CAP MEETING – 9 NOVEMBER 2022
ITEM 8.1

DEVELOPMENT NO.:	22002690
APPLICANT:	Anthony Rinaldi
ADDRESS:	LOT 720 (16A) WHITE AV CRAFERS 5152
NATURE OF DEVELOPMENT:	Two storey detached dwelling, swimming pool & associated safety barriers, retaining walls (maximum height 1.4m) and removal of a Significant tree *(Populus deltoids*- Cottonwood)
ZONING INFORMATION:	**Zones:** • Rural Neighbourhood **Subzones:** • Adelaide Hills **Overlays:** • Hazards (Bushfire - Medium Risk) • Hazards (Flooding - Evidence Required) • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Regulated and Significant Tree • State Significant Native Vegetation • Traffic Generating Development **Technical Numeric Variations (TNVs):** • Minimum Site Area
LODGEMENT DATE:	7 Apr 2022
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	2022.6
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Doug Samardzija Senior Statutory Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	Engineering Department

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

This proposal is for a two storey detached dwelling, swimming pool with associated safety barriers, retaining walls and removal of a significant tree. The key features of this proposal are:

- Two storey dwelling with an 8.1m wall height and the overall height of 9.7m (excluding the chimney). The dwelling has a proposed footprint of approximately 541m² including the double garage under main roof, verandahs and alfresco area.
- Retaining wall to a height of 1.4m is proposed to retain cut between the western boundary and the proposed dwelling.
- Removal of a significant tree (*Populus deltoids*-Cottonwood). This tree is located along the southern boundary of the allotment where the driveway is proposed. The tree has been identified as significant due to its trunk circumference exceeding 3m.
- A swimming pool with associated safety barrier to the rear of the proposed dwelling. This aspect of the proposal is considered to be accepted form of development and as such whilst it is part of this application it does not require planning assessment.
- Other features of this application which are not included in the description as they are not considered development include formalising of the driveway and access handle to the battle axe allotment and widening of the existing drainage swale which runs through the subject land as well as the adjoining allotment to the east. As part of the drainage works there will also be installation of a box culvert.

BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
10/06/2021	473/1205/20	Land division (1 into 2)

SUBJECT LAND & LOCALITY:

Location reference: Lot 720 White Avenue, CRAFERS SA 5152

Title ref.: CT 6265/864 Plan Parcel: D128549 AL720 Council: ADELAIDE HILLS COUNCIL

Site Description:

The subject land is an irregular shaped allotment in a battle axe configuration with direct access to White Avenue. The allotment is a total of 3507m² in area including the access handle and 2590m² excluding the access handle. The access handle has a gradual rise from the road to about half way through the handle with a fall of approximately 1:50 whilst the rest of the driveway falls away towards the rear of the allotment with a fall of 1:200. The rear portion of the allotment is predominantly clear of vegetation and has a gradual rise of approximately 7m over a distance of 87m from south to north boundary with this portion of the allotment appearing to have been excavated and partially benched in the past. The allotment also contains a mixture of vegetation, predominantly of non-regulated and exotic species. Other site features include a drainage swale which runs through the subject land as well as the adjoining allotment to the east.

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Locality:

The locality is characterised by mixture of allotment sizes and patterns used for predominantly residential purposes in an area of the Council within the Rural Neighbourhood Zone. The locality contains a mixture of dwelling types ranging from traditional to contemporary designs either in single or two storey form with the dwelling immediately to the east, closest to the subject land being two storeys in nature. Whilst there is a mixture of dwelling sizes in the locality, they do however tend to predominantly be dwellings of larger footprint. The locality also contains dense vegetation especially on larger allotments which contributes to and maintains the landscaped character of the area.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  - Swimming pool, spa pool or associated safety features: Accepted
  - Retaining wall: Code Assessed - Performance Assessed
  - Tree-damaging activity: Code Assessed - Performance Assessed
  - Detached dwelling: Code Assessed - Performance Assessed

OVERALL APPLICATION CATEGORY:
Code Assessed - Performance Assessed

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**
  Proposal fails to satisfy Table 5 Column B exemptions for dwelling. The height exceeds 9m and wall height exceeds 7m.

  Public Notification period – 22 July 2022- 11 August 2022

- **LIST OF REPRESENTATIONS**

  - Two (2) representations were received during the notification period opposing the proposed development. Both of the representors indicates that they wish to be heard in support of their representations. Both of the representors are from adjacent landowners/occupiers.

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Peter and Mary Clements	23 Glenside Road, Crafers	Yes	TBA
Richard and Susan Hardy	27 Glenside Road, Crafers	Yes	Richard and Susan Hardy

- **SUMMARY**

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

- Proposal should have regard for previous Development Plan and policies in the Country Living Zone mainly in relation to the Desired Character at the time of land division approval.

- Site coverage
- Setbacks and bulk and scale
- Stormwater management and flooding and construction of a culvert
- Vegetation removal
- Architectural design
- Extent of paving and impacts on the views
- Access
- Impacts on privacy

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

AGENCY REFERRALS

None

INTERNAL REFERRALS

- Council Engineering:
  Council's Engineering Department has reviewed the proposed stormwater management plan and access and have advised that they have no objections to the proposal and have recommended a list of requirements that have been put into recommended conditions 6 and 8.

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 – Relevant P&D Code Policies***.

Zone:

Rural Neighbourhood Zone:

Desired Outcomes	
DO1	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 2.1, 3.1, 5.1 and 6.1 DPFs: 2.1, 3.1, 5.1 and 6.1	

The proposal is consistent with the desired outcome of the zone which envisages houses on large allotments in a spacious rural setting whilst still allowing for easy access, parking and vegetation around the building as depicted on the submitted drawings.

PO 2.1 envisages that buildings contribute to the low-rise residential character and complement the height of nearby buildings. Although the proposal is two storeys in nature, the design is considered to achieve this provision by being consistent in size and height with a significant number of dwellings in the nearby locality. The proposal is also considered to be partially consistent with corresponding DPF 2.1 which envisages building of a maximum of two (2) building levels. That being said, the proposal also has a slight departure from DPF 2.1 which also seeks wall heights of 7m and overall height of 9m. The proposal exceeding the building height by 744mm and wall height by 220mm which is considered marginal when viewed from the west considering that the dwelling is going to be partially below the natural ground level whilst the views from the south are distant and as such any encroachment beyond the quantitative parameters is not considered in this instance to be detrimental to the qualitative outcome of the proposal.

POs 3.1, 5.1 and 6.1 along with the corresponding DPFs refer to the appropriate setbacks from front, side and rear allotment boundaries of the allotment. Considering that the dwelling is proposed on a battle axe allotment, the front boundary setback is easily achieved. Side boundary setbacks are also achieved and ensure that there is an appropriate area for access and landscaping around the building. In relation to the rear boundary setback, the proposal fails to satisfy DPF 6.1 which seeks a 6m setback. In this case however, whilst it might appear as a side boundary, the western boundary of the allotment is considered as a rear boundary due to the orientation of the allotment. In this instance the proposal has a staggered setback from the rear boundary ranging from 2.1m setback at the closest point, increasing to a 3.9m setback at its furthest point. Whilst the DPF 6.1 in this case is not satisfied, the proposal is still considered to satisfy PO 6.1 due to the ample separation between dwellings. Additionally, the dwelling does not restrict natural light and ventilation for neighbour's dwelling when taking into account the difference between ground elevations and setbacks from swimming pool and the neighbouring dwelling. Lastly, the nominated setback distance still allows for landscaping to be established between the boundary and the proposed building.

Overlays

Hazards (Bushfire- Medium risk) Overlay:

Desired Outcomes	
DO1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 2.1, 3.1, 3.2, 3.3 and 5.2 DPFs: 3.2 and 5.2	

This property is located in a medium bushfire area and as such there was no mandatory referral required to the CFS. That being said the proposal still needs to effectively demonstrate that a CFS vehicle is able to enter and exit the property in forward motion considering that the dwelling is proposed more than 60m from the road. The plans provided demonstrate that the CFS access and turning area is able to be achieved and as such the proposal is considered to comply with PO and DPF 5.2.

Being that the property is located in a medium bushfire area, it is automatically allocated a bushfire attack level rating of 12.5 which dictates the building code standards that the dwelling will need to be built to. Considering the nominated building materials and the overall design of the dwelling there is no suggestion that this cannot be achieved and as such the proposal is considered to be consistent with PO 2.1. Further to the above, the dwelling is also required to have a 2,000-litre water supply for firefighting purposes in accordance *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements.* As specified in PO 3.3*.* a 2,000-litre underground fire tank has been proposed along the front of the dwelling immediately adjacent to the western boundary.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay:

Desired Outcomes	
DO1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 3.1, 3.9 and 4.1 DPFs: 2.1 and 3.9	

The proposal is not going to result in any negative impacts on the water quality or the catchment area. The subject land has a mains sewer connection which the dwelling is going to connect to. The proposal is therefore consistent with PO and DPF 2.1.

A stormwater management plan has been designed to ensure stormwater from all hard surface areas is appropriately captured. The design involves stormwater being directed into an underground detention tank and then slow released into the drainage easement. The design has been reviewed by Council's Engineering Department to ensure that post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities. The proposal is therefore consistent with PO 3.1 and PO and DPF 3.9.

Native Vegetation Overlay:

Desired Outcomes	
DO1	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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 DPFs: 1.1	

A Native Vegetation Deceleration has been signed declaring that the proposal will not result in clearance of any native vegetation. All of the vegetation identified on the plans requiring removal is predominantly within the access handle or in the area required to facilitate access to the site. All of this vegetation has been identified as being exotic or a weed species and therefore not protected under the Native Vegetation Act. This proposal is therefore consistent with the desired outcome seeking protection and preservation of native vegetation as well as the relevant PO and DPF.

State Significant Native vegetation Areas Overlay:

Desired Outcomes	
DO1	Protect, retain and restore significant areas of native vegetation.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 DPFs: 1.1	

Similar to the above, the proposal does not involve removal of any native vegetation and the application has also been accompanied by a native vegetation declaration form confirming that the proposal will not result in removal of any native vegetation. It is therefore consistent with the desired outcome and the relevant PO and DPF.

