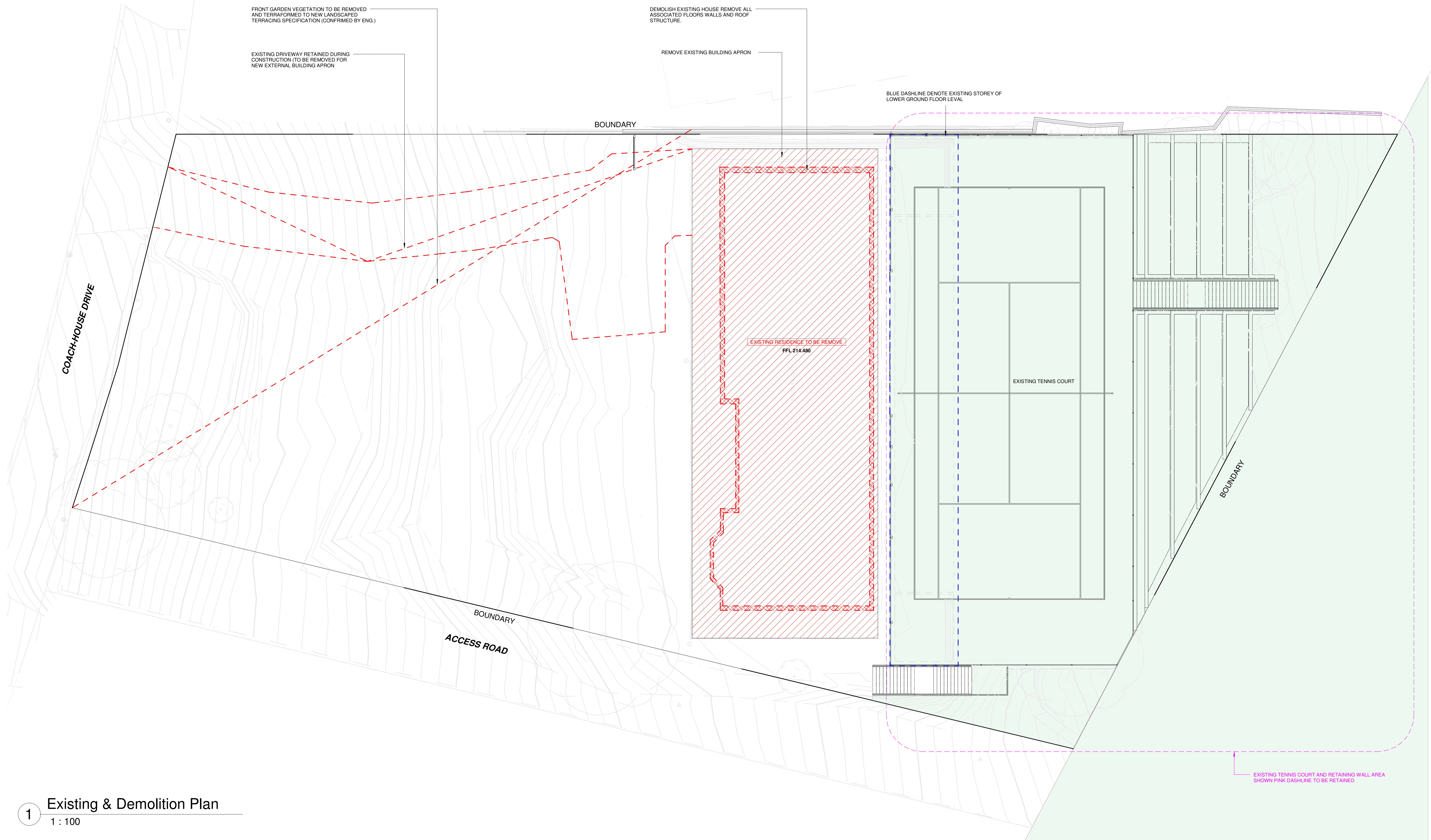
1 Site Plan
1 : 200

builder & contractor note:
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6 COACH-HOUSE DRIVE		project:	SITE PLAN		drawing 99a:
6 COACH-HOUSE DRIVE, TERINGIE		address:	project no:	drawing no:	
			Project Number	A001	
			site area:		
			1904 sqm		
MR MILORAD GOVEDARICA		client:	LG	drawn by:	revision:
				1 : 200 @ A1	2



1

Existing & Demolition Plan

1 : 100

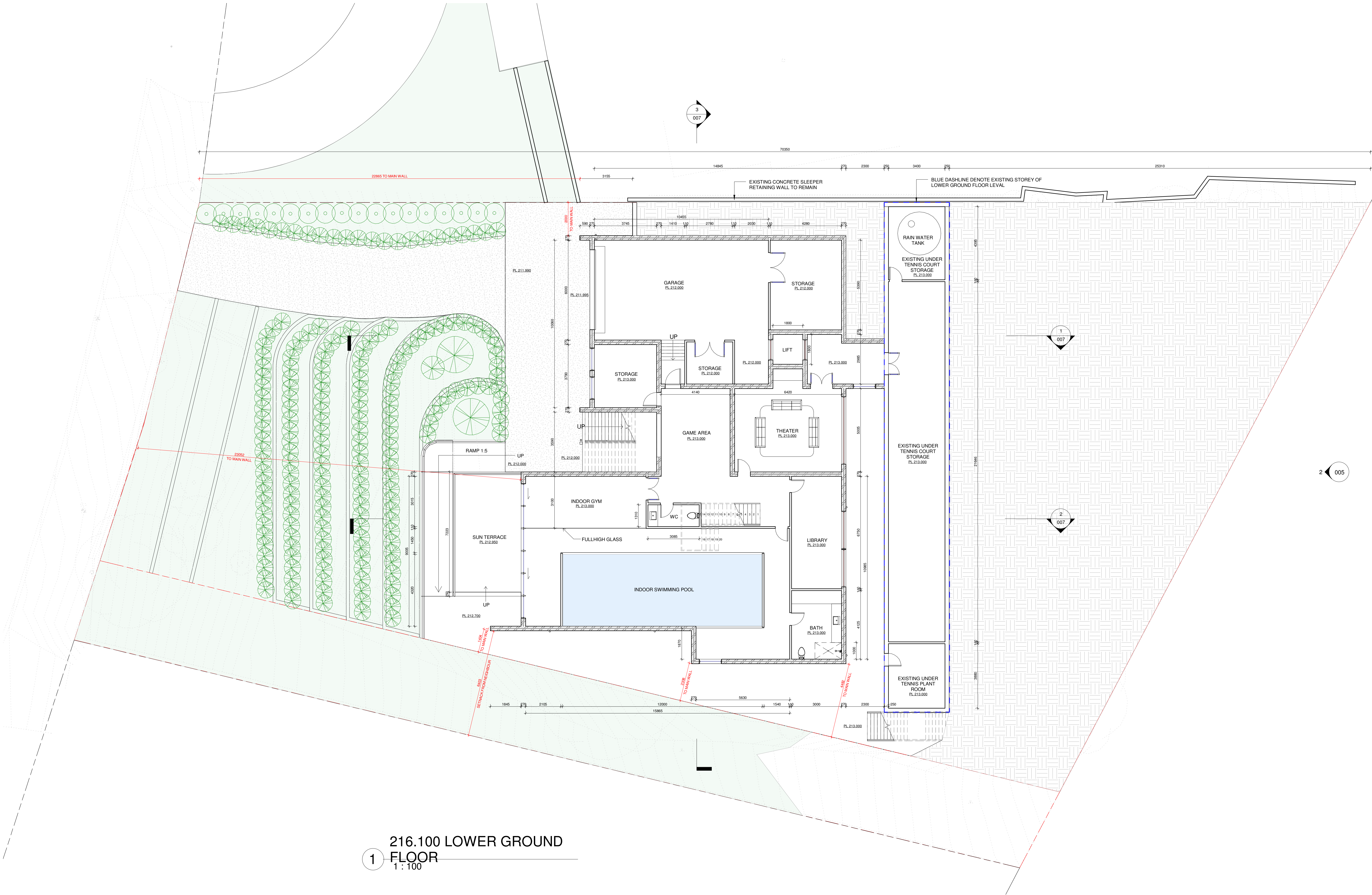
PLANNING DRAWINGS

builder & contractor note:
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project: 6 COACH-HOUSE DRIVE		drawing title: Existing & Demolition Plan		drawing size: A002	
address: 6 COACH-HOUSE DRIVE, TERINGIE		project no:	Project Number	drawing no:	
		site area:	1904 sqm	revision:	2
client: MR MILORAD GOVEDARICA		date: LG	drawn by: 1 : 100 @ A1	scale:	



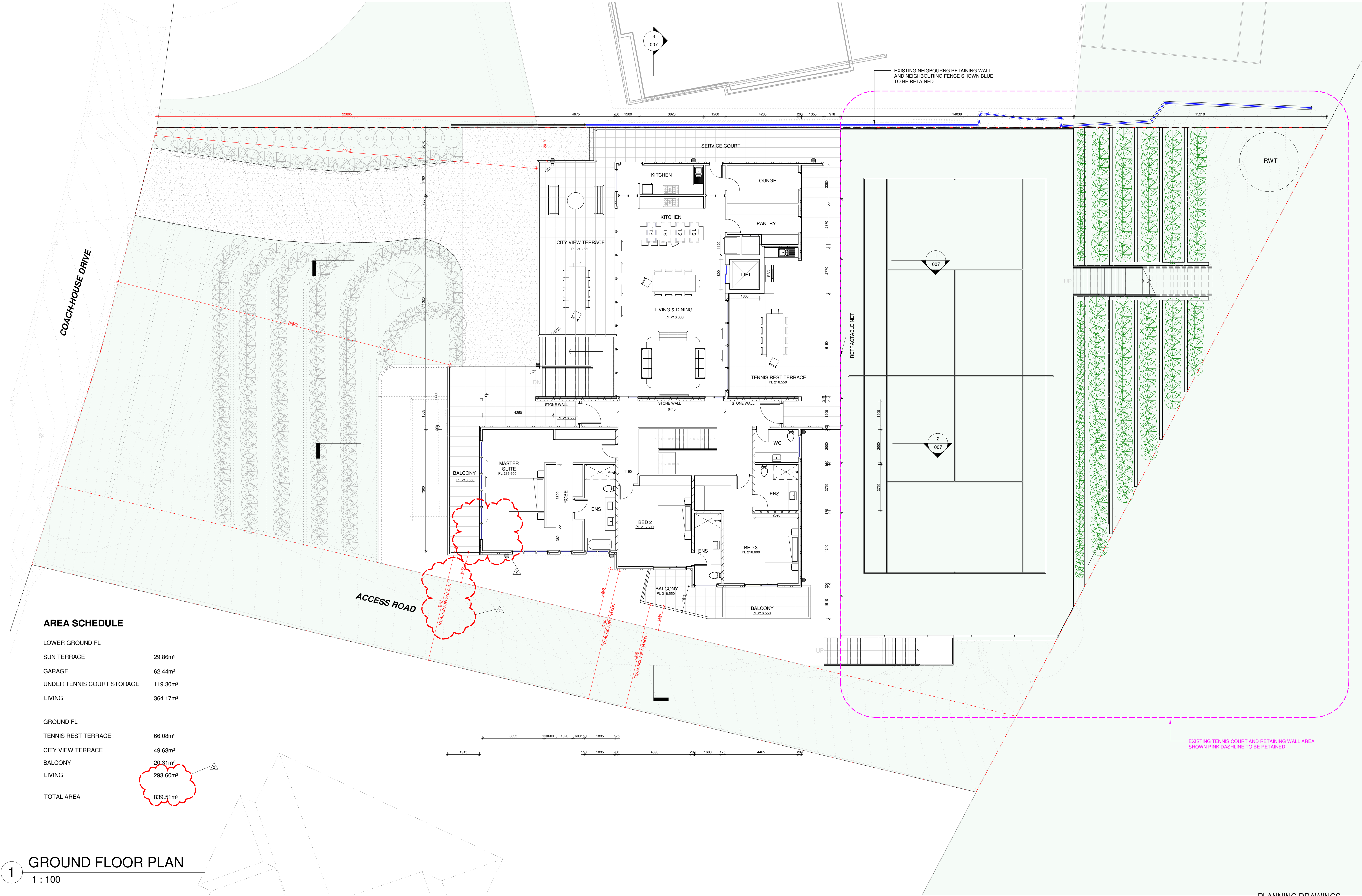
1 216.100 LOWER GROUND FLOOR
1:100

builder & contractor note:
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6 COACH-HOUSE DRIVE		project:	LOWER FLOOR PLAN		drawing 99a:
6 COACH-HOUSE DRIVE, TERINGIE		address:	Project Number	project no:	drawing no:
MR MILORAD GOVEDARICA		client:	1904 sqm	site area:	A003
		LG	drawn by:	scale:	revision:
			1:100 @ A1		2



AREA SCHEDULE

LOWER GROUND FL	
SUN TERRACE	29.86m ²
GARAGE	62.44m ²
UNDER TENNIS COURT STORAGE	119.30m ²
LIVING	364.17m ²
GROUND FL	
TENNIS REST TERRACE	66.08m ²
CITY VIEW TERRACE	49.63m ²
BALCONY	20.31m ²
LIVING	293.60m ²
TOTAL AREA	839.51m ²

1 GROUND FLOOR PLAN
1 : 100

builder & contractor note:
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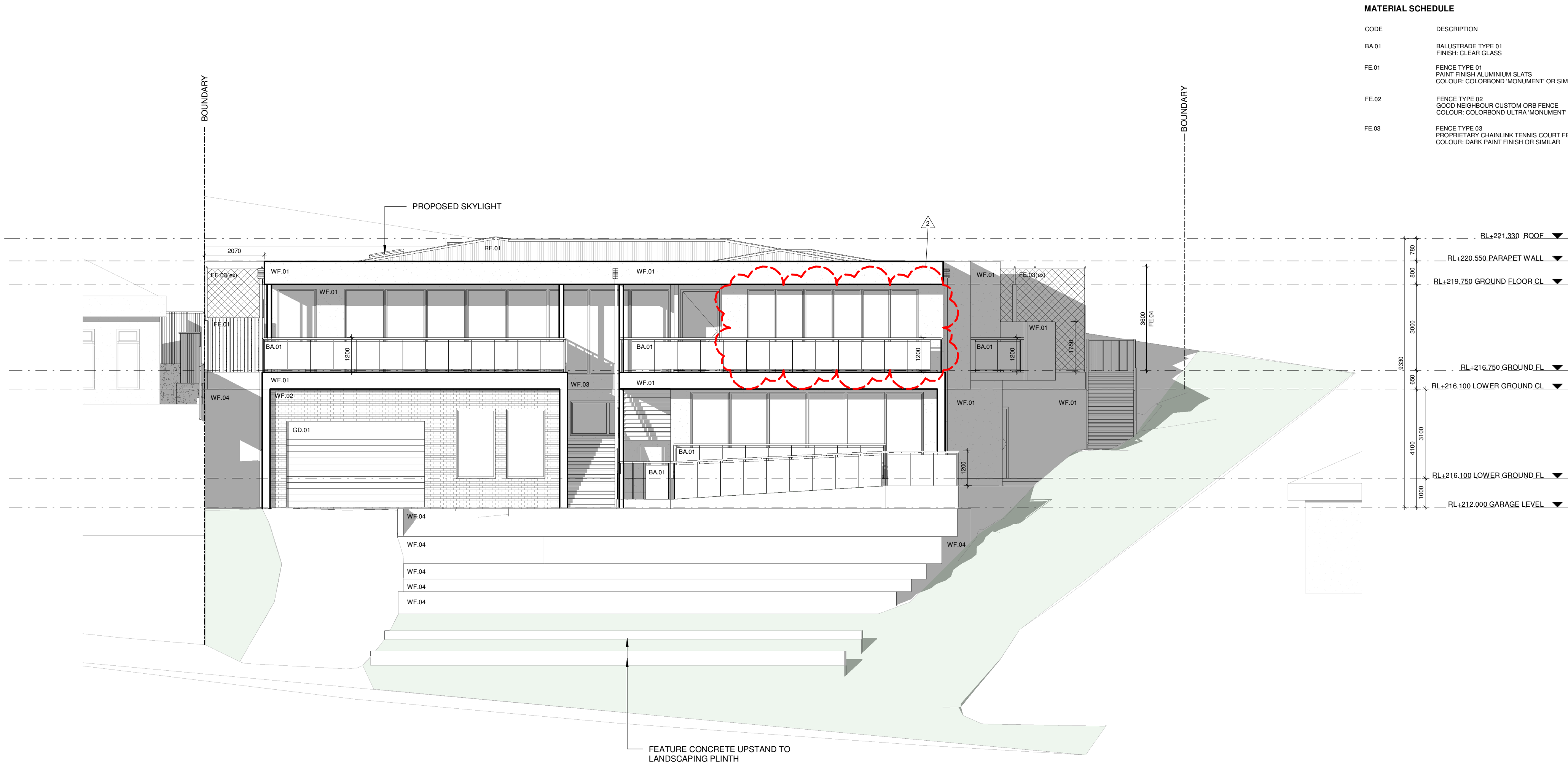
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www.sokodesign.com.au
E: info@sokodesign.com.au

project: 6 COACH-HOUSE DRIVE
address: 6 COACH-HOUSE DRIVE, TERINGIE
client: MR MILORAD GOVEDARICA

drawing title: GROUND FLOOR PLAN
project no: 1904 sqm
site area: 1904 sqm
drawn by: LG
scale: 1 : 100 @ A1
revision: 2

drawing no: A004
revision: 2

PLANNING DRAWINGS



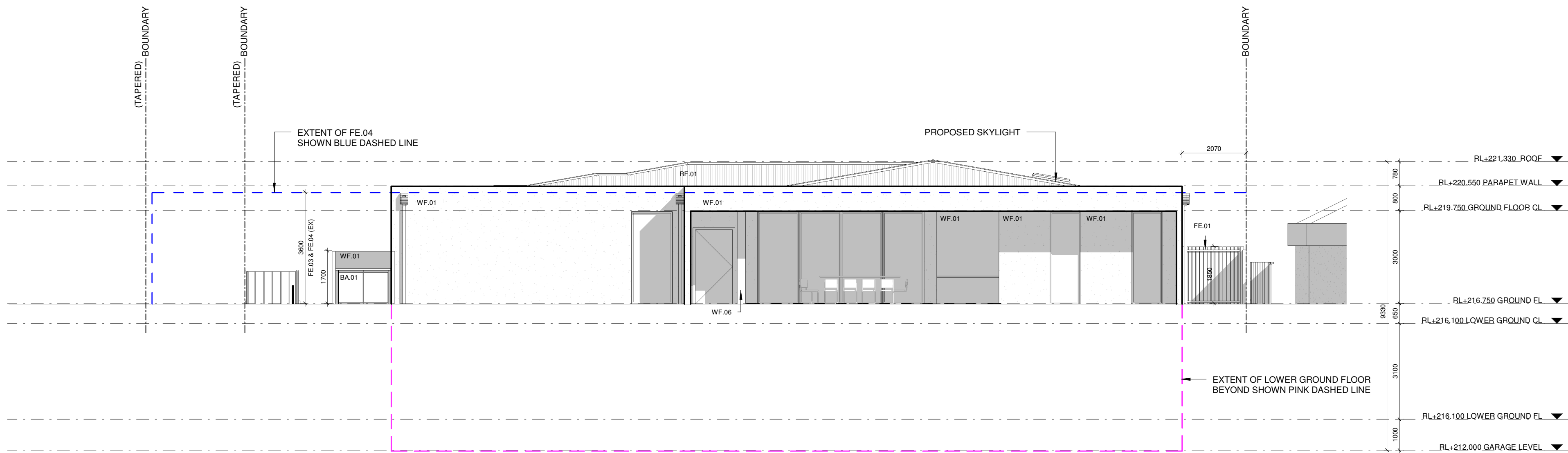
MATERIAL SCHEDULE

CODE	DESCRIPTION
BA.01	BALUSTRADE TYPE 01 FINISH: CLEAR GLASS
FE.01	FENCE TYPE 01 PAINT FINISH ALUMINIUM SLATS COLOUR: COLORBOND MONUMENT OR SIMILAR
FE.02	FENCE TYPE 02 GOOD NEIGHBOUR CUSTOM ORB FENCE COLOUR: COLORBOND ULTRA MONUMENT OR SIMILAR
FE.03	FENCE TYPE 03 PROPRIETARY CHAINLINK TENNIS COURT FENCE COLOUR: DARK PAINT FINISH OR SIMILAR

CODE	DESCRIPTION
FE.04	FENCE TYPE 04 PROPRIETARY RETRACTABLE TENNIS NETTING COLOUR: DARK PAINT FINISH OR SIMILAR
GD.01	GARAGE DOOR 01 PANELIFT SECTIONAL OVERHEAD DOOR COLOUR: COLORBOND MONUMENT OR SIMILAR
RF.01	ROOF FINISH 01 COLOUR: COLORBOND SHALE GREY OR SIMILAR
WF.01	WALL FINISH 01 PAINT FINISH RENDER COLOUR: WHITE OR SIMILAR

CODE	DESCRIPTION
WF.02	WALL FINISH 02 AUSTRAL METALLIX (470x110x50) LINEAR BRICK OR SIMILAR COLOUR: ZINC OR SIMILAR
WF.03	WALL FINISH 03 PAINT FINISH RENDER COLOUR: DARK TONAL RANGE TO MATCH GD.01
WF.04	WALL FINISH 04 CONCRETE BLOCK RETAINING WALL COLOUR: CHARCOAL OR SIMILAR
WF.06	WALL FINISH 06 RANDOM ASHLAR STONE OR SIMILAR