Regulated and Significant Tree Overlay:

Desired Outcomes	
DO1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.2, 1.4 DPFs: -	

An arborist report was prepared by Arborman Tree Solutions which identified one (1) significant tree (*Populus deltoids*-Cottonwood) as being impacted by the proposed development and requiring removal. The findings in the arborist report identify the tree as being in good overall condition with the life expectancy exceeding 20 years. The report also identified the tree as having a moderate retention rating. In saying that the overall report recommendation was that the tree is removed as it does not display features that warrant its retention. The report details the tree as a potential weed species and as such its removal is considered to be reasonable. Considering that the report did not provide any justification for the retention of the tree as per PO 1.2 it is considered reasonable to allow its removal. Furthermore, retention of the tree is not possible due to its location and the need for this area to facilitate access to the dwelling. As such the proposal is consistent with PO 1.4 which argues that removal is warranted in circumstances where it accommodates the reasonable development of land and all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

As part of the significant tree removal applicant was asked to either pay into the tree replacement fund or alternatively plant three (3) new trees of appropriate species on the subject land as replacement trees. In this instance applicant has also opted to pay the appropriate amount into the tree replacement fund prior to commencing work on site.

General Development Policies

Clearance from Overhead Powerlines:

Desired Outcomes	
DO1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 DPFs: 1.1	

A Powerline declaration form has been signed and submitted with the application stating that proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. Proposal is therefore consistent with DO 1 and PO and DPF 1.1.

Design:

Desired Outcomes	
DO1	Development is: a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area b) durable - fit for purpose, adaptable and long lasting c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 8.1, 8.2, 9.1, 10.1, 10.2 11.1, 11.2, 12.1, 14.1, 15.1, 17.1, 19.1, 19.3, 19.4, 19.5, 19.6, 22.2, 22.3, 22.4 and 24.4 DPFs: 8.1, 8.2, 10.1, 10.2, 11.1, 12.1, 14.1, 17.1, 19.1, 19.3, 19.4, 19.5, 19.6 and 24.4	

The extent of earthworks exceeds 1m of cut as envisaged by DPF 8.1 however the majority of this excavation is around the perimeter of the dwelling site which is not going to be visible from the public realm or any of the neighbouring properties. This excavation is also partially occurring in an already benched area which contributes to lowering the profile of the dwelling. Earthworks associated with the driveway and access are within the parameters envisaged by the DPF 8.1, whilst at the same time ensuring that the appropriate driveway gradients are achieved. The plans demonstrate driveway gradients varying from 1 in 8 to 1 in 6. Proposal is therefore considered to be consistent with POs and DPF 8.1 and 8.2.

POs 10.2 and 10.2 seek that development mitigates direct overlooking from upper-level windows and balconies with the corresponding DPFs outlining ways that this is to be achieved. The submitted plans show that all side upper-level windows will have the lower portion in obscured glazing to a height of at least 1.5m from finished floor level (FFL). At the same time the front facing balconies will also have side screening installed to prevent peripheral overlooking into neighbouring properties to the east and west. A small degree of overlooking will still exist towards the southern property from the balconies however this overlooking is considered to be minor in nature given the separation distance between the balconies and neighbouring dwelling's private open space. Additionally, when factoring in existing vegetation along the boundary it is not expected that the proposal will create unreasonable direct overlooking of adjoining properties.

POs 11.1, 11.2, 12.1 and 14.1 along with the corresponding DPFs put high emphasis on the design of the dwelling and in particular how it presents to the street in terms of ensuring that it incorporates windows, has a clearly visible entry doors, with living rooms providing external outlook and ensuring that the garaging does not detract from the streetscape. Whilst these POs are not generally applicable in this instance considering that the dwelling is proposed on a battle-axe allotment and the dwelling does not front the street, the design is none the less considered to be of high standard which adequately addresses the requirements sought by these POs and DPFs.

PO 15.1 seeks that the visual mass of large buildings is reduced when viewed from adjoining allotments or the public realm. There are no concerns with the proposed built form from the public realm perspective given that the dwelling is not going to be visible from the road. That being said, concerns were raised by the two adjoining properties owners about the overall bulk and scale of the dwelling when viewed from their properties. As part of the response to the representations, the applicant has made changes to the overall height of the dwelling by lowering the finished floor level and the overall floor to ceiling height which reduced the height of the dwelling by 916mm. As mentioned earlier in the report, the zone envisages two storey dwellings with guiding parameters in terms of what is envisaged as an appropriate wall and overall building height. The overall building height is still above the 9m, and the wall height is above 7m when measured from finished floor level despite the reduction in height. However, when viewed from the west at no point does the building and wall height exceed the nominated parameters when measure from natural ground level given that the site is proposed to be excavated along the western boundary. On the other hand, the views from the east and the south are more distant in nature and as such the encroachment beyond the nominated height levels is considered to be minor in nature. The proposal is therefore considered to be consistent with PO 15.1.

Finally, there is adequate private open space to the rear of the proposed dwelling, along with soft landscaping. The proposed access point has been reviewed and approved by Council's Engineering Department with the battle-axe handle being 5.7m in width at the front boundary to allow two-way vehicle movement and then narrowing to a minimum required width of 3m for the rest of the driveway. The proposal therefore ensures the remaining relevant assessment criteria of the Design general development provisions are met.

Infrastructure and Renewable Energy Facilities:

Desired Outcomes	
DO1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 11.2 and 12.1 DPFs: 11.2 and 12.1	

As part of the earlier land division the subject land was provided with the appropriate mains sewer and water connections. Upon completion of work, the proposed development will be able to connect directly into the essential infrastructure. As such this proposal is consistent with POs and DPFs 11.1 and 12.1.

Interface between Land Uses:

Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 3.1, 3.2 and 3.3 DPFs: 3.1 and 3.2	

Whilst it is anticipated that overshadowing will occur as a result of the proposed development, it is not considered that the level of overshadowing is going to be significant considering the allotment size and the level of separation between neighbouring private open space areas and dwellings and general topography of the locality. As such the proposal is considered to be consistent with the above POs and DPFs.

Site Contamination:

Desired Outcomes	
DO1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 DPFs: 1.1	

The subject land has been recently subdivided for residential purposes. Furthermore, aerial images do not indicate any uses on the land which would have resulted in potential contamination of land. The site is therefore considered to be suitable for the intended use and as such is consistent with DO 1 and PO and DPF 1.1.

Transport, Access and Parking:

Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 5.1 and 10.1 DPFs: 5.1	

Two undercover parking spaces as well as two additional on-site parking spaces have been provided as part of the proposal which satisfy PO and DPF 5.1 and Table 1- General Off-Street Car Parking Requirements.

Considering the battle-axe nature of the allotment and the long access handle, an on-site turning area has been provided which would allow vehicles to enter and exit the site in a forward motion and will in turn allow drivers to safely turn into and out to the public road. The proposal is therefore consistent with PO 10.1.

CONCLUSION

The proposal is for a two-storey detached dwelling, swimming pool & associated safety barriers, retaining walls and removal of a Significant tree (*Populus deltoids*- Cottonwood). The subject land is located in the Rural Neighbourhood Zone, amongst existing residential land uses.

The proposal is considered to be relatively consistent with the relevant provisions of the Rural Neighbourhood Zone. Quantitatively, the proposal does not fully satisfy all of the provisions contained within in the relevant DPFs, mainly in relation to the building height and setback from the rear allotment boundary. That being said, the encroachment beyond the nominated building and wall height is marginal, exceeding the building height by 744mm and wall height by 220mm. Additionally, the shortfall in rear boundary setback is considered acceptable given that the portion of the dwelling is going to be located below natural ground level which reduces the overall profile of the dwelling.

The visual mass of the side walls of the proposal when viewed from adjoining allotments have been reduced by lowering the overall height of the dwelling by 916mm. The bulk of the proposal when viewed from the neighbouring property to the west is further reduced by the fact that the site along this boundary is proposed to be excavated to a height of 1.4m. Whilst there were concerns raised with the overall bulk and scale of the development, the zoning does envisage two storey buildings, which is further supported by the fact that the character of the locality is defined by large dwellings, some of which are of two storey design, as is the case with the immediate dwelling to the east.

The removal of the significant tree is supported by an arboriculture report, and while it is of good health and long-life expectancy, it is considered to be a weed species and occupies an area of land required for access purposes. As such its removal for the reasonable development of the land is considered acceptable, subject to a payment into the tree fund for three (3) replacement tress to be planted.

The proposal complies with the provisions of the remaining relevant overlays and general development policies of the Planning & Design Code.

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 21019844 for two storey detached dwelling, swimming pool & associated safety barriers, retaining walls (maximum height 1.4m) and removal of a Significant tree (*Populus deltoids*- Cottonwood) by Anthony Rinaldi at Lot 720 (16A) White Avenue, Crafers is granted Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

1) **The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.**

2) **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.**

3) **All external materials and finishes shall be of subdued colours which blend with the natural features of the landscape and are of a low-light reflective nature**

   NOTE: browns, greys, greens and beige are suitable and galvanised iron and zincalume are not suitable

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

5) **A supply of water independent of reticulated mains supply shall be available at all times for fire-fighting purposes and shall comprise:**
   - **a minimum supply of 2,000 (two thousand) litres of water; and**
   - **the water supply shall be fitted with domestic fittings (standard household taps that enable an occupier to access a supply of water with domestic hoses or buckets for extinguishing minor fires); and**
   - **the water supply outlet shall be located at least 400mm above ground level for a distance of 200mm either side of the outlet; and**
   - **a water storage facility connected to mains water shall have an automatic float switch to maintain full capacity; and**
   - **where the water storage facility is an above-ground water tank, the tank (including any support structure) shall be constructed of non-combustible material: and**
   - **the overflow shall be connected to the stormwater management system; and**
   - **the water supply should be installed prior to occupation of the dwelling.**

6) **Stormwater management shall be undertaken in accordance with the stormwater management plan and calculations prepared by MQZ Consulting Engineers and approved by Adelaide Hills Council prior to the occupation of the dwelling:**
   - **All stormwater from roof, paving and driveway areas shall be directed to an underground detention tank with a minimum capacity of 22,500 L.**
   - **Pump discharge from the tank shall be directed to the winter creek at a maximum rate of 7.5 L/sec**
   - **Dual pump system is to be installed in case of pump failure.**

   All stormwater infrastructure shall be installed to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard paved water runoff shall be managed to prevent trespass onto adjoining properties and into the effluent disposal area where an on-site waste control system exists.