1 West Elevation (COACH-HOUSE DRIVE)
1 : 100



2 East Elevation
1 : 100

PLANNING DRAWINGS

builder & contractor note:
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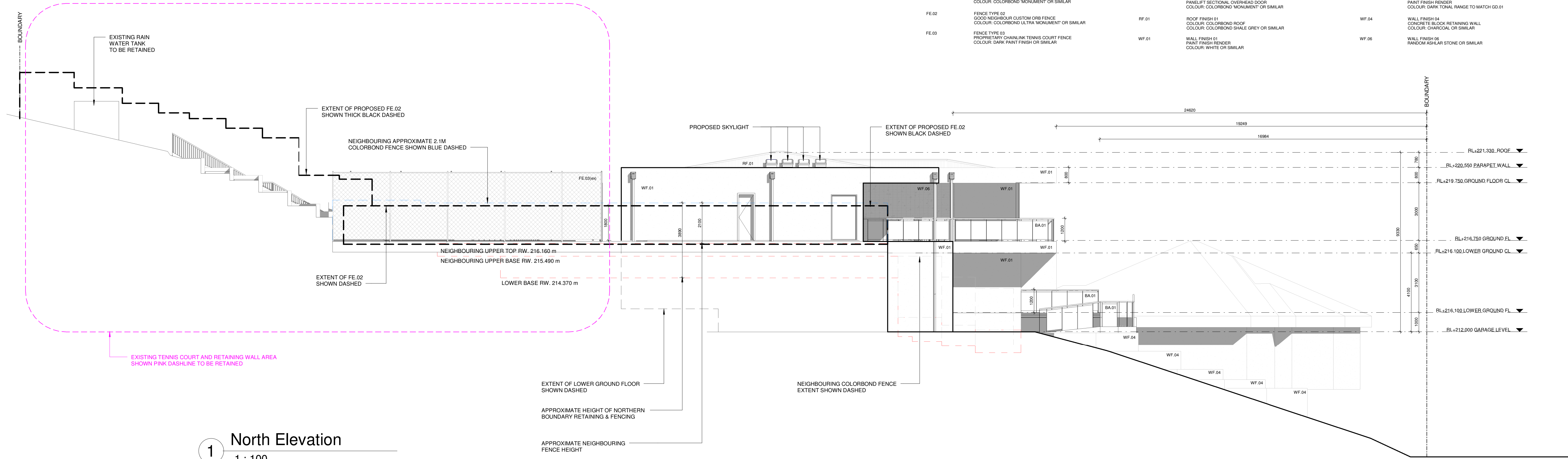
2	27/10/2021	FOR AMENDMENT
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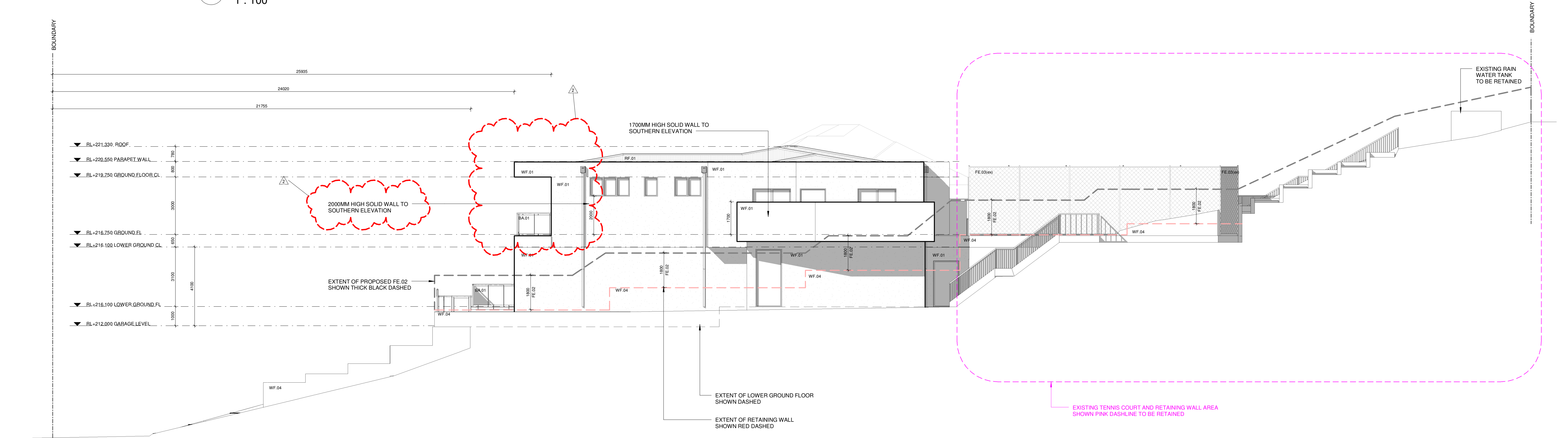
6 COACH-HOUSE DRIVE		project:	drawing 99a:	
6 COACH-HOUSE DRIVE, TERINGIE		address:	drawing no:	
		Project Number	A005	
		site area:		
		1904 sqm		
MR MILORAD GOVEDARICA		client:	drawn by:	
		LG	1 : 100 @ A1	
			scale:	
			revision:	
			2	

MATERIAL SCHEDULE

CODE	DESCRIPTION	CODE	DESCRIPTION	CODE	DESCRIPTION
BA.01	BALUSTRADE TYPE 01 FINISH: CLEAR GLASS	FE.04	FENCE TYPE 04 PROPRIETARY RETRACTABLE TENNIS NETTING COLOUR: DARK PAINT FINISH OR SIMILAR	WF.02	WALL FINISH 02 AUSTRAL METALLIX (470x110x50) LINEAR BRICK OR SIMILAR COLOUR: ZINC OR SIMILAR
FE.01	FENCE TYPE 01 PAINT FINISH ALUMINIUM SLATS COLOUR: COLORBOND MONUMENT OR SIMILAR	GD.01	GARAGE DOOR 01 PAVEMENT SECTIONAL OVERHEAD DOOR COLOUR: COLORBOND MONUMENT OR SIMILAR	WF.03	WALL FINISH 03 PAINT FINISH RENDER COLOUR: DARK TONAL RANGE TO MATCH GD.01
FE.02	FENCE TYPE 02 GOOD NEIGHBOUR CUSTOM ORB FENCE COLOUR: COLORBOND ULTRA MONUMENT OR SIMILAR	RF.01	ROOF FINISH 01 COLOUR: COLORBOND ROOF COLOUR: COLORBOND SHALE GREY OR SIMILAR	WF.04	WALL FINISH 04 CONCRETE BLOCK RETAINING WALL COLOUR: CHARCOAL OR SIMILAR
FE.03	FENCE TYPE 03 PROPRIETARY CHAINLINK TENNIS COURT FENCE COLOUR: DARK PAINT FINISH OR SIMILAR	WF.01	WALL FINISH 01 PAINT FINISH RENDER COLOUR: WHITE OR SIMILAR	WF.06	WALL FINISH 06 RANDOM ASHLAR STONE OR SIMILAR



1 North Elevation
1 : 100



2 South Elevation
1 : 100

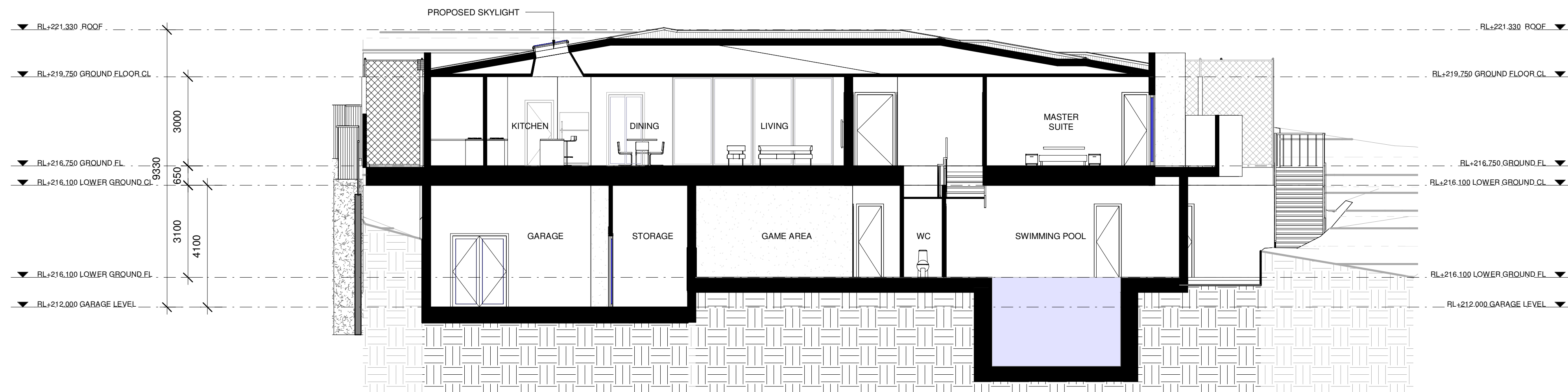
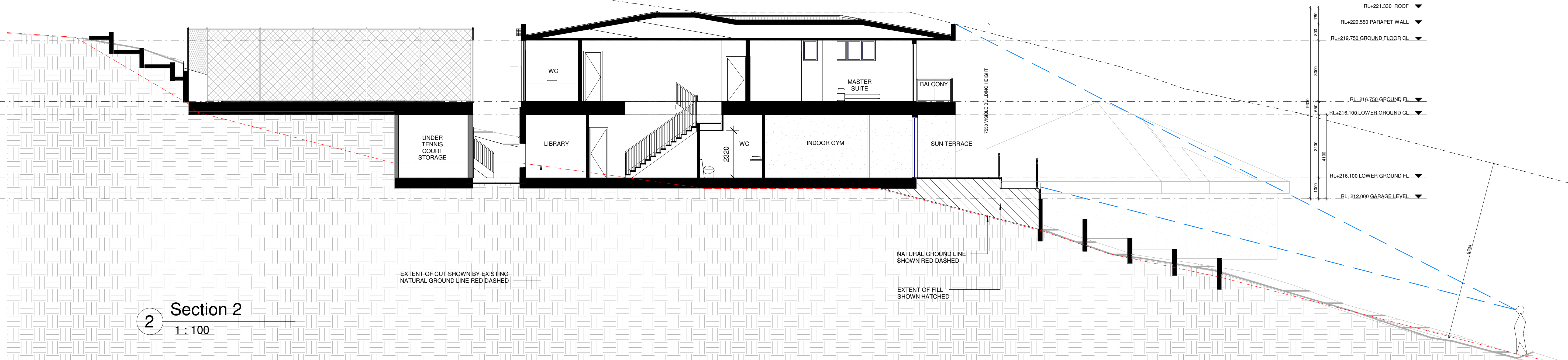
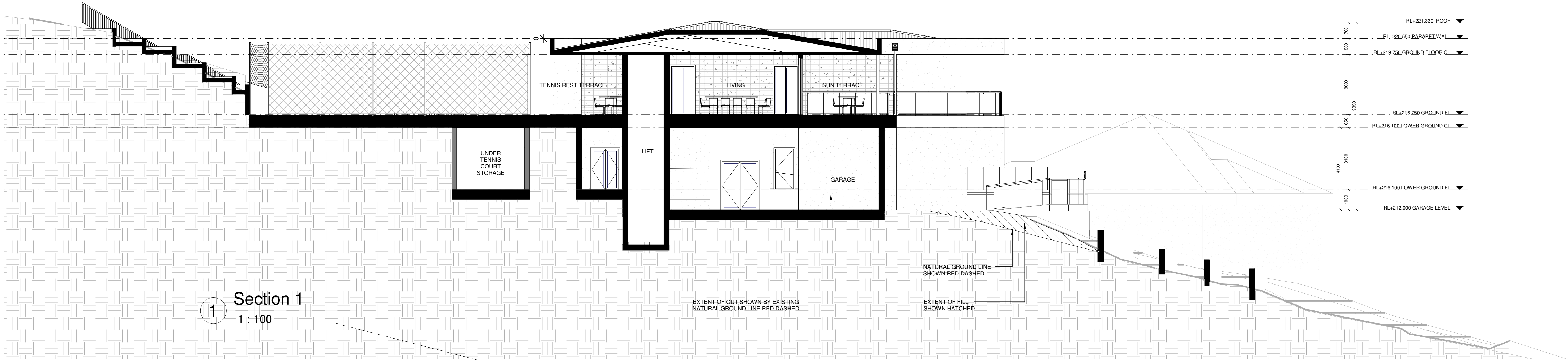
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rev:	date:	description:

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project:		drawing 99a:	
6 COACH-HOUSE DRIVE		ELEVATION	
address:		project no:	drawing no:
6 COACH-HOUSE DRIVE, TERINGIE		1904 sqm	A006
client:		drawn by:	revision:
MR MILORAD GOVEDARICA		LG	2
scale:		1 : 100 @ A1	

PLANNING DRAWINGS



3 Section 3
1 : 100

builder & contractor note:
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rev: date: description:

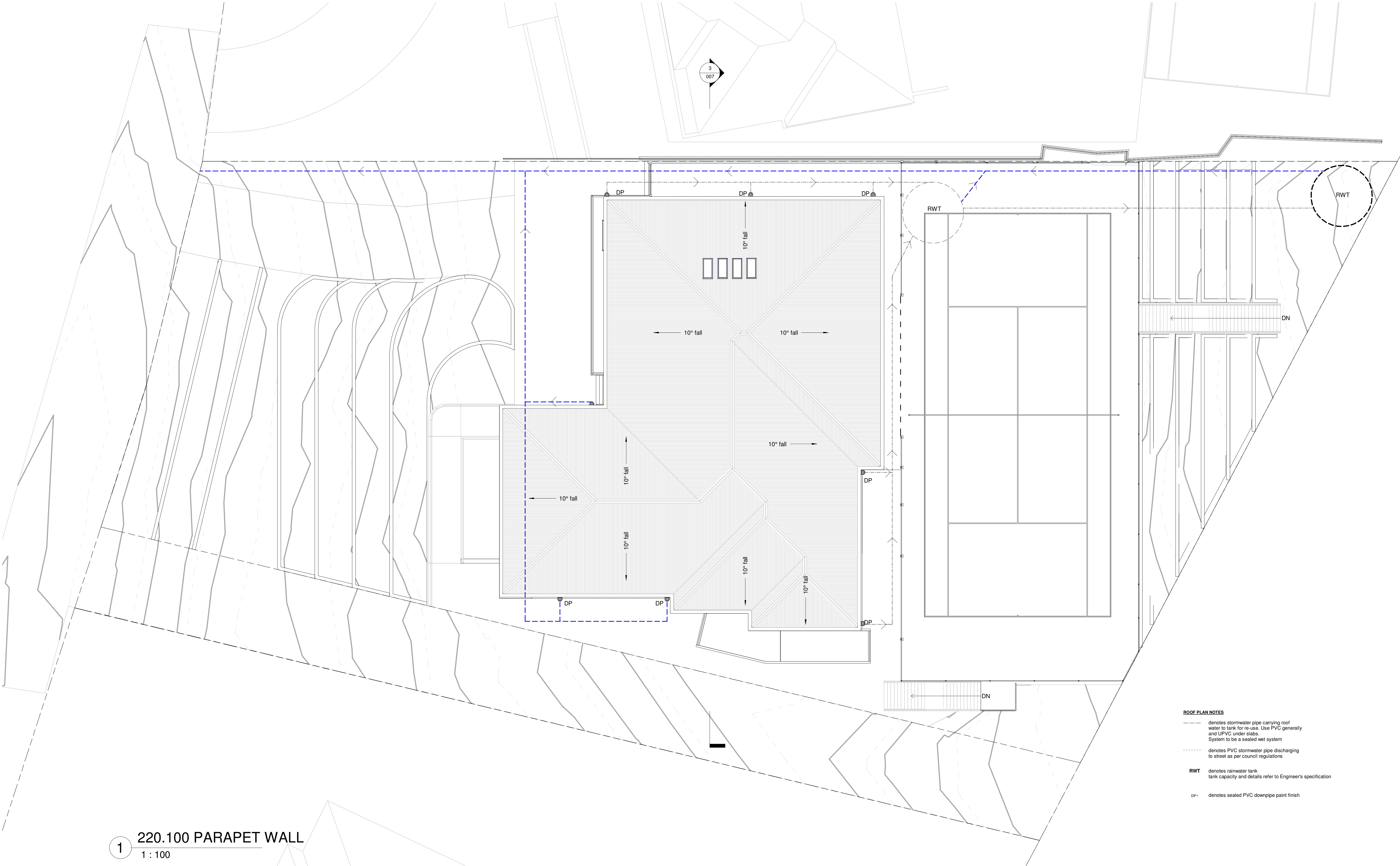
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E: info@sokodesign.com.au

project: 6 COACH-HOUSE DRIVE
address: 6 COACH-HOUSE DRIVE, TERINGIE
client: MR MILORAD GOVEDARICA

SECTION
Project Number
1904 sqm
drawn by: LG

drawing no: A007
revision: 2
scale: 1 : 100 @ A1

PLANNING DRAWINGS



1 220.100 PARAPET WALL
1 : 100

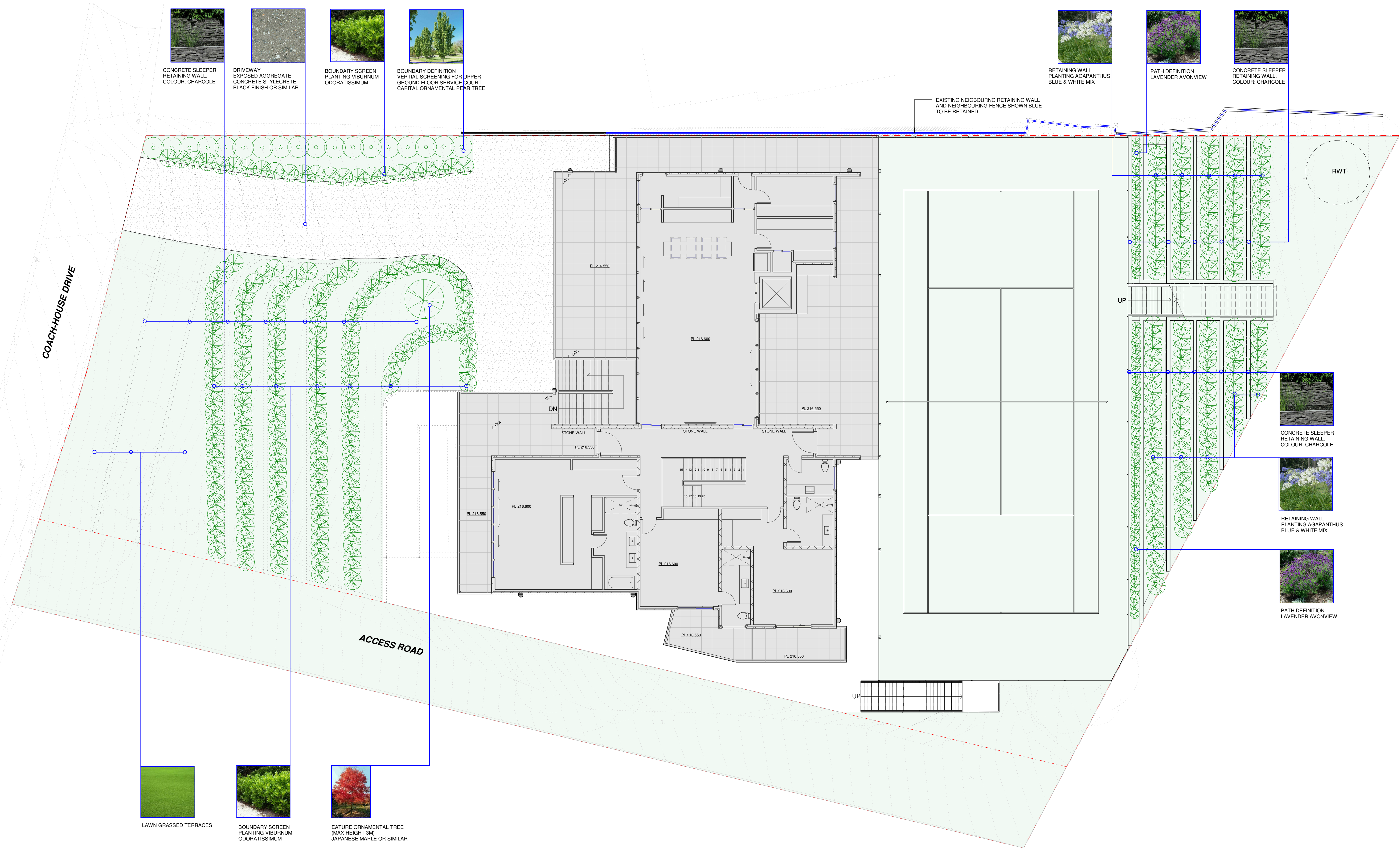
- ROOF PLAN NOTES**
- denotes stormwater pipe carrying roof water to tank for re-use. Use PVC generally and UPVC under slabs. System to be a sealed wet system
 - denotes PVC stormwater pipe discharging to street as per council regulations
 - RWT** denotes rainwater tank tank capacity and details refer to Engineer's specification
 - DP+ denotes sealed PVC downpipe paint finish

builder & contractor note:
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project: 6 COACH-HOUSE DRIVE		drawing title: ROOF PLAN		drawing size:	
address: 6 COACH-HOUSE DRIVE, TERINGIE		project no:		drawing no:	
Project Number		site area:		A008	
1904 sqm		drawn by:		revision:	
MR MILORAD GOVEDARICA		LG		1 : 100 @ A1	
				scale:	
				2	



LANDSCAPE PLAN

1 : 100

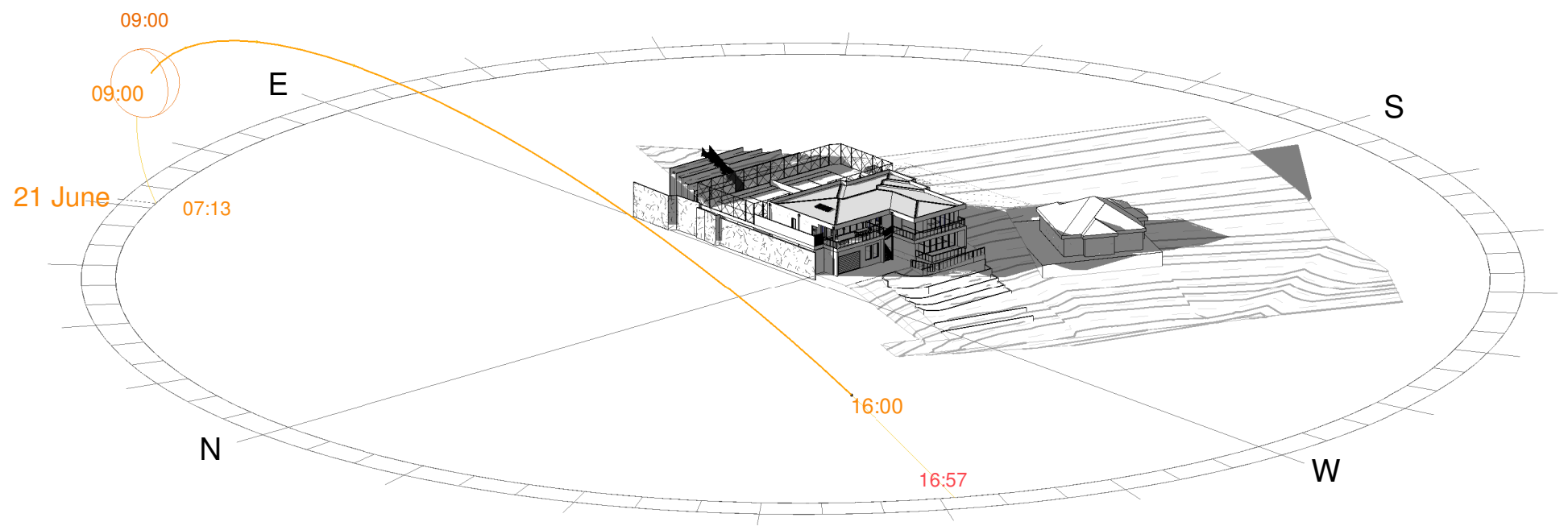
builder & contractor note:
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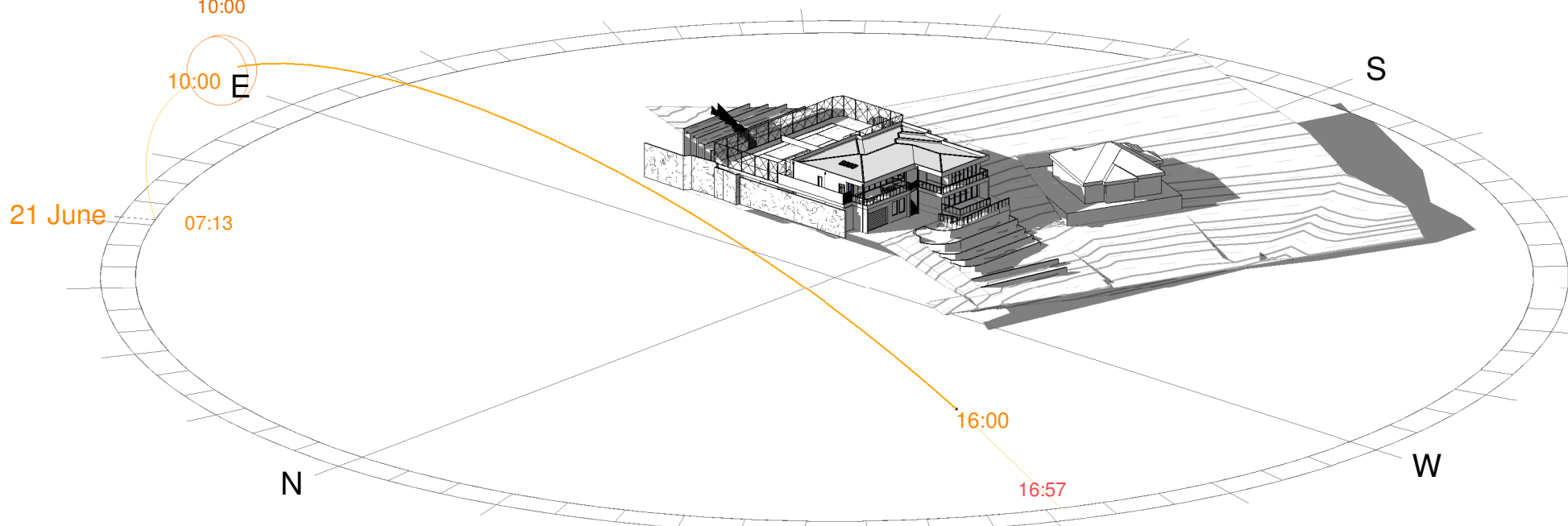
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6 COACH-HOUSE DRIVE				LANDSCAPE PLAN		drawing 99a:	
6 COACH-HOUSE DRIVE, TERINGIE		address:	Project Number	project no:	drawing no:	A009	
		site area:	1904 sqm	drawn by:	revision:		
MR MILORAD GOVEDARICA		designed:	LG	scale:	1 : 100 @ A1	2	