7) **The vehicle access point(s) and cross-over shall be constructed at a maximum width of 4 metres. Access point must be constructed to Council Standards ensuring compliance with the following:**
   - **Inverts and crossovers may not be constructed within one metre of stobie poles**
   - **Maximum driveway gradient of 1:4**

- **Driveway to be surfaced with all-weather material and ensure there is no material drag out onto the carriageway**
- **Newly constructed access must not alter road stormwater flow or path.**

8) **Payment of an amount calculated in accordance with the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019* be made into the Adelaide Hills Council Urban Tree Fund in lieu of planting 3 replacement trees. Payment must be made prior to the undertaking of development on the land.**

9) **The west facing and east facing upper level windows of the dwelling shall be glazed with fixed obscure glass to a minimum height of 1.5 metres above finished floor level. The glazing in these windows shall be installed prior to occupation of the dwelling and maintained in good condition at all times to the reasonable satisfaction of the Relevant Authority.**

10) **The balcony of the dwelling shall be fitted with fixed screening as shown on the elevation drawings to a minimum height of 1.5 metres above the balcony floor level. The screening shall be installed prior to the occupation of the dwelling and maintained in good condition at all times to the reasonable satisfaction of the Relevant Authority.**

11) **Landscaping detailed on the site plan drawing number SK04 dated 27/10/2022 shall be planted in the planting season following occupation and maintained in good health and condition at all times. Any such vegetation shall be replaced in the next planting season if and when it dies or becomes seriously diseased.**

ADVISORY NOTES

General Notes

1) **No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.**
2) **Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.**
3) **This Planning Consent is valid for a period of twenty four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.**
4) **Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).**

OFFICER MAKING RECOMMENDATION

Name: Doug Samardzija
Title: Senior Statutory Planner

PLANNING REPORT

Two-Storey Detached Dwelling and Removal of One (1) Significant Tree

16A White Avenue, Crafers for Anthony Rinaldi

Prepared by
MasterPlan SA Pty Ltd
ABN 30 007 755 277, ISO 9001:2015 Certified
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Contents

1.0 INTRODUCTION

MasterPlan Pty Ltd has been engaged by Mr Anthony Rinaldi ('our client') to provide supporting documentation for his application, ID 22002690, for the construction of a two-storey detached dwelling at 16A White Avenue, Crafers ('the subject site').

The application now includes the removal of one (1) significant tree that obstructs the establishment of a safe and functional driveway and therefore, impedes an envisaged form of development.

This Planning Report includes the following:

- a description of the subject land;
- a summary of the locality;
- a description of the proposed development;
- a review of the Procedural Matters relating to the development; and
- an assessment of the development against the relevant provisions of the Planning and Design Code.

In preparing this assessment of the proposed development we have had regard to the following:

- The Planning and Design Code.
- *Planning, Development and Infrastructure Act 2016*.
- *Planning, Development and Infrastructure (General) Regulations 2017*.

This planning report has been informed by and should be read in conjunction with the following documentation:

- The full set of architectural drawings, prepared by Oxford Architects.
- Tree Management Report, prepared by Arborman Tree Solutions.
- Engineering Support Letter, prepared by MQZ Consulting Engineers.

2.0 SUBJECT SITE AND LOCALITY

2.1 Subject Site

The subject site, commonly described as 16A White Avenue, Crafers, comprises a single allotment that is currently vacant. The allotment was created in application 20/1205/473, which was granted Development Approval on 10 June 2021 by Adelaide Hills Council.

The site is formally described as Allotment 720, Deposited Plan 128549 within the Hundred of Noarlunga. The Certificate of Title is under Volume 6265, Folio 864.

The site is irregular in shape, comprising a 25 metre frontage to White Avenue as the entry to the allotment handle of approximately 100 metres long. The handle and hence the driveway, provides access to a rectangular section at the rear of the site that is currently unimproved land upon which is the site for the proposed dwelling. The site has a total area of 3,398 square metres.

The subject site has a varied topography which rises by approximately 7.0 metres from the southern boundary to the northern boundary, a distance of approximately 93.0 metres. The rise is predominantly in the southern half of the allotment providing for a more levelled northern portion of the site. The site presents further sloping from east to west along the "handle". A high point exists centrally within the handle of the allotment resulting in a gradual slope down to the frontage of the site.

The subject site is subject to an easement over the land marked A on the Certificate of Title to the Minister for Infrastructure. The easement traverses the subject site in a north to south direction and runs predominantly along the eastern boundary. The easement largely corresponds with a shallow ephemeral creek that runs through the site.

The site is well vegetated by both ground covers and a number of trees that line the handle of the allotment. The trees range in size and height collectively provide canopy cover over this portion of the site. One of the trees within the handle, being a '*Populous Deltoides (Cottonwood)',* has been identified in a previous report as being significant, while another, a '*Cedrus Deodora (Deodar Cedar)',* has been identified as regulated in accordance with 3F (1) and (2) in the *Planning, Development and Infrastructure (General) Regulations 2017*.

2.2 Locality

Crafers is a highly vegetated suburb within the Adelaide Hills located some 17.0 kilometres south-east of the Adelaide CBD.

The immediate locality within the Rural Neighbourhood Zone is comprised of a mix of medium sized allotments in the range of 3,000-5,000 square metres primarily for residential purposes. These allotments accommodate predominantly single and two (2) storey detached dwellings.

The locality is predominantly comprised of detached dwellings at low densities. Overall, there is no discernible pattern of allotment sizes within the locality. The street layout of the locality is strongly influenced by the undulating topography causing streets to be irregular in their location, shape and layout. This irregular street layout has influenced the style, size and configuration of allotments in the area.

The allotment pattern and street layout also effect the siting of dwellings in the locality. Dwellings are typically well setback from all boundaries and screened from view from the streets by vegetation. Where visible, dwellings display a variety of forms, scales and designs, with a limited consistency between sites.

The South Eastern freeway and Stirling exit ramp from Adelaide are situated approximately 77.5 metres to the south/south-east of the subject site.

The Productive Rural Landscape Zone sits adjacent the subject site to the east and is separated by White Avenue.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises the construction of a two-storey detached dwelling on the unimproved rectangular section of the site to the rear of the handle. The dwelling is of an 'Australian Heritage' style and features five (5) bedrooms, indoor and outdoor entertaining spaces and a double garage.

An associated swimming pool and safety fence is also proposed. A full set of architectural drawings detailing these elements of the proposed development can be found in **Attachment A**.

Access to the site is proposed to be via a driveway constructed along the handle of the allotment. Civil works demonstrating this were provided in the associated land division application 20/1205/473. The works associated with the construction of the driveway necessitate the removal of one (1) significant '*Populus Deltoides (Cottonwood)*' tree.

An engineering assessment of alternative driveway arrangements is provided in **Attachment B**, while an assessment of the tree's health and merits when assessed against the Planning and Design Code is provided in **Attachment C**.

4.0 PROCEDURAL MATTERS

The subject land is within the Rural Neighbourhood Zone of the Planning and Design Code (Version 2022.4 – 3 March 2022). The Adelaide Hills Subzone also applies to the land.

The land is also subject to the following Overlays:

- Hazards (Bushfire – Medium Risk) Overlay;
- Hazards (Flooding – Evidence Required) Overlay;
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay;
- Native Vegetation Overlay;
- Prescribed Water Resources Area Overlay;
- Regulated and Significant Tree Overlay;
- State Significant Native Vegetation Overlay; and
- Traffic Generating Development.

There are no relevant Technical and Numerical Variations (TNV) which apply to the land.

4.1 Nature of Development

The nature of the proposed development can be defined as comprising three (3) elements, being a detached dwelling, tree-damaging activity and a swimming pool. Within the Rural Neighbourhood Zone, Dwellings are listed within Table 3 – Performance Assessed Development. Therefore, this element is to be **Code Assessed – Performance Assessed**.

Tree-damaging activity is not listed in any of the relevant assessment tables of the Rural Neighbourhood Zone and as such, is to be **All Other Code Assessed – Performance Assessed**.

Swimming pools, where they satisfy the classification criteria of Table 1 – Accepted Development, are deemed to be accepted. The pool is located greater than 1.0 metre from all allotment boundaries, does not involve native vegetation clearance and will have a filtration system located greater than 12 metres from any habitable room within a neighbouring dwelling. Therefore, the swimming pool is considered to be **Accepted Development**.

The overall assessment pathway of the development is therefore Performance Assessed.

4.2 Notification

Each of the proposed elements of development are listed in Table 5 – Procedural Matters – Notification of the Rural Neighbourhood Zone as being excluded from public notification. The exclusion for dwellings is contingent on the maximum height of the dwelling satisfying DTS/DPF 2.1 of the Zone. The requirements of this are:

- maximum building height of two (2) levels and 9.0 metres; and
- maximum wall height of 7.0 metres.

The proposed dwelling exceeds these heights in small portions of its form that are restricted to the eastern most points of the building. Drawing SK07 demonstrates that the majority of the dwelling lies beneath the 9.0-metre building envelope when measured from natural ground level. It can therefore be seen that the minimal exceedance of this is a function of the topography of the site, which slopes towards the east.

Similarly, the maximum wall height of 7.65 metres is of a limited extent, before reducing in height towards the north of the dwelling.

The impacts of the exceedances are also considered to be minimal on the locality and adjacent sites due to the location of the development and its large setbacks from boundaries. Therefore, we respectfully submit that the development could be classified as 'minor' in accordance with Clause 1 of Table 5 of the Rural Neighbourhood Zone and therefore excluded from public notification.

4.3 Referrals

The development does not necessitate any referrals under the relevant Overlays that apply to the site.

There are also no referrals triggered under Part 9 of the Planning and Design Code based on the nature of the development.

5.0 PLANNING AND DESIGN CODE ASSESSMENT

The most relevant elements of the proposal for assessment are built form, hazards and environmental impacts and tree removal. Based on this, the policies outlined **below** table are considered to be the most relevant for the purposes of an assessment.

Relevant Planning and Design Code Policies

RURAL NEIGHBOURHOOD ZONE POLICIES	
DO 1	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.
PO 2.1	Buildings contribute to a low-rise residential character and complement the height of nearby buildings.
PO 3.1	Buildings are set back from primary street boundaries consistent with the existing streetscape.
DPF 5.1	Building walls are set back from the side boundaries at least 2m.
PO 6.1	Buildings are set back from rear boundaries to provide: 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) open space recreational opportunities d) space for landscaping and vegetation.
ADELAIDE HILLS SUBZONE POLICIES	
DO 1	Additional residential and tourist accommodation that retains and embraces the values of the established mature vegetation as a defining characteristic of the area.
DPF 2.1	Development satisfies (a) or (b): a) it will not result in more than 1 dwelling on an existing allotment
HAZARDS (BUSHFIRE – MEDIUM RISK) OVERLAY POLICIES	
PO 1.1	Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.
PO 2.1	Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.