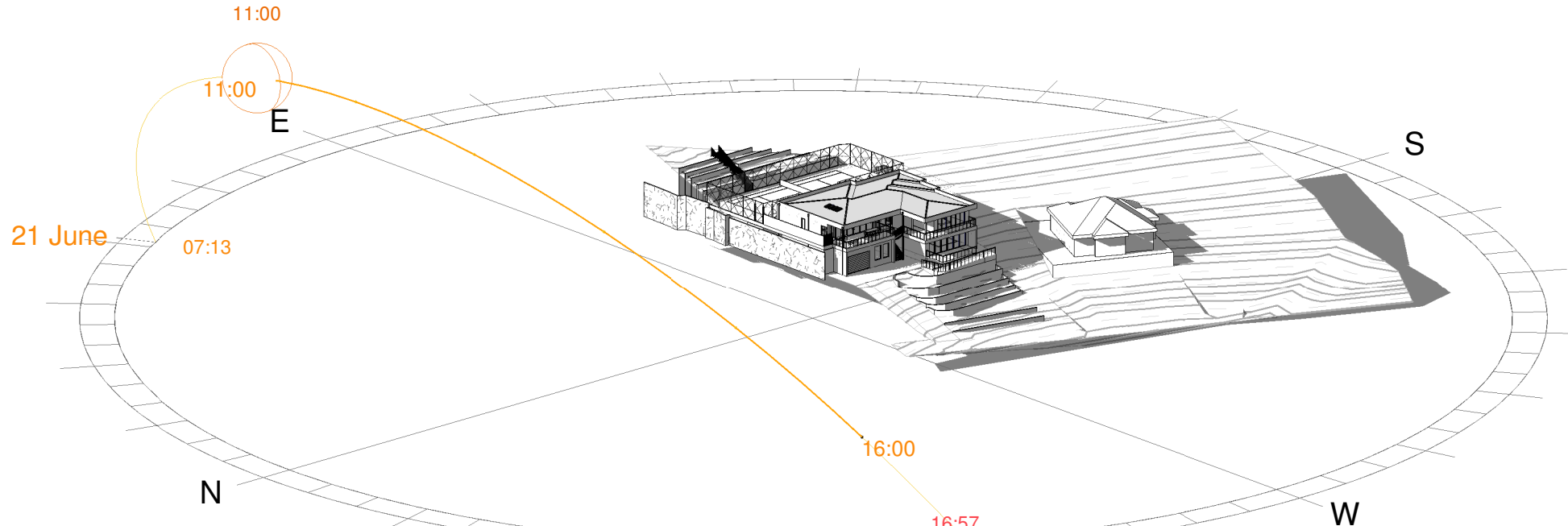
PLANNING DRAWINGS



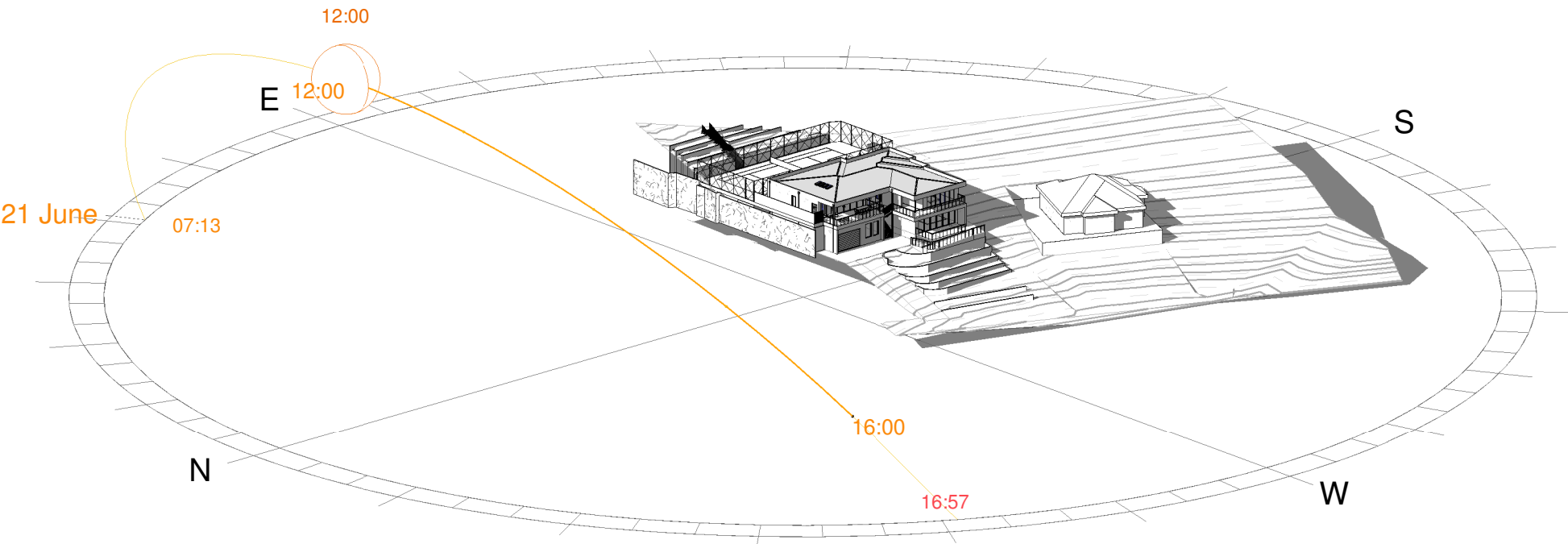
1 9AM



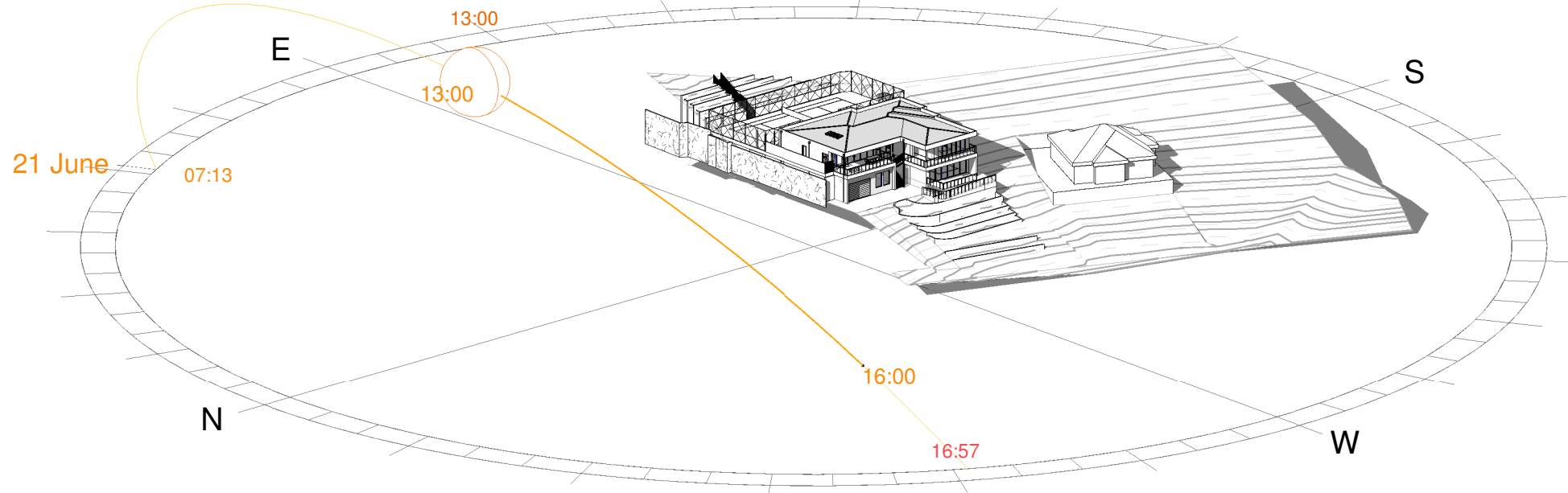
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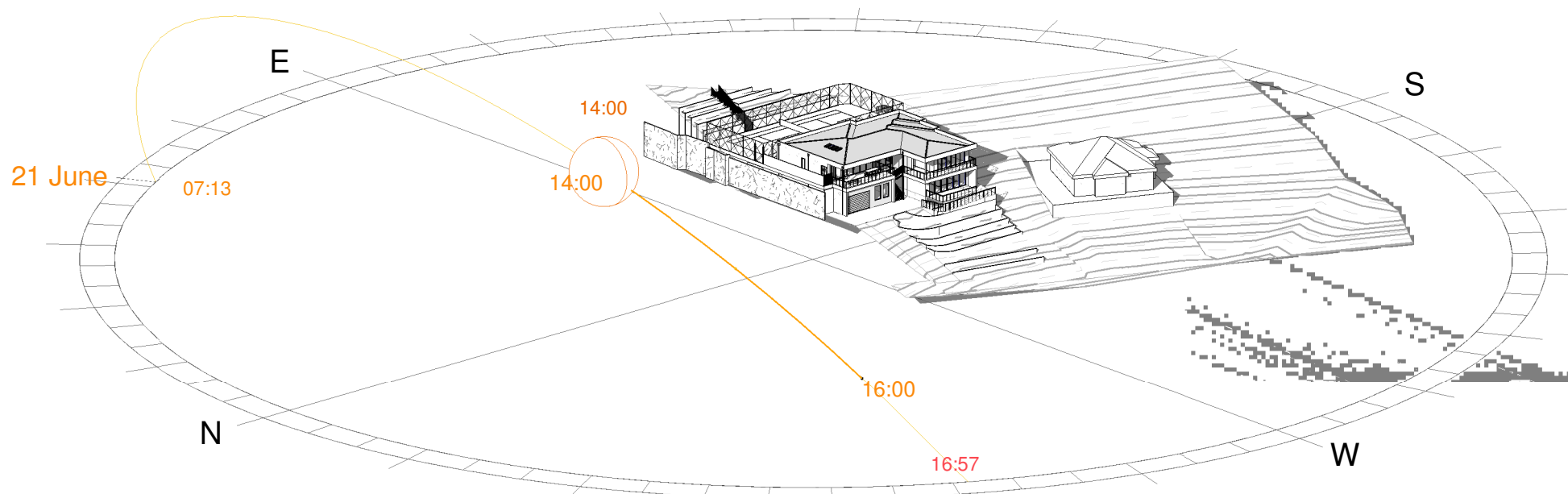
3 11AM