PO 3.1	To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.
PO 3.2	Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.
PO 5.2	Access to habitable buildings is designed and constructed to facilitate the safe and effective: a) access, operation and evacuation of fire-fighting vehicles and emergency personnel b) evacuation of residents, occupants and visitors.
PO 5.3	Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.
HAZARDS (FLOODING – EVIDENCE REQUIRED) OVERLAY POLICIES	
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.
MOUNT LOFTY RANGES WATER SUPPLY CATCHMENT (AREA 2) OVERLAY POLICIES	
PO 1.1	Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.
PO 3.1	Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.
PO 4.1	Development minimises the need to modify landscapes and natural features.
NATIVE VEGETATION AND STATE SIGNIFICANT NATIVE VEGETATION OVERLAY POLICIES	
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 building maintenance.
REGULATED AND SIGNIFICANT TREE OVERLAY POLICIES	
PO 1.2	Significant trees are retained where they: a) make an important contribution to the character or amenity of the local area b) are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species c) represent an important habitat for native fauna d) are part of a wildlife corridor of a remnant area of native vegetation e) are important to the maintenance of biodiversity in the local environment; and / or f) form a notable visual element to the landscape of the local area.

PO 1.4	A tree-damaging activity in connection with other development satisfies all the following: a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.
DESIGN POLICIES	
PO 8.1	Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.
PO 8.2	Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).
PO 8.3	Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): a) do not contribute to the instability of embankments and cuttings b) provide level transition areas for the safe movement of people and goods to and from the development c) are designed to integrate with the natural topography of the land.
PO 10.1	Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.
PO 10.2	Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.
PO 12.1	Living rooms have an external outlook to provide a high standard of amenity for occupants.
PO 19.5	Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.
INTERFACE BETWEEN LAND USES POLICIES	
PO 3.1	Overshadowing of habitable room windows of adjacent residential land uses in: a) a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b) other zones is managed to enable access to direct winter sunlight.
PO 3.2	Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a) a neighbourhood type zone is minimised to maintain access to direct winter sunlight b) other zones is managed to enable access to direct winter sunlight.
TRANSPORT, ACCESS AND PARKING POLICIES	
DPF 5.1	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: a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements

5.1 Built Form

The relevant built form considerations for the proposed development are found within the Rural Neighbourhood Zone and the General Development Policies of the Planning and Design Code.

The dwelling is limited to two-storeys in scale with a maximum height of 10.1 metres on the eastern elevation. As discussed above, whilst the height of the building does not satisfy the corresponding DPF, the limited extent of the exceedance minimises the impacts upon adjacent properties. Furthermore, the dwelling maintains a low-rise suburban character by sitting largely within the landscape and progressively lowering in height to the west. The overall mass of the building is reduced in this way, and when viewed in conjunction with its siting on the allotment, significantly mitigates any impacts upon adjacent sites and the locality as a whole.

Furthermore, the dwelling is substantially set back from the primary street boundary in accordance with the configuration of the allotment and the established development pattern in the locality.

The side setbacks of the dwelling are significant and leave large areas of separation between building walls and neighbouring sites. The rear boundary setback, whilst being only 2.67 metres, does not infringe upon the sense of privacy and space afforded to the adjacent property to the west. A large row of vegetation screens the dwelling from view, which in this area appears as single storey. Therefore, the established character of the locality is fundamentally unchanged.

The orientation of the allotments and the siting of the adjacent dwelling to the east minimise the impacts of overshadowing that may be caused by the proposed dwelling. Ample private open space, located to the north of the adjacent dwelling, and all northern facing windows, will be unaffected by shadow.

The proposed balconies on the southern elevation of the dwelling look out over the driveway and entry of the development. Small extents of each balcony may allow for limited views to the east and to the adjacent property at 16 White Avenue. The extent of these views are considered to be minor in the context of the development and are somewhat mitigated by the presence of screening vegetation in the area. Furthermore, the vast majority of the site would be screened by the form of the development and the setbacks of the balconies from the eastern elevation. Similarly, the eastern facing upper storey windows are obscured to minimise the views available. It is considered that due to these factors, privacy to the adjacent site to the east is maintained.

5.2 Hazards and Environmental Impacts

The dwelling is to be located on an area of the site that has previously been levelled to create a flat terrace. The topography of the land therefore does not increase the risk of bushfire or impede the evacuation of residents. The design of the building minimises the risk of burning debris being trapped in difficult to reach areas.

The dwelling is sited as far as practically possible from any large expanses of vegetation based upon the dimensions of the allotment. Screening vegetation rings the site to the west and south and is primarily located on, or along the boundaries with, neighbouring properties. Therefore, it is submitted that the vegetation is managed and presents a minor risk that can be dealt with through regular maintenance in accordance with practical bushfire and landscape management principles.

Furthermore, access for emergency vehicles is provided via the 'handle' driveway of the site and a turnaround area located next to the proposed dwelling. The turnaround area has been designed in accordance with CFS requirements. Residents are also afforded an unimpeded evacuation route via the driveway. The 7.0 metre width of the crossover also allows for simultaneous ingress and egress where required. The development does not rely on fire tracks for access at any point.

Water supply for firefighting purposes will be stored in a 2000 litre slimline tank on the eastern side of the building. In accordance with *Ministerial Building Standard 008 -Designated bushfire prone areas – additional requirements*, the tank will be supplied with domestic fittings.

The quantity of stormwater runoff generated by the development is to be managed by the installation of the abovementioned combination of rainwater detention and retention tank. Overflow of this will be disposed of on site and either evaporate on the land or, in larger events, flow over the land to the existing drainage course. The quality of the water is considered to be neutral and would not be dissimilar from that which flows off all other adjacent dwellings.

Similarly, the natural topography of the site as described above is considered to mitigate the risk of floodwater intrusion into the building.

There is to be no native vegetation, as defined as the Native Vegetation Act 1991, that is to be cleared as a result of the proposed development. A declaration to this affect has been submitted with the original development application.

5.3 Access and Tree Removal

The alignment of the proposed driveway has been designed to minimise the need for earthworks, managed stormwater and with consideration to the natural topographic features of the site.
The Planning and Design Code seeks to minimise the gradient of driveways and also the amount of retaining and excavation carried out in association with their construction. To achieve these aims and provide safe and convenient access, the removal of one (1) significant '*Populus Deltoides (Cottonwood)*' tree is required.

Attachment B, prepared by MQZ Consulting Engineers, provides an assessment of the extent of earthworks that would be associated with alternative alignments of the driveway that would result in the tree's retention.

The expert opinion provided states that if alignment of the driveway was altered to the south to retain the significant tree, significant retaining would be required along the southern boundary. If retaining walls were avoided, the gradient of the driveway would be approximately 1 in 4, which is deemed unsafe under AS 2890.1. The build up of the driveway to avoid this would result in fill and compaction directly over the Tree Protection Zone and may impact tree health.

Similarly, realigning the driveway to the north of the tree creates numerous adverse impacts. The subject area is used as a collection basin for stormwater and by building over it, flooding may arise. The turning circle provided on the driveway for CFS vehicles would also be substantially diminished.

Having regard to the above, the present alignment of the driveway is considered to be the most suitable option for the provision of safe access to the site.

The tree has been assessed against the relevant provisions of the Regulated and Significant Tree Overlay by Marcus Lodge of Arborman Tree Solutions. The tree, whilst found to be in good overall condition, was not found to display important environmental or aesthetic benefits. It was also found to be introduced and of limited benefit as habitat for native fauna.

Fundamentally, the removal of the tree allows for reasonable and expected development to occur on site in accordance with the provisions of the Planning and Design Code and the previously approved land division application 20/1205/473, which specifically contemplated the development of the site for residential purposes. All other reasonable alignments of the driveway have been explored and found to have greater adverse impacts than the removal of the tree. The excessive amounts of retaining that would be required would not satisfy the provisions of the Design section of the Planning and Design Code and the impacts upon the CFS turnaround area would be in contravention of the Hazards (Bushfire – Medium Risk) Overlay, Therefore, it can only be concluded the best option in this instance.

It is also noted that it is the applicant's intention to plant numerous trees on site once the development has been constructed.

The proposed development also provides a minimum of two (2) covered parking spaces in accordance with Table 1 – Off Street Vehicle Parking Requirements.

6.0 CONCLUSION

The proposed development of a two-storey detached dwelling and the removal of one (1) significant tree at 16A White Avenue, Crafers is entirely appropriate development within the locality. The proposed land use, built form and access arrangements are supported by the Zone policy.

The built form and the impacts on neighbouring sites and the locality are also considered to be within the bounds of what is envisaged by the Planning and Design Code. Furthermore, the proposal:

- maintains sufficient setbacks from the side and rear boundaries of the site to maintain the reasonable amenity of adjoining dwellings expected in the zone;
- is of a high architectural quality;

- minimises the extent of earthworks on site;
- utilises an existing access point; and
- should not have an unreasonable impact on the amenity or character of the locality.

Given the visual and practical separation of the site and the design features of the development, the variance in height is of minor consequence and will not have any amenity effects on the locality. Accordingly, the proposal does not warrant notification.

Having regard to the proposal, the nature of the development, the site and locality and the relevant provisions of the Planning and Design Code, the proposed development warrants Planning Consent in accordance with Section 102 (1) (a) of the *Planning, Development and Infrastructure Act 2016*.

Charlie Dubois PIA (Assoc)
B/A (Hons) in Planning

23 March 2022

arborman® tree solutions
PROFESSIONALS IN ARBORICULTURE

Tree Management Report

Site: 16A White Avenue, Crafers

Date: Friday, 11 March 2022

ATS6211-16AWhiAvTMR

Contents

Report Reference Number: ATS6211-16AWhiAvTMR

Report prepared for
Anthony Rinaldi

Author
Marcus Lodge, Consulting Arborist, Arborman Tree Solutions Pty Ltd

Executive Summary

Arborman Tree Solutions has undertaken a Visual Tree and Risk Assessment of the identified tree at 16A White Avenue, Crafers. The purpose of this assessment is to identify the appropriate management requirements for the tree considering factors such species, health, structure and risk.

The assessment considered one tree which is identified as a mature *Populus deltoides* (Cottonwood) which is considered to be in good overall condition. The tree is located in the middle of the driveway/access to the recently subdivided allotment to create 16A White Avenue, Crafers.

The assessment has identified the subject tree as a Significant Tree as defined in the *PDI Act 2016*. Significant and Regulated Trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Desired Outcomes', 'Performance Outcomes' and 'Designated Performance Features' this tree does not display features that indicate it provides important aesthetic and/or environmental benefit.

The tree is identified as a Significant Tree that whilst it is in good over all condition does not display features that indicate it provides important aesthetic or environmental benefit and as such its protection and retention is not warranted under the *PDI Act 2016*.