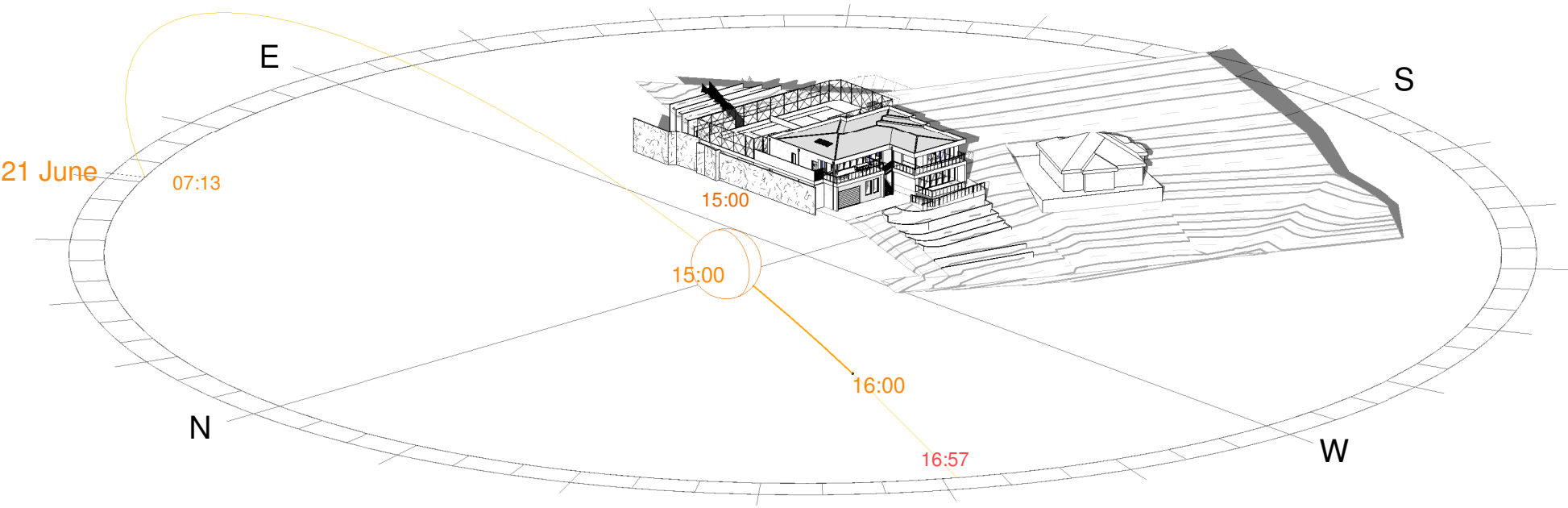
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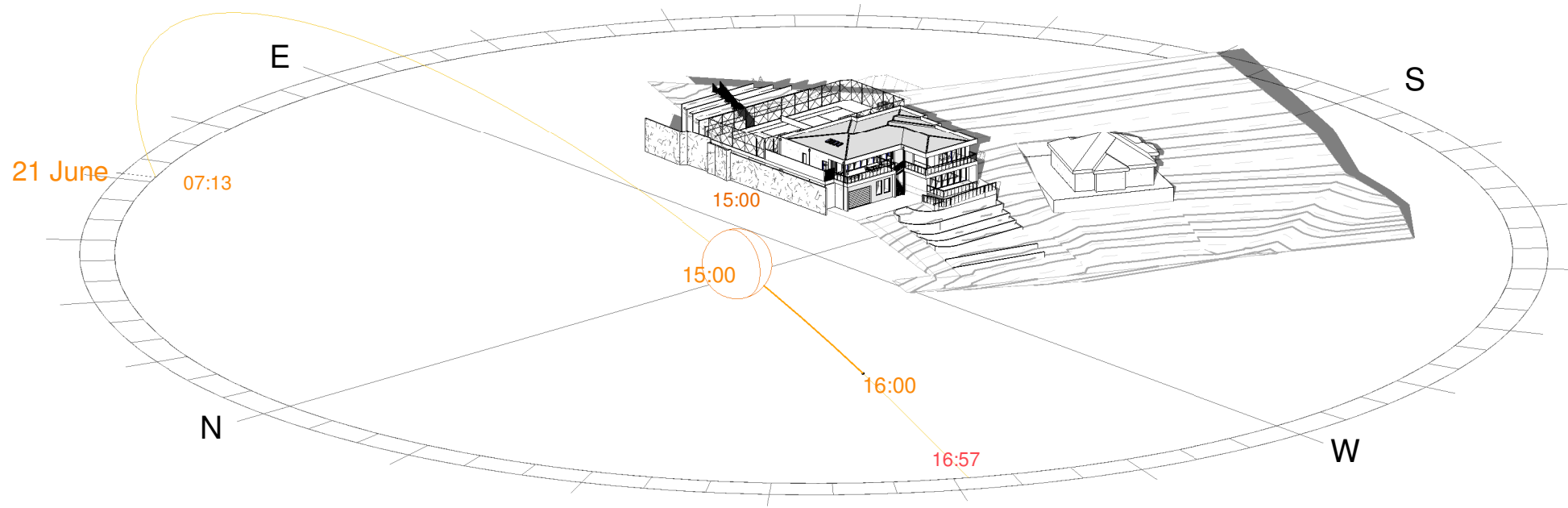
5 1PM



6 2PM



7 3PM



8 4PM

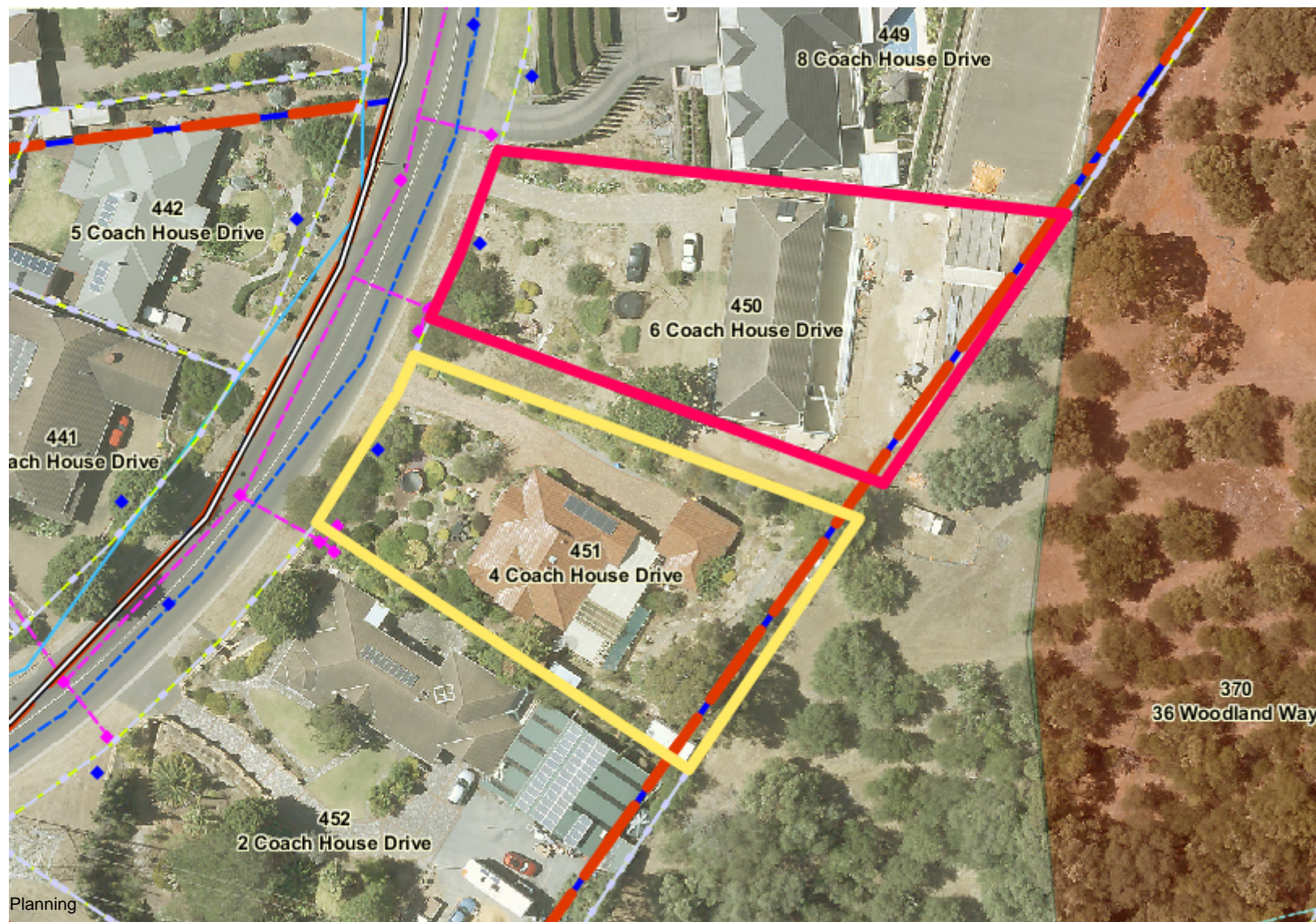
PLANNING DRAWINGS

builder & contractor
note: dimensions must be taken in preference to scaled dimensions. All site dimension and levels are to be verified on site prior to any work being commenced. Any discrepancies should be reported to the designer immediately. All workmanship and materials whether specified or implied must comply with all current and relevant building codes. These drawings must be read in conjunction with the Specification. It should be noted that these documents have been prepared to comply with the building regulations applicable at the time of preparation. It should be noted that the Building Code of Australia is continually upgraded and amended. Responsibility will only be accepted for compliance with the Building Code of Australia and its referenced standards applicable at the time of document preparation. No work can commence on this project until full Development Approval under the Development Act 1993 has been obtained, and mandatory notification given to council. Builder and client to verify survey pegs on boundaries prior to any building work commencing. Builder must confirm on-site documents are the current set, by phoning both architectural and engineering offices prior to work commencing. Wet area tiling to have 1:80 fall to floor traps. 1:60 fall to shower traps. Tiles to be laid on flexible adhesive with flexible grout.
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SOKO
Design Studio
312a Unley Rd, Hyde Park 5061
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E: info@sokodesign.com.au

project: 6 COACH-HOUSE DRIVE		drawing title: SHADOW DIAGRAM	
address: 6 COACH-HOUSE DRIVE, TERINGIE		project no: Project Number	drawing no: A011
client: MR MILORAD GOVEDARICA		area: 1904 sqm	drawn by: LG
		scale: A1	revision:



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Scale = 1:752.220

20 m

**Annotations**

- Representors Land
- Subject Land

Planners Summary

- PlanningSummary

AHC Core

- Parks
- Townships
- RoadsStreetView
 - ADJOINING LGA RD
 - AHC & PRIVATE
 - AHC RD
 - DPTI RD
 - PRIVATE RD
 - SHARED RD

- PropertyOwner

- Parcels

- Roads

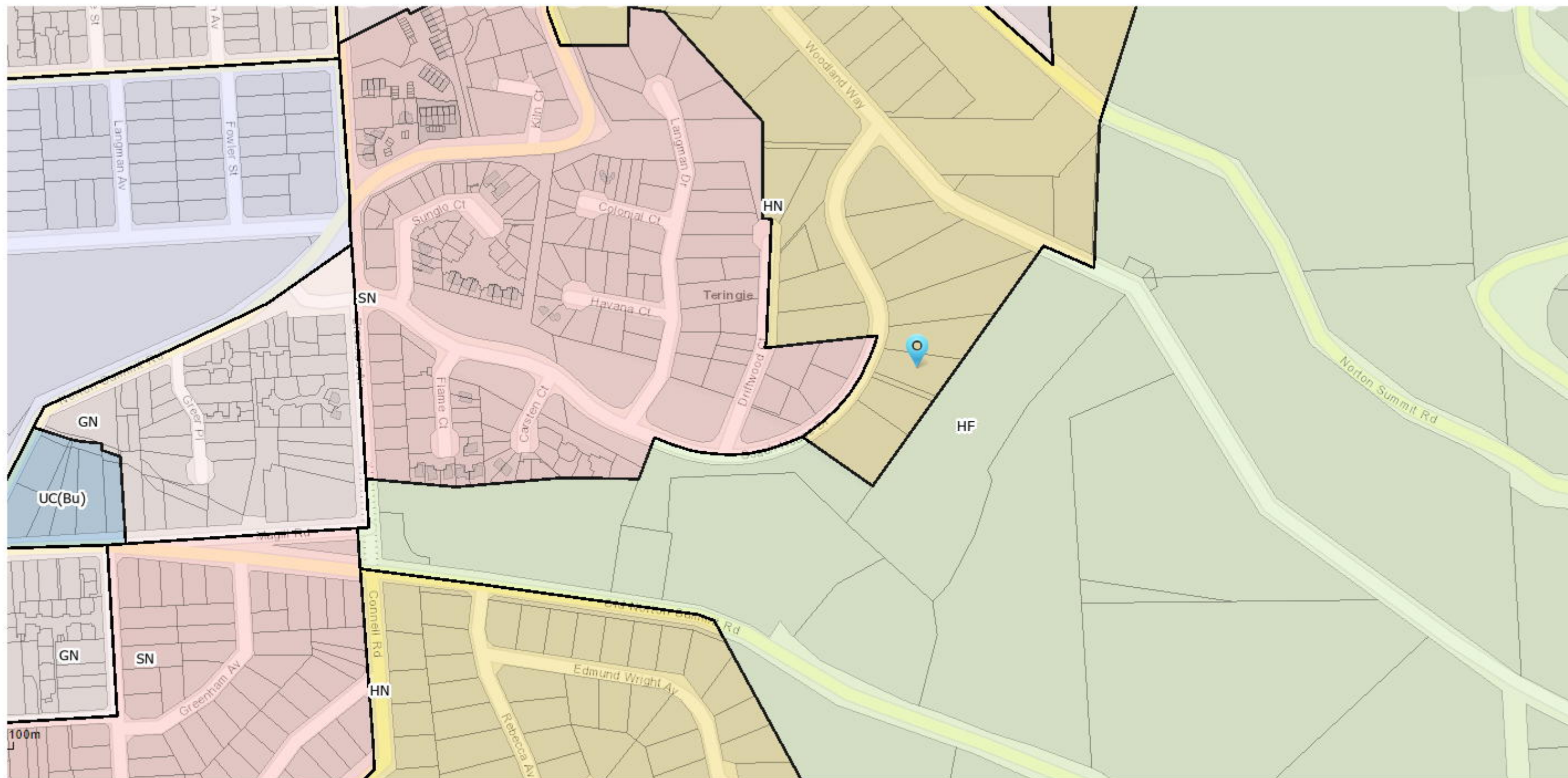
- Suburbs

Rivers

- River
- Creeks
- Streams

Flood Study Data

- TorrensFloodZones_20Yr
- TorrensFloodZones_100Yr
- OnkaFloodPlain10Yr
- FloodPlain100Year



Zone Map

Details of Representations

Application Summary

Application ID	21030645
Proposal	Two storey detached dwelling, indoor swimming pool and retaining walls
Location	6 COACH-HOUSE DR TERINGIE SA 5072

Representations

Representor 1 - Raymond Tham

Name	Raymond Tham
Address	22 Edgar Street BEDFORD PARK SA, 5042 Australia
Phone Number	
Email Address	
Submission Date	08/12/2021 03:40 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
	<p>From the Development Proposal (Public Notification Documents 21030645-1681148) of 6 Coachhouse Drive Teringie, my dwelling and grounds of 4 Coachhouse Drive Teringie will be unfairly impacted by light and noise from the proposed two storey development, including dust, noise, and risk of asbestos dust during the demolition and construction phase, and privacy issues. Current plans do not sufficiently indicate the relative impact on 4 Coachhouse Drive in terms of the lines of sight and overlook of the proposed 2 storey dwelling at 6 Coachhouse Drive, which is on higher ground. This is in terms of stray light and privacy. From the plan their windows and balconies overlook my house and garden at 4 Coachhouse Dr. This is not acceptable. For example, the Southern aspects of their front balcony should be shielded from being able to view my dwelling by appropriately angled louvres. This is for both their privacy and ours. Also, how will their construction of retaining walls affect the safety of my property and drainage? How much higher are their grounds and dwelling being raised above the natural contour lines? What will be the aesthetics of the walls and terracing facing my property? The Section 1 drawing on Page 8 of their plan suggests that grounds</p>

Reasons

are being raised for their terraces with a fill section extending to half of my dwelling. The retainer posts for their terraces facing my property should be extended into bedrock for their safety and ours. There should be sufficient drains constructed at their boundaries to prevent runoff onto my property. The runoff loading should be calculated and mitigated to ensure that excessive rainwater and leaf debris do not accumulate at my driveway and streetfront. Stray light and noise from their house and tennis court lights upon my dwelling and gardens will negatively impact the value of my property and its tenancy. In their plan however there is no indication of shielding of light and sound (in the direction of 4 Coachhouse Drive) that will affect my living and outdoor areas and affect sleep and comfort of living. Measures should include light fittings that reduce stray light, soundproofing of windows and doors facing my property and also more hedging and trees planted to shield my property and to provide privacy and better aesthetics. The current landscaping plan is insufficient, with only low-level boundary shrubs and ornamental trees. Larger evergreen trees and continuous hedging should be planted for effective screening. The South Elevation diagram on Page 7 suggests that there is an existing mature tree coinciding with their balcony, however, this tree might be removed, or may not be on the proposer's grounds to be responsible for maintaining it. Furthermore, there is insufficient information on mitigation measures during the construction phase against soil movement on my property from the construction of underground spaces and retaining walls, and potential use of the Access Road by heavy vehicles and machinery. The Access Road sits above my dwelling on a steep slope. Laser and GPS measurements by a qualified third party may need to be taken and sensors put in place. These should be monitored throughout. In addition, I request sufficient mitigation measures to be undertaken against demolition and construction dust and noise, and vehicular traffic or obstructions. Safe entry and exit from my driveway during construction needs to be planned and explained, as it is a hazardous downhill road should visibility be obstructed. Temporary speed limitations and signage may need to be in place. I request a report on whether there is asbestos in the current old dwelling and if there is, appropriate measures should be taken to protect my property and tenants from any asbestos dust during and after demolition and removal of debris. Thank you for your kind attention and that of the proposer's.

Attached Documents

ID: 21030645

Location: 6 Coach-house Dr, Teringie SA 5072

Dear Sir or Madam,

After a detailed review of the representation, we'd like to respond to the representation received from Raymond Tham with the following comments.

First of all, the proposed site does not directly adjoin to 4 Coachhosue Drive. There is an access easement in between. Therefore, there is no retaining wall issue or as such to impact 4 Coachhosue Drive. All the vehicle access and drains will happen on the proposed property, and not going to interfere or take place in the neighbour's land.

Next, the southern balcony has solid wall(balustrade) up to 1700 height, and only have views to western and eastern side to protect neighbour's privacy. One on the proposed balcony could only see part of the front yard and driveway of 4 Coach house Drive on the western side (front). So there is no overlooking issue here.

Tennis court has already obtained DA, and nearly completed.

Last, the demolition of the existing dwelling had been fully completed by the owner, and it did not make negative impact to the neighbour tenant's life or neighbour's land.

In conclusion, the concerns of the representation are not relevant to the proposal and the owner of 6 Coachhosue Drive would like to make a contact to the representative to explain these and ask him to withdraw the representation if possible.

Please do not hesitate to contact the undersigned for further enquires on 0433 327 224.

Thank you.

Yours sincerely,

Timon Song
Managing Director

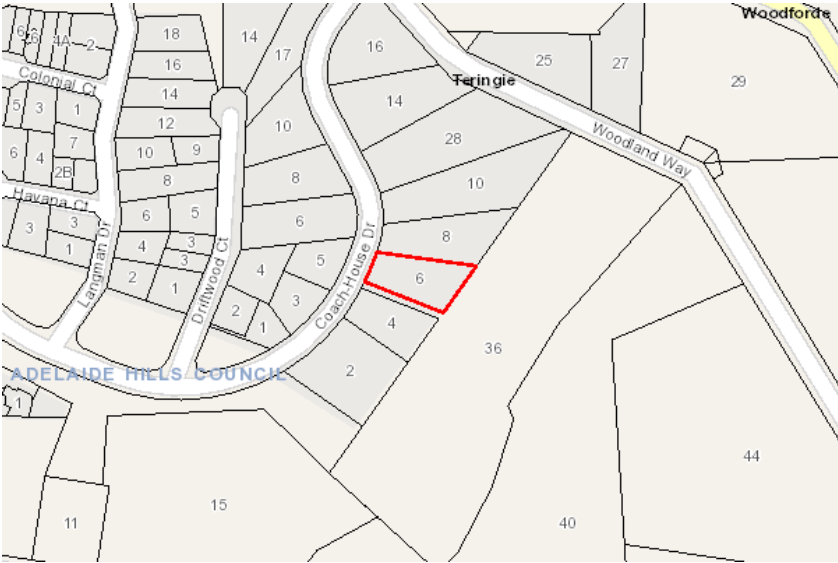
SOKO Design Studio

6 COACH-HOUSE DR TERINGIE SA 5072

Address:

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

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



Property Zoning Details

Local Variation (TNV)

- Maximum Building Height (Metres) *(Maximum building height is 8m)*
- Maximum Building Height (Levels) *(Maximum building height is 2 levels)*
- Gradient Minimum Frontage (Detached) *(Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m)*
- Gradient Minimum Frontage (Semi-detached) *(Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m)*
- Gradient Minimum Site Area (Detached) *(Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 1000sqm)*
- Gradient Minimum Site Area (Semi-detached) *(Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 850sqm; 1-in-8 to 1-in-4 is 850sqm; greater than 1-in-4 is 850sqm)*

Overlay

- Affordable Housing
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Zone

Hills 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

Detached dwelling - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Hills Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development provides a complementary transition to adjacent natural and rural landscapes. Low density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Land Use and Intensity			
<p>PO 1.1</p> <p>Predominantly low density residential development with complementary non-residential uses compatible with natural landforms and a low density residential character.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none">(a) Ancillary accommodation(b) Consulting room(c) Dwelling(d) Office(e) Open space(f) Shop(g) Recreation area.		
Site Dimensions and Land Division			
<p>PO 2.1</p> <p>Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential development that is sensitive to the natural topography and compatible with the housing pattern in the locality.</p>	<p>DTS/DPF 2.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <ul style="list-style-type: none">(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): <table><tr><th>Gradient Minimum Site Area (Detached)</th></tr><tr><td>Minimum site area for detached dwellings where the site</td></tr></table>	Gradient Minimum Site Area (Detached)	Minimum site area for detached dwellings where the site
Gradient Minimum Site Area (Detached)			
Minimum site area for detached dwellings where the site			

	<div>gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 1000sqm</div> <div>Gradient Minimum Site Area (Semi-detached)</div> <div>Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 850sqm; 1-in-8 to 1-in-4 is 850sqm; greater than 1-in-4 is 850sqm</div> <div>and</div> <div>(b) site frontages (or allotment frontages in the case of land division) are not less than:</div> <div>Gradient Minimum Frontage (Detached)</div> <div>Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m</div> <div>Gradient Minimum Frontage (Semi-detached)</div> <div>Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m</div> <div>In relation to DTS/DPF 2.1, in instances where:</div> <div>(c) more than one value is returned in the same field, refer to the relevant Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</div> <div>(d) no value is returned in DTS/DPF 2.1(a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</div>
<div>PO 2.2</div> <div>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</div>	<div>DTS/DPF 2.2</div> <div>Where the site of a dwelling does not comprise an entire allotment:</div> <div>(a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1</div> <div>(b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:<div>(i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space</div><div>(ii) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</div></div>
Site coverage	
<div>PO 3.1</div> <div>Building footprints consistent with the character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</div>	<div>DTS/DPF 3.1</div> <div>The development does not result in site coverage exceeding:<div>(a) On sites with a gradient more than 1-in-8, 40%</div><div>(b) On sites with a gradient less than 1-in-8, 50%.</div></div>

Building Height					
<p>PO 4.1</p> <p>Buildings contribute to a low-rise suburban character 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> <p>(a) the following:</p> <table><tr><th>Maximum Building Height (Metres)</th></tr><tr><td>Maximum building height is 8m</td></tr><tr><th>Maximum Building Height (Levels)</th></tr><tr><td>Maximum building height is 2 levels</td></tr></table> <p>(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.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(c) 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.</p> <p>(d) 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.</p>	Maximum Building Height (Metres)	Maximum building height is 8m	Maximum Building Height (Levels)	Maximum building height is 2 levels
Maximum Building Height (Metres)					
Maximum building height is 8m					
Maximum Building Height (Levels)					
Maximum building height is 2 levels					
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> <p>(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)</p> <p>(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 building line of that building</p> <p>or</p> <p>(c) not less than 8m where no building exists on an adjoining site with the same primary street frontage.</p>				
Secondary Street Setback					
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the boundary of the allotment with a secondary street frontage:</p> <p>(a) no less than:</p> <p>(i) on sites with a site gradient greater than 1-in-8: 1900mm</p> <p>(ii) on sites with a site gradient less than 1-in-8: at least 900mm</p>				

	<p>or</p> <p>(b) if a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street</p> <p>(being, if relevant, the lesser of the 2 distances).</p>
Boundary Walls	
<p>PO 7.1</p> <p>Boundary walls are limited in height and length to manage impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur on only one side boundary and satisfy (a) or (b) below:</p> <p>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</p> <p>(b) side boundary walls do not:</p> <ul style="list-style-type: none"> (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 8m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>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 the minimum distance identified in DTS/DPF 8.1.</p>
Side Boundary Setback	
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 8.1</p> <p>Building walls not sited on side boundaries set back from the side boundary at least:</p> <ul style="list-style-type: none"> (a) on sites with a site gradient greater than 1-in-8: <ul style="list-style-type: none"> (i) Other than a wall facing a southern boundary, 1900mm (ii) For walls facing a southern boundary, at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings (b) on sites with a site gradient less than 1-in-8, and other than walls located on a side boundary: <ul style="list-style-type: none"> (i) at least 900mm where the wall is up to 3m measured from the top of the footings (ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m measured from the top of the footings (iii) for walls facing a southern side boundary, at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings.