The removal of this tree is considered to be reasonable as the tree does not provide important aesthetic or environmental benefit and will prevent access to the newly approved residential allotment at 16A White Avenue, Crafers. As such the application to remove the subject tree is supported from an arboricultural perspective.

Brief

Arborman Tree Solutions was engaged by Anthony Rinaldi to undertake an assessment of the identified tree at 16A White Avenue, Crafers and to provide information in relation to the following points: -

- Assess the health and structure of the subject tree.
- Assess the tree against the *Planning, Development and Infrastructure Act* 2016 (*PDI Act 2016*) and the *Native Vegetation Act 1991*.
- Recommend management for the tree potentially including crown and root zone treatment and management principles.
- Provide any additional relevant information.

Documents and Information Provided

The following information was provided for the preparation of this assessment: -

- Email instruction on Scope of Works

Site and Tree Location

The tree is located at 16A White Avenue, Crafers.

Figure 1 Site and Tree Location

Assessment

Arborman Tree Solutions has undertaken a Visual Tree and Risk Assessment of the identified tree at 16A White Avenue, Crafers. The purpose of this assessment is to identify the appropriate management requirements for the tree considering factors such species, health, structure and risk.

Tree Assessment

The assessment considered one tree which is identified as a mature *Populus deltoides* (Cottonwood) which is considered to be in good overall condition. The tree is located in the middle of the driveway/access to the recently subdivided allotment to create 16A White Avenue, Crafers.

Populus deltoides (Cottonwood) is native to eastern North America where it reaches heights of 20-30 metres the broad domed crown is supported on a generally short, massive trunk. Leaves appear broadly deltoid to ovate, dark green in colour becoming yellow in autumn. As with most poplars Cottonwood is considered to be a poor compartmentaliser of decay/damaged timber, rather it tends to put resources into growing new wood rather than containing decay; this can lead to trees with large trunks that outwardly appear sound however internally there can be substantial areas of decay and reduced sound wood. Other than the increased likelihood of branch failure associated with this trait, the poor ability to compartmentalise makes Cottonwood susceptible to additional impact associated root damage that the tree cannot adequately manage.

Legislative Assessment

The assessment has identified the subject tree as a Significant Tree as defined in the *PDI Act 2016*. Significant and Regulated Trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Desired Outcomes', 'Performance Outcomes' and 'Designated Performance Features' this tree does not display features that indicate it provides important aesthetic and/or environmental benefit.

The following considers the relevant points in this regard: -

Desired Outcome DO 1

Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

Performance Outcome PO 1.2

(a) *makes an important contribution to the character or amenity of the local area; or*
the form, size and location of this tree is such that it is not considered to be making an important contribution to the character or amenity of the local area.

(b) *are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species; or*
this tree species is not indigenous to the local area nor is it listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species.

(c) *represents an important habitat for native fauna; or*
this tree is not important habitat for native fauna; as an introduced tree with limited nesting and/or food opportunities this tree is not considered to represent important habitat for native fauna. Given this tree species is a potential weed species it may be considered to be detrimental to the habitat value of the area if it is allowed to out compete indigenous species.

(d) *are part of a wildlife corridor of a remnant area of native vegetation; or*
the tree is in an area that contains remnant vegetation however as it is an exotic species it cannot be considered be part of a 'wildlife corridor'.

(e) *are important to the maintenance of biodiversity in the local environment; or*
the location, condition and environmental contribution of this tree is such that it is not considered to be important to the maintenance of biodiversity in the local environment. Given this tree species is a potential weed species it may be considered to be detrimental to the biodiversity of the area.

and/or

(f) *form a notable visual element to the landscape of the local area*
the size and location of this tree is such that it cannot be considered to form a notable visual element to the landscape of the local area as an individual or as part of the tree population in this area.

Conclusion

The tree is identified as a Significant Tree that whilst it is in good over all condition does not display features that indicate it provides important aesthetic or environmental benefit and as such its protection and retention is not warranted under the *PDI Act 2016*.

The removal of this tree is considered to be reasonable as the tree does not provide important aesthetic or environmental benefit and will prevent access to the newly approved residential allotment at 16A White Avenue, Crafers. As such the application to remove the subject tree is supported from an arboricultural perspective.

Thank you for the opportunity to provide this report. Should you require further information, please do not hesitate to contact me and I will be happy to assist.

Yours sincerely

MARCUS LODGE
Senior Consulting Arboriculturist
Australian Arborist License AL11
Diploma in Arboriculture
International Society of Arboriculture – Tree Risk Assessment
VALID Tree Risk Assessment (VALID) – 2018 and 2021
Native Vegetation Council Trained Arborist 2019

Definitions

Useful Life Expectancy: expected number of the years that the subject specimen will remain alive and sound and/or continues to achieve the relevant *Principles of Development Control*.

Circumference: trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*.

Tree Damaging Activity: Tree damaging activity includes those activities described within the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)* such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the TPZ. This can also include forms of pruning above and below the ground.

Important: The following definition of important was described by Commissioner Nolan of the Environment, Resource and Development Court in the case of Savoy Developments Pty Ltd v Town of Gawler [2013] SAERDC 32.

"In my view, for habitat to be raised to the level of 'important' (as sought by Objective 2(d)), it must be beyond that likely to be expected in any mature tree of indigenous origins – that is, it is beyond the normal level that might be expected or that it is so unique or special that it may be considered important. From the evidence before me I do not consider the trees to provide "important habitat for native fauna"."

This definition of important, whilst in this case relating to Habitat Value, has been applied when looking at all Objectives that use the term "*Important*".

Notable: The *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*. also use the term "notable" when assessing the visual contribution of a tree. The Environment, Resource and Development Court does not appear to have defined the term "notable" as applied in the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)* however, when researching definitions, it is clear that this term bears equal or similar weight as the term "important" and as such for a tree to be "notable" it has to have a similar level of attributes to an important tree. When compared to a typical example of the species for a tree to be described as "notable" it would also be considered to be a noteworthy, remarkable, outstanding, momentous, memorable, impressive, extraordinary or an exceptional example of the species or of greater importance in regard to its value as a visual element than other similar sized example of the species.

PDI Act 2016: the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)* and associated *Planning, Development and Infrastructure (General) Regulations 2017* includes provisions for the control of Regulated and Significant Trees within the 18 metropolitan Adelaide councils, townships in the Adelaide Hills Council and parts of the Mount Barker Council; these provisions do not apply in areas outside of these councils.

Regulated Tree: the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)* identifies a Regulated Tree as any tree in Metropolitan Adelaide or townships in the Adelaide Hills Council or parts of the Mount Barker Council with a trunk circumference of more than two metres but less than three metres. In the case of trees with multiple trunks, those with trunks with a total circumference of two metres or more and an average circumference 625 mm or more. The circumference is measured at a point one metre above natural ground level.

Significant Tree: the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)* identifies a Significant Tree as any tree in Metropolitan Adelaide or townships in the Adelaide Hills Council or parts of the Mount Barker Council with a trunk circumference of three metres or more. In the case of trees with multiple trunks, those with trunks with a total circumference of three metres or more and an average circumference 625 mm or more. The circumference is measured at a point one metre above natural ground level.

References

Australian Standard AS4373–2007 *Pruning of amenity trees*: Standards Australia.

Australian Standard AS4970-2009 *Protection of trees on development sites*: Standards Australia.

Matheny N. Clark J. 1998: *Trees and Development a Technical Guide to Preservation of Trees During Land Development*: International Society of Arboriculture, Champaign, Illinois, USA.

Matheny N. Clark J. 1994: *Evaluation of Hazard Trees in Urban Areas*: International Society of Arboriculture, Champaign, Illinois, USA.

Julius A. Kocher W. Liefheit K. Lilly S. et al 2013: *Tree Risk Assessment Qualification*: International Society of Arboriculture, Champaign, Illinois, USA.

Appendix A - Tree Assessment Methodology

Tree Assessment Form (TAF©)

Record	Description
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species that live for hundreds or thousands of seasons.
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. *Eucalyptus, Fraxinus* and *Melaleuca*. Species identifies the specific tree within the genus e.g. *Eucalyptus camaldulensis*, *Fraxinus griffithi* or *Melaleuca styphelioides*. Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. *Melia azedarach* is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the *Casuarina, Eucalyptus* and *Quercus* genus's respectively.
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
Legislative Status	Legislation status is identified through the interpretation of the *Development Act 1993*, the *Natural Resource Management Act 2004,* the *Native Vegetation Act 1991* and/or any other legislation that may apply.
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 *Pruning amenity trees* where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as *Acacia sp*. may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.

Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.

Tree Risk Assessment

The risk assessment was conducted using the principles and guidelines of the International Society of Arboriculture - Tree Risk Assessment Qualification (TRAQ).

TRAQ assesses the Tree Risk Rating in three parts that are divided into two stages Likelihood and Consequence; the Likelihood assessment considers two parts Likelihood of Failure and Likelihood of Impact which are combined in a matrix to determine the Likelihood of Impacting a Target. The following categories are used to determine the Likelihood of Impacting a Target for a given tree:-

1. **Likelihood of Failure** – this is the assessment potential for branch failure. The likelihood of failure uses the following categories:-
   - a. Imminent — the tree is failing or is about to fail i.e.: >90% chance.
   - b. Probable — a failure is likely to occur within the inspection period i.e.: >50% chance.
   - c. Possible — a failure may occur within the inspection period i.e.: <50% chance.
   - d. Improbable — a failure is unlikely to occur within the inspection period i.e.: <10% chance.

2. **Likelihood of Impact** – this is an assessment of the potential for a failed branch to contact a person, vehicle, property or other target within the target area. The likelihood of failure uses the following categories:
   - a. High — a failure will almost definitely impact a target.
   - b. Medium — a failure will probably impact a target.
   - c. Low — a failure will possibly impact a target.
   - d. Very Low — a failure is unlikely to impact a target.

The results of the Likelihood assessment are placed into the following matrix to determine the **Likelihood of Impacting a Target**.

Likelihood Matrix				
Likelihood of Failure	**Likelihood of Impacting Target**			
	Very Low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

The Consequence of Failure section of the assessment considers the result of a failure on the target. The following categories are used to determine the Consequences of a failure impacting a Target for a given tree.

3. **Consequence of Failure** – This is an assessment of the consequence of the branch failure on the target. Consequence of Failure includes factors such as size of part, the level of damage or injury, target protection and target value (monetary or otherwise). The following categories are used to determine the Consequences of Failure for a given tree:-
   - a. Severe — The consequences of an impact will be severe potentially involving serious injury or death or serious damage to or loss of property or infrastructure.
   - b. Significant — The consequences of an impact will be significant potentially involving major injury or damage to property or infrastructure.
   - c. Minor — The consequences of an impact will be minor potentially involving minor injury or minimal damage to property or infrastructure.
   - d. Negligible — The consequences of an impact will be negligible potentially involving no or inconsequential injury or damage to property or infrastructure.

The **Likelihood of Impact** and **Consequence of Failure** are then placed into the following matrix to determine the **Tree Risk Rating**.

Tree Risk Rating Matrix				
Likelihood of Failure and Impact	**Consequences of Failure**			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

This Tree Risk Rating is used to qualify the risk so that suitable mitigation strategies can be implemented.

Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable

Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

Condition Matrix				
Structure	**Health**			
	Good	**Fair**	**Poor**	**Dead**
Good	C1	C2	C3	C4
Fair	C2	C2	C3	C4
Poor	C3	C3	C4	C4
Failed	C4	C4	C4	C4

Size Matrix					
Spread	**Height**				
	>20	**15-20**	**10-15**	**5-10**	**<5**
>20	S1	S1	S1	S2	S3
15-20	S1	S1	S2	S3	S3
10-15	S1	S2	S2	S3	S4
5-10	S2	S3	S3	S4	S5
<5	S3	S3	S4	S5	S5

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	**Condition**			
	C1	**C2**	**C3**	**C4**
S1	High	Moderate	Low	Low
S2	Moderate	Moderate	Low	Low
S3	Moderate	Moderate	Low	Low
S4	Moderate	Moderate	Low	Low
S5	Low	Low	Low	Low

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.

Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix				
Origin	**Habitat**			
	Active	**Inactive**	**Potential**	**No Habitat**
Indigenous	E1	E1	E2	E3
Native	E1	E2	E3	E3
Exotic	E2	E3	E3	E4
Weed	E3	E3	E4	E4

Amenity Matrix				
Character	**Aesthetics**			
	High	**Moderate**	**Low**	**None**
Important	P1	P1	P2	P3
Moderate	P1	P2	P3	P3
Low	P2	P3	P3	P4
None	P3	P3	P4	P4

Tree Retention Rating Modifier				
Amenity	**Environment**			
	E1	**E2**	**E3**	**E4**
P1	High	High	Moderate	Moderate
P2	High	Moderate	Moderate	Moderate
P3	Moderate	Moderate	Moderate	Moderate
P4	Moderate	Moderate	Moderate	Low

Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix			
Tree Retention Rating Modifier	**Preliminary Tree Retention Rating**		
	High	**Moderate**	**Low**
High	Important	High	Moderate
Moderate	High	Moderate	Low
Low	Moderate	Low	Low

Special Value Trees

There are potentially trees that have Special Value for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:

Cultural Values

Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

Environmental Values

Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.

Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

Tree Retention Rating Definitions

Important These trees are considered to be important and will in almost all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Protection of these trees should as a minimum be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites* however given the level of importance additional considerations may be required.

High These trees are considered to be important and will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Protection of these trees should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Moderate These trees are considered to be suitable for retention however they achieve less positive attributes than the trees rated as Important or High and as such their removal or other tree damaging activity is more likely to be considered to be acceptable in an otherwise reasonable and expected development. The design process should where possible look to retain trees with a Moderate Retention Rating. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Low These trees are not considered to be suitable for retention in any future development/redevelopment; trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Appendix B - Tree Assessment Findings

Populus deltoides

Tree No: 1

Cottonwood

Inspected:	21 January 2021
Height:	>20 metres
Spread:	>20 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	14.60 metres

Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected.

Risk Rating	Low

A Likelihood of Failure and Impact of "Unlikely" and a Consequence of "Minor" when combined in the Risk matrix achieve a Risk Rating of "Low".

Recommendation	Remove

This tree does not display features that warrant its retention and it is a potential weed species and therrefore its removal is considered to be reasonable.

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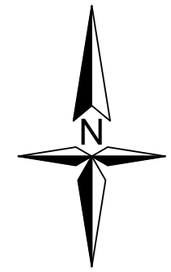
Appendix C - Mapping



Legend

Tree Location

Legislative Status

S	Significant
R	Regulated
U	Unregulated
E	Exempt

Date: 2/03/2021
Ref: ATS6211-16AWhiAvTMR

Arborman Tree Solutions
23 Aberdeen Street
Port Adelaide SA 5015
0418 812 967
www.arborman.com.au

Tree Location Map

16 White Avenue, Crafers

0 20 40 m

1:500 @ A3

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Appendix D – Tree Assessment Summary

Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	Risk Rating	TPZ Radius	Observations	Recommendation
1	*Populus deltoides*	Significant	Moderate	Low	14.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.	Remove

PLANNING STUDIO
URBAN & REGIONAL PLANNING

Planning Studio Pty Ltd
347 Unley Road, Malvern SA 3144
PO Box 32 Bridgewater SA 5155
0431 527 636
emma@planningstudio.com.au

21 October 2022

Ref: App ID 22002690
Our Ref: P0372

Mr D Waters
A/Chief Executive Officer
Adelaide Hills Council
PO Box 44
WOODSIDE SA 5244

By electronic lodgement
PlanSA portal

Attention: Mr Doug Samardzija
Senior Statutory Planner
Strategy & Development

RE: **Development Application ID 22002690**

Two storey detached dwelling, swimming pool and associated safety barriers, retaining walls (max height 1.4m) and removal of a Significant Tree (*Populus deltoids* – Cottonwood)

Lot 720 White Avenue, CRAFERS

Amended Plan and Tree Fund

Planning Studio continue to act for Mr Anthony Rinaldi, the owner of the above-mentioned property and Applicant in relation to Development Application 22002690 for a '*Two storey detached dwelling, swimming pool and associated safety barriers, retaining walls (max height 1.4m) and removal of a Significant Tree (Populus deltoids – Cottonwood)*'.

1. We refer to various communications between the project engineer and Council's development engineer and enclose a final issue of civil drawings and associated calculations that are understood to have been accepted by Council. I note the email of 14 October 2022 from Nick Carter to yourself confirming such.

2. In relation to your email of 12 October 2022 specific to the need to provide three replacement trees for the one Significant tree being removed, in accordance with section 127(6) of the *Planning, Development and Infrastructure Act 2016*, I confirm that my client agrees to make a payment into the relevant fund in lieu of planting. We understand the applicable rate is currently nominated as $156/replacement tree. We trust that a condition will be imposed allowing the fee to be paid prior to the commencement of development or removal of the Significant tree.

3. Amended drawings are provided which include treatment to the ends of upper levels balconies as requested.

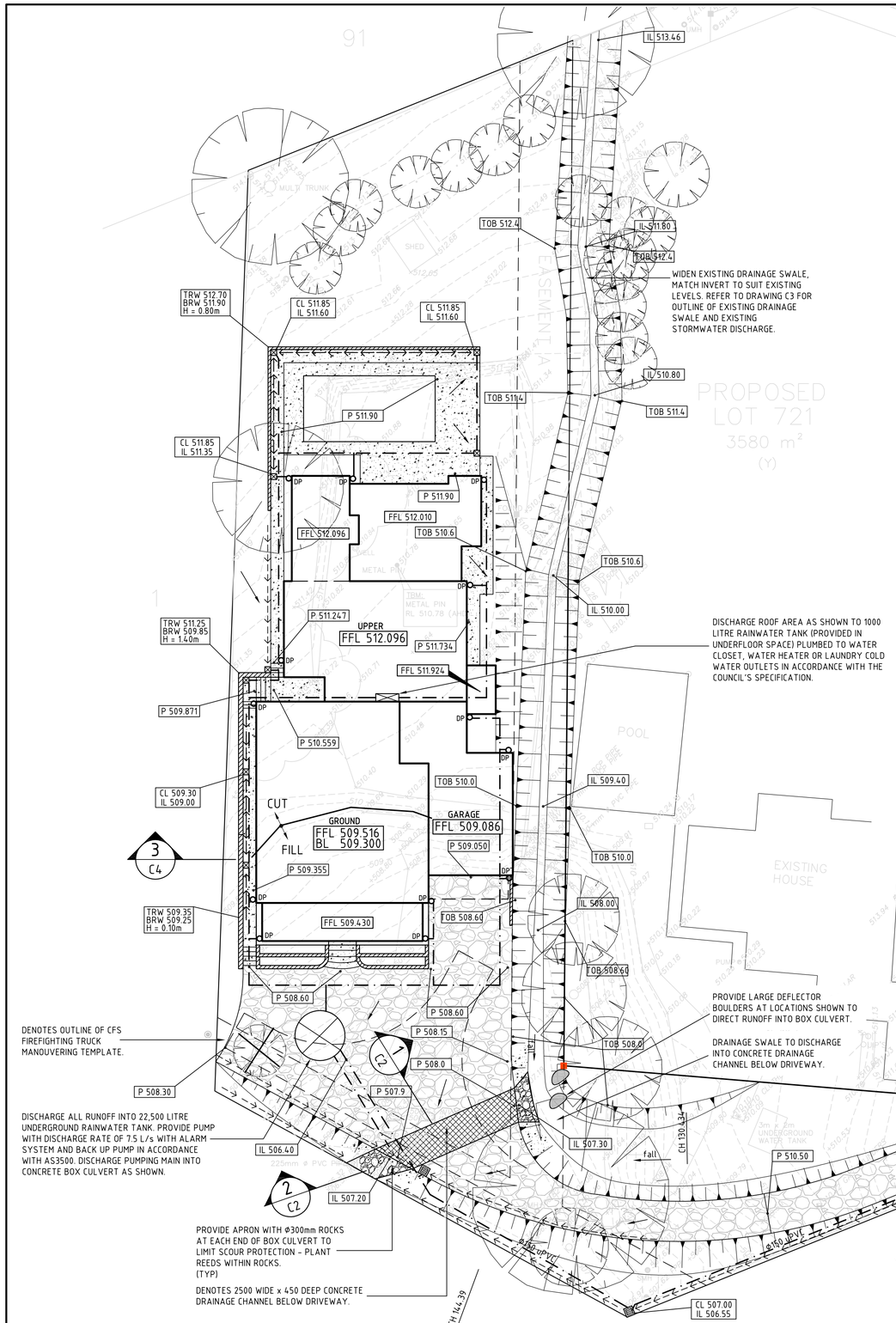
We trust the attached finalises maters associated with your assessment of the proposal and that your report will be presented to the Council Assessment Panel at the earliest opportunity.