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"> (a) separation between dwellings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	<p>DTS/DPF 9.1</p> <p>Buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 4m for the first building level (b) 6m for any second building level.
Built Form and Character	
<p>PO 10.1</p> <p>Development that would be prominently visible from the Adelaide plains or urban areas within regional cities and townships:</p> <ul style="list-style-type: none"> (a) achieves a profile that blends with the topography of the land (b) avoids the use of bright and highly reflective external materials and finishes (c) incorporates existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale. 	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
<p>PO 10.2</p> <p>Development of more than 1 building level in height takes account of its height and bulk relative to adjoining dwellings by:</p> <ul style="list-style-type: none"> (a) incorporating stepping in the design in accordance with the slope of the land (b) where appropriate, setting back the upper level a greater distance from front and side boundaries than the lower level. 	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
Earthworks and retaining	
<p>PO 11.1</p> <p>Buildings sited and designed to integrate with the natural topography of the land using measures such as split level building construction and other approaches that minimise the extent of cut and fill.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>
<p>PO 11.2</p> <p>Vegetation is used to screen buildings and excavation or filling from view.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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 not unreasonably impact on the owners or occupiers of land in the locality of the site of the development	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool (p) verandah (q) water tank. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Hills Neighbourhood Zone DTS/DPF 4.1 or 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"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 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).
4. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Hills Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy any Hills Neighbourhood Zone DTS/DPF 1.2 or 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:

	<p>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 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>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity. 	None specified.
6. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
7. Retaining wall.	Except retaining wall that does not satisfy Hills Neighbourhood Zone DTS/DPF 11.3.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: <ul style="list-style-type: none"> (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	
PO 3.1 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.	DTS/DPF 3.1 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.
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 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: <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone

	<ul style="list-style-type: none"> (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.
Movement and Car Parking	
<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 carpark per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p>

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 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>).	Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> .	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 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"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2) (a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
PO 1.4	DTS/DPF 1.4

Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	None are applicable.
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Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality. 	<p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none"> (a) includes rainwater tank storage: <ul style="list-style-type: none"> (i) connected to at least: <ul style="list-style-type: none"> A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water

	<p>outlets or hot water service for sites less than 200m²</p> <p>(iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater</p> <p>(iv) with a minimum total capacity in accordance with Table 1</p> <p>(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank</p>
(b)	incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.

DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.
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Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more. 	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Urban Tree Canopy Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
<p>PO 1.1</p> <p>Trees are planted or retained to contribute to an urban tree canopy.</p>	<p>DTS/DPF 1.1</p> <p>Tree planting is provided in accordance with the following:</p> <table> <tr> <th>Site size per dwelling (m²)</th><th>Tree size* and number required per dwelling</th></tr> <tr> <td><450</td><td>1 small tree</td></tr> <tr> <td>450-800</td><td>1 medium tree or 2 small trees</td></tr> <tr> <td>>800</td><td>1 large tree or 2 medium trees or 4</td></tr> </table>	Site size per dwelling (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4
Site size per dwelling (m ²)	Tree size* and number required per dwelling								
<450	1 small tree								
450-800	1 medium tree or 2 small trees								
>800	1 large tree or 2 medium trees or 4								

small trees

*refer Table 1 Tree Size

Table 1 Tree Size

Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	10m ² and min. dimension of 1.5m
Medium	6 m	4 m	30m ² and min. dimension of 2m
Large	12 m	8m	60m ² and min. dimension of 4m

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

Table 2 Tree Discounts

Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the

Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

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 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is:

	<ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings 	<p>DTS/DPF 8.3</p> <p>None are applicable.</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>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Overlooking / Visual Privacy (low rise buildings)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the

	primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.

PO 20.3	DTS/DPF 20.3										
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applicable										
Private Open Space											
PO 21.1	DTS/DPF 21.1										
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.										
PO 21.2	DTS/DPF 21.2										
Private open space is positioned to provide convenient access from internal living areas.	Private open space is directly accessible from a habitable room.										
Landscaping											
PO 22.1	DTS/DPF 22.1										
<p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
Car parking, access and manoeuvrability											
PO 23.1	DTS/DPF 23.1										
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	<p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. 										

<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient 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-in-4 on average (b) they are aligned relative to the street 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 road boundary.

	(c) 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
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Car parking, access and manoeuvrability	

PO 33.1	DTS/DPF 33.1
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.4	DTS/DPF 33.4
Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5	DTS/DPF 33.5
Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.2	DTS/DPF 34.2
Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	Battle-axe or common driveways satisfy (a) and (b): <ul style="list-style-type: none"> (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Laneway Development	
Infrastructure and Access	
PO 44.1	DTS/DPF 44.1
Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. 	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Table 1 - Private Open Space

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

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 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	DTS/DPF 11.2

<p>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p>	<p>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>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>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Site Contamination

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <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</p>

	<p>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 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> <p>A. site contamination does not exist (or no longer exists) at the land</p> <p>or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)</p> <p>or</p> <p>C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).</p>
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Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome	
DO 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> <p>(a) availability of on-street car parking</p> <p>(b) shared use of other parking areas</p> <p>(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the</p>	<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> <p>(a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements</p> <p>(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas</p> <p>(c) if located in an area where a lawfully established</p>

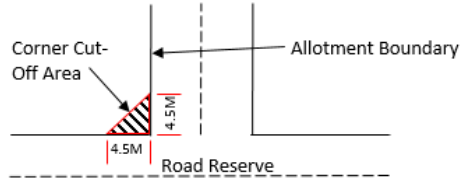
<p>residential use of the site, the provision of vehicle parking may be shared</p> <p>(d) the adaptive reuse of a State or Local Heritage Place.</p>	<p>carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</p>
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

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>	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<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>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</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.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<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>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<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.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<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.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.

Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² 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 ² 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.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	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 ² 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.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.

Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<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>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² 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.
Indoor recreation facility	<p>6.5 spaces per 100m² of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m² of total floor area for all other Indoor recreation facilities.</p>
Industry/Employment Uses	
Fuel depot	<p>1.5 spaces per 100m² total floor area</p> <p>1 spaces per 100m² of outdoor area used for fuel depot activity purposes.</p>
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	<p>1.5 spaces per 100m² of total floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>

Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² 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
	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.		
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone
			City Main Street Zone
			City Riverbank Zone
		1 space for each dwelling with a total floor area less than 75 square metres	Adelaide Park Lands Zone
		2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres	Business Neighbourhood Zone (within the City of Adelaide)
		3 spaces for each dwelling with a total floor area greater than 150 square metres.	The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
	Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.		

Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	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
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone 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
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per	None specified.	City Living Zone

	dwelling		Urban Activity Centre Zone
	1 bedroom dwelling - 0.75 spaces per dwelling		Urban Corridor (Boulevard) Zone
	2 bedroom dwelling - 1 space per dwelling		Urban Corridor (Business) Zone
	3 or more bedroom dwelling - 1.25 spaces per dwelling		Urban Corridor (Living) Zone
	0.25 spaces per dwelling for visitor parking.		Urban Corridor (Main Street) Zone
			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>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(b) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(c) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <p>(i) City of Burnside</p> <p>(ii) City of Marion</p> <p>(iii) City of Mitcham</p> <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street) Zone</p> <p>(g) Urban Neighbourhood Zone</p>

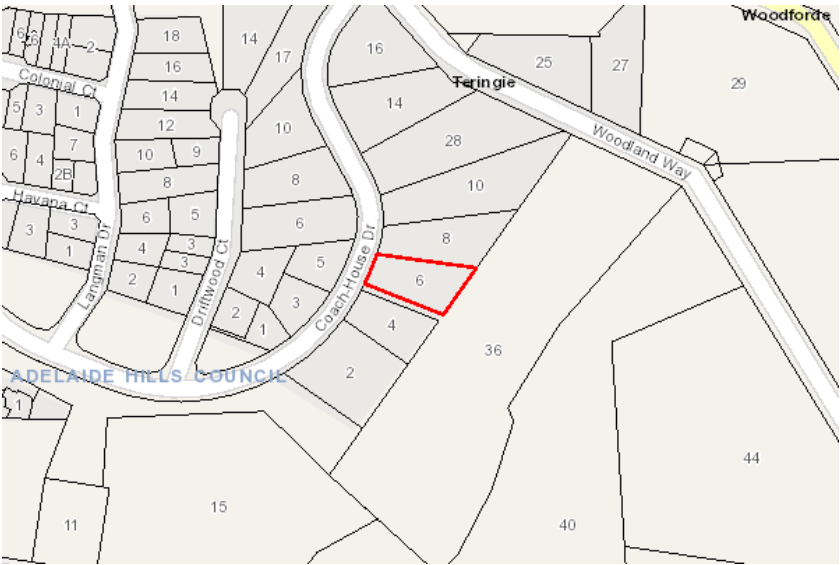
[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

6 COACH-HOUSE DR TERINGIE SA 5072

Address:

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Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) (Maximum building height is 8m)

Maximum Building Height (Levels) (Maximum building height is 2 levels)

Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m)

Gradient Minimum Frontage (Semi-detached) (Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m)

Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 1000sqm)

Gradient Minimum Site Area (Semi-detached) (Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 850sqm; 1-in-8 to 1-in-4 is 850sqm; greater than 1-in-4 is 850sqm)

Overlay

Affordable Housing

Hazards (Bushfire - Urban Interface)

Hazards (Flooding - Evidence Required)

Native Vegetation

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

Urban Tree Canopy

Zone

Hills Neighbourhood

Selected Development(s)

Retaining wall

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

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

Retaining wall - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Hills Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development provides a complementary transition to adjacent natural and rural landscapes. Low density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Earthworks and retaining	
PO 11.3 Retaining walls are stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping.	DTS/DPF 11.3 Retaining walls: (a) do not retain more than 1.5m in height or (b) where more than 1.5m is to be retained in total, are stepped in a series of low walls each not exceeding 1m in height and separated by at least 700mm.

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 not unreasonably impact on the owners or occupiers of land in the locality of the site of the development	None specified.

<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool (p) verandah (q) water tank. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Hills Neighbourhood Zone DTS/DPF 4.1 or 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"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 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>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Hills Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy any Hills Neighbourhood Zone DTS/DPF 1.2 or 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"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 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.
7. Retaining wall.	Except retaining wall that does not satisfy Hills Neighbourhood Zone DTS/DPF 11.3.

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	
PO 1.1 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	DTS/DPF 1.1 An application is accompanied by: (a) a declaration stating that the proposal will not, or would

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

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Design in Urban Areas

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Fences and walls	
<p>PO 9.1</p> <p>Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>