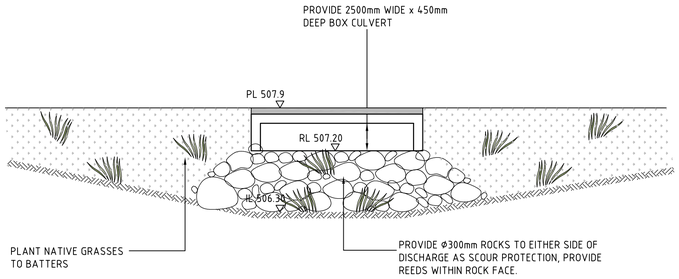
Should you wish to discuss any aspects of this correspondence or the proposal further, please do not hesitate to contact me on 0431 527 636 or emma@planningstudio.com.au.

Yours sincerely

Emma Barnes | MPIA | **Director**

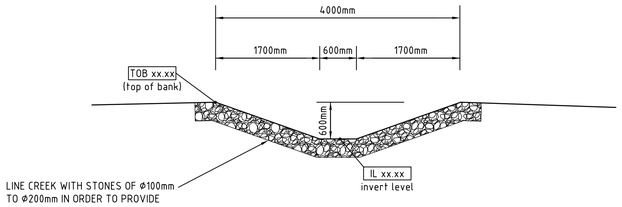
CC: A Rinaldi





DISCHARGE HEADWALL ELEVATION

1:50



TYPICAL CREEK SECTION

1:50

GENERAL NOTES:

G1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.

G2. ALL DIMENSIONS, LEVELS & SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND, OR, CONSTRUCTION. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.

G3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.

G4. ALL DIMENSIONS IN MM UNLESS OTHERWISE SPECIFIED.

G5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.

G6. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR THIS SITE. REFER TO ATTACHMENT SD5.

GENERAL COMPACTION NOTES:

1. ALL AREAS TO BE FILLED SHALL BE COMPLETELY CLEARED OF ALL MATERIALS INCLUDING TREES, ROOTS AND ALL OTHER DECAYED VEGETATION.
2. PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE SITE BOUNDARIES, THE ENTIRE SITE IS TO BE COMPACTED AND TESTED IN ACCORDANCE WITH AS1289.5.1.1/AS1289.5.1.2. THE FREQUENCY OF THE TESTS SHALL BE IN ACCORDANCE WITH AS3798-1996. TESTING SHALL BE EVENLY SPACED OVER THE ENTIRE SITE AT RANDOM LOCATIONS. TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. ALL NEW FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH AS1289.5.1.1 TO PROVIDE 98% STANDARD COMPACTION. THE LOOSE THICKNESS OF EACH LAYER BEFORE COMPACTION SHOULD NOT EXCEED 200mm, PROVIDE COMPACTION TESTS FOR THE NEW FILL AS PER NOTE 2.

LEGEND

- PERIMETER PAVING (REFER TO ATTACHMENT SD3)
- GRAVEL (PERMEABLE) PAVING (MIN. FALL 1:200)
- BRICK/BLOCK PAVING (MIN. FALL 1:50)
- BITUMEN PAVING (MIN. FALL 1:100)
- G — GRASSED AREA
- L — LANDSCAPED AREA
- EMBANKMENT/BATTER (MAX. FALL 1:2)
- + 99.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- LINED SPOON DRAIN
- UNLINED SPOON DRAIN
- 100 HIGH CONCRETE KERB
- STORMWATER PIPE - U.N.O (MIN. FALL 1:100 - U.N.O)
- GRATED SUMP (G.S) 600 SQ - U.N.O
- INSPECTION OPENING
- RETAINING WALL
- 98.989 — DESIGN LEVEL
- FFL — FINISHED FLOOR LEVEL
- BL — BENCH LEVEL
- C.L — COVER LEVEL
- I.L — INVERT LEVEL
- P. — PAVING LEVEL
- T.K — TOP OF KERB
- W.T — WATER TABLE
- G.L — GROUND LEVEL

FOR PLANNING APPROVAL ONLY

ISSUE	DATE	AMMENDMENT	APPROVED
P8	14.10.22	FOR PLANNING APPROVAL	MZ
P7	12.10.22	FOR PLANNING APPROVAL	MZ
P6	11.10.22	FOR PLANNING APPROVAL	MZ
P5	07.10.22	FOR PLANNING APPROVAL	MZ
P4	30.09.22	FOR PLANNING APPROVAL	MZ
P3	11.07.22	FOR PLANNING APPROVAL	MZ
P2	27.06.22	FOR PLANNING APPROVAL	MZ
P1	14.05.22	FOR PLANNING APPROVAL	MZ

MQZ CONSULTING ENGINEERS
CIVIL & STRUCTURAL
52 Springbank Road, Panorama SA 5041
T : 08 8373 0966 E : admin@mqz.com.au W: www.mqz.com.au

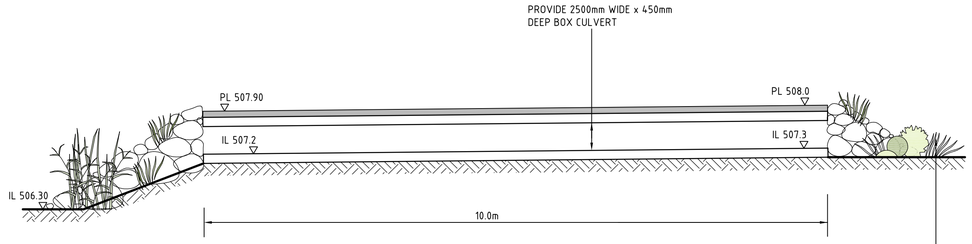
PROJECT

PROPOSED RESIDENCE
AT: 16a WHITE AVENUE CRAFERS
FOR: A. RINALDI

DRAWING TITLE

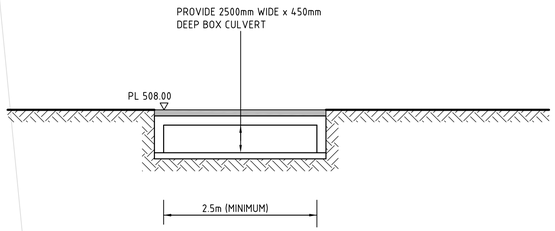
CIVIL PLAN & DETAILS

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:200	PROJECT No.	220505
SURVEYED	BY OTHERS	SHEET SIZE	A1
DRAWING No.	C1	ISSUE	P8



SECTION 2 / C1
1:50

PROVIDE ⌀300mm ROCKS TO EITHER SIDE OF DISCHARGE AS SCOUR PROTECTION, PROVIDE REEDS WITHIN ROCK FACE.



SECTION 1 / C1
1:50

DENOTES TREES TO BE REMOVED AND THE VOID BACKFILLED WITH COMPACTED SATURATED SANDY SOIL.

SET OUT SCHEDULE				
REF.	X (mm)	Y (mm)	X DISTANCE (from ref point A1 – mm)	Y DISTANCE (from ref point A1 – mm)
A1	59991	12429.7	0	0
A	68377.2	25564.5	8386.2	13134.8
B	71068.6	18863.6	11077.6	6433.9
C	65668.8	10981.5	5677.8	1442.5
D	65330.7	10496.6	5339.7	1933.1
E	62367.9	12243.7	2376.9	186.0
F	62031.75	12758.8	2040.75	329.1
G	55290.55	8063.0	4700.0	4366.7
H	57422.9	2754.3	2568.1	9675.4
I	38405	-1832.2	21586	14261.9
J	39663.9	-4547.8	20327.1	16977.5
K	20931.7	-10891.4	39059.3	23321.1
L	22049.8	-13674.9	37941.2	26104.6

GENERAL NOTES:

G1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.

G2. ALL DIMENSIONS, LEVELS & SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND, OR, CONSTRUCTION. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.

G3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.

G4. ALL DIMENSIONS IN MM UNLESS OTHERWISE SPECIFIED.

G5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.

G6. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR THIS SITE. REFER TO ATTACHMENT SD5.

GENERAL COMPACTION NOTES:

1. ALL AREAS TO BE FILLED SHALL BE COMPLETELY CLEARED OF ALL MATERIALS INCLUDING TREES, ROOTS AND ALL OTHER DECAYED VEGETATION.
2. PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE SITE BOUNDARIES, THE ENTIRE SITE IS TO BE COMPACTED AND TESTED IN ACCORDANCE WITH AS1289.5.1.1/AS1289.5.1.2. THE FREQUENCY OF THE TESTS SHALL BE IN ACCORDANCE WITH AS3798-1996. TESTING SHALL BE EVENLY SPACED OVER THE ENTIRE SITE AT RANDOM LOCATIONS. TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. ALL NEW FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH AS1289.5.1.1 TO PROVIDE 98% STANDARD COMPACTION. THE LOOSE THICKNESS OF EACH LAYER BEFORE COMPACTION SHOULD NOT EXCEED 200mm, PROVIDE COMPACTION TESTS FOR THE NEW FILL AS PER NOTE 2.

LEGEND

- PERIMETER PAVING (REFER TO ATTACHMENT SD3)
- GRAVEL (PERMEABLE) PAVING (MIN. FALL 1:200)
- BRICK/BLOCK PAVING (MIN. FALL 1:50)
- PAVING (MIN. FALL 1:50)
- PROPOSED LANDSCAPING (DESIGN BY OTHERS)
- CERTIFIED PROPOSED BOUNDARY LINE
- 600mm THICK DRY STACK STONE RETAINING WALL
- SURVEYED BOUNDARY PEGS
- G GRASSED AREA
- L LANDSCAPED AREA
- EMBANKMENT/BATTER (MAX. FALL 1:2)
- + 99.99 EXISTING SPOT LEVEL
- EXISTING CONTOUR
- LINED SPOON DRAIN
- UNLINED SPOON DRAIN
- 100 HIGH CONCRETE KERB
- STORMWATER PIPE - U.N.O (MIN. FALL 1:100 - U.N.O)
- GRATED SUMP (G.S) 600 SQ - U.N.O
- INSPECTION OPENING

- 98.989 DESIGN LEVEL
  - FFL FINISHED FLOOR LEVEL
  - BL BENCH LEVEL
  - C.L COVER LEVEL
  - I.L INVERT LEVEL
  - P. PAVING LEVEL
  - T.K TOP OF KERB
  - W.T WATER TABLE
  - G.L GROUND LEVEL

FOR PLANNING APPROVAL ONLY

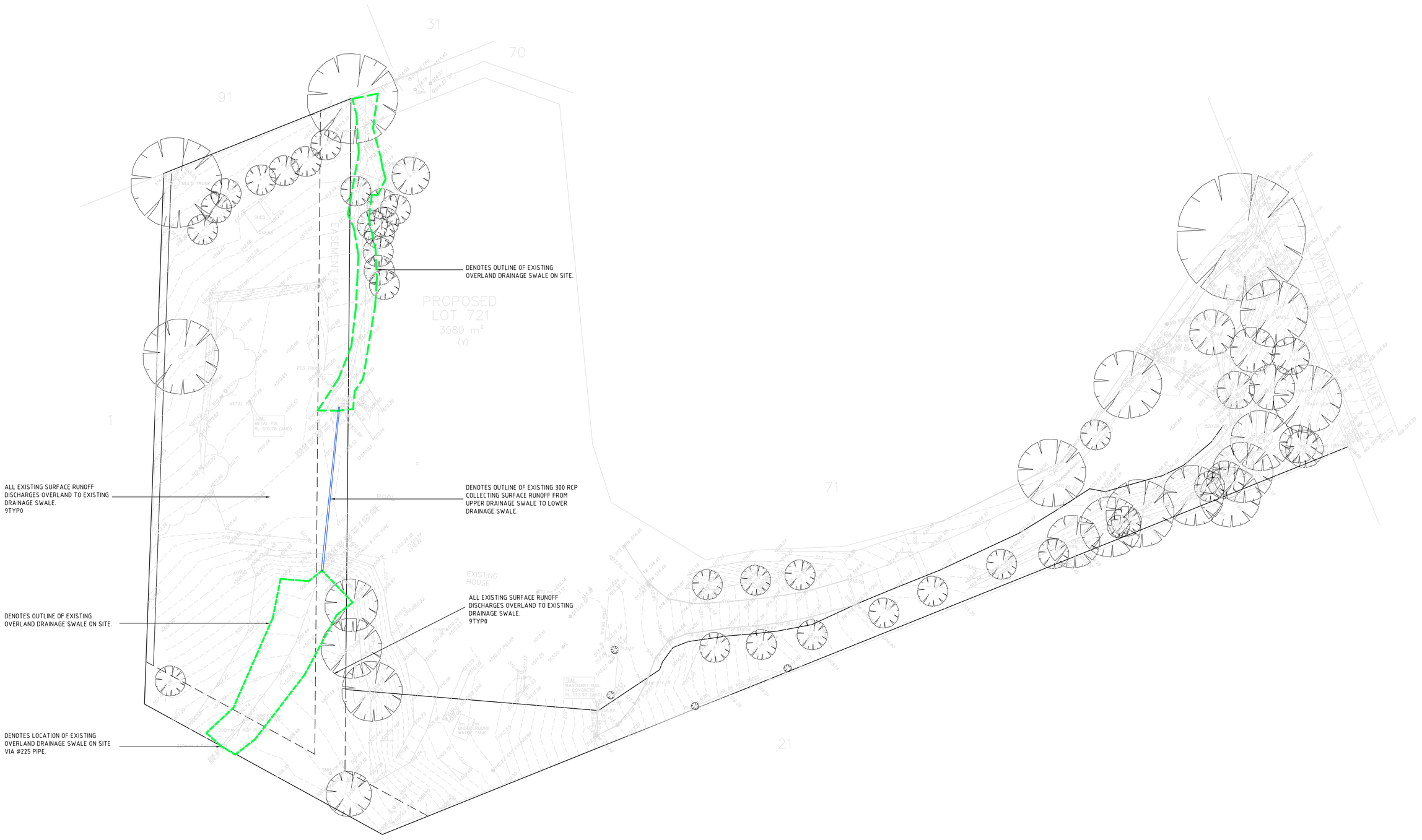
ISSUE	DATE	AMMENDMENT	APPROVED
P5	07.10.22	FOR PLANNING APPROVAL	MZ
P4	30.09.22	FOR PLANNING APPROVAL	MZ
P3	11.07.22	FOR PLANNING APPROVAL	MZ
P2	06.06.22	FOR PLANNING APPROVAL	MZ
P1	14.05.22	FOR PLANNING APPROVAL	MZ

MQZ CONSULTING ENGINEERS
CIVIL & STRUCTURAL
52 Springbank Road, Panorama SA 5041
T : 08 8373 0966 E : admin@mqz.com.au W: www.mqz.com.au

PROJECT
PROPOSED RESIDENCE
AT: 16a WHITE AVENUE CRAFERS
FOR: A. RINALDI

DRAWING TITLE
CIVIL PLAN & DETAILS

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:200	PROJECT No.	220505
SURVEYED	BY OTHERS	SHEET SIZE	A1
		DRAWING No.	C2
		ISSUE	P5



FOR PLANNING APPROVAL ONLY

ISSUE	DATE	AMMENDMENT	APPROVED
P1	11.07.22	FOR PLANNING APPROVAL	MZ

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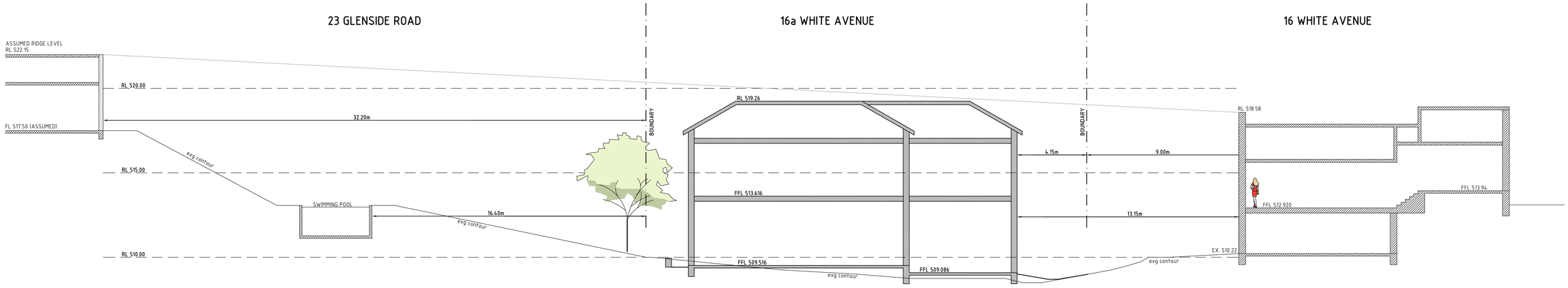
PROJECT

PROPOSED RESIDENCE
AT: 16a WHITE AVENUE CRAFERS
FOR: A. RINALDI

DRAWING TITLE

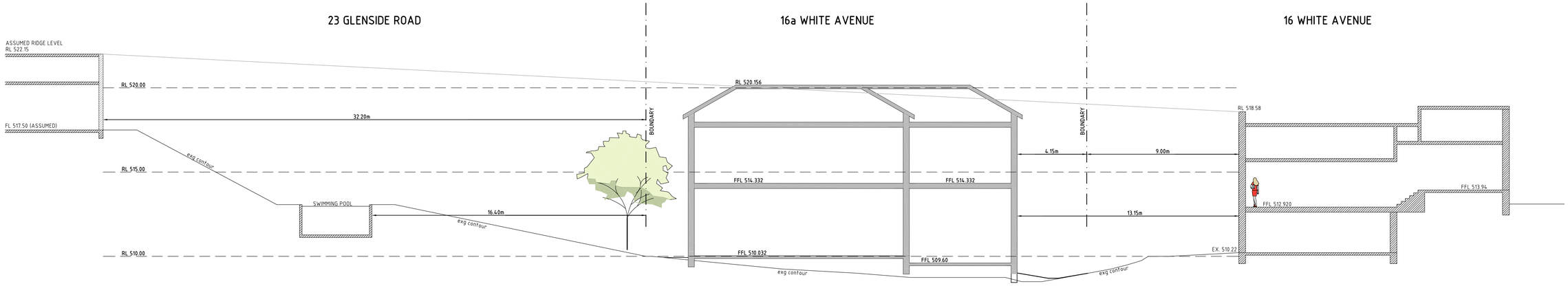
EXISTING SURVEY

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:250	PROJECT No.	220505
SURVEYED	BY OTHERS	SHEET SIZE	A1
DRAWING No.	C3	ISSUE	P1



SECTION - LOWERED FLOOR LEVEL 3 C1

1:125



SECTION - ORIGINAL FLOOR LEVEL 3 C1

1:125

FOR PLANNING APPROVAL ONLY

ISSUE	DATE	AMMENDMENT	APPROVED
P1	30.09.22	FOR PLANNING APPROVAL	MZ

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CIVIL & STRUCTURAL
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PROJECT

PROPOSED RESIDENCE
AT: 16a WHITE AVENUE
CRAFERS
FOR: A. RINALDI

DRAWING TITLE

SECTIONS & DETAILS

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:250	PROJECT No.	220505
SURVEYED BY OTHERS	SHEET SIZE A1	DRAWING No.	C4 ISSUE P1

MQZ CONSULTING ENGINEERS civil & structural

Page	CC1e
Job No.	220505
Date	Oct-22
Eng	MZ

Project Rinaldi/Crafers

PRE-DEVELOPMENT

Site Area =	3396	m^2	
Impervious Area =	0	m^2	(paved areas, roofed areas)
Pervious Area =	3396	m^2	(landscaping, grassed areas)
Ci =	0.9		
Cp =	0.4		
Cn =	0.4		

POST-DEVELOPMENT

Developed Area =	1478	m^2	
Impervious Area =	796	m^2	(paved areas, roofed areas)
driveway area =	682	m^2	
Ci =	0.9	(paving)	
Ci (gravel) =	0.7	(driveway)	
Cn =	0.81		

Calculate net coefficient, runoff and detention volumes taking into account developed area only and not total site area (DISCUSSED ON SITE)

TIME OF CONCENTRATION

t_c = 5.00 mins

MQZ CONSULTING ENGINEERS civil & structural

Page	CC2e
Job No.	220505
Date	Oct-22
Eng	MZ

Project Rinaldi/Crafers

Q = C x I x A / 3600

PRE-DEVELOPMENT

C= 0.4

A= 1478 m^2 (developed area only)

duration (min)	recurrence interval (I) 5 (mm/hr)	Q (L/s)
5	**88.18**	**14.48**
10	59.2	9.72
20	41.68	6.84
25	36	5.91
30	33.14	5.44
45	25.24	4.14
60	21.68	3.56
120	13.91	2.28
180	10.67	1.75
360	6.76	1.11
720	4.3	0.71
1440	2.57	0.42
2880	1.5	0.25
4320	1.06	0.17

POST DEVELOPMENT

C= 0.81

A= 1478 m^2 (developed area only)

duration (min)	recurrence interval (I) 100 (mm/hr)	Q (L/s)	DETENTION VOLUME (m^3)
5	**175.56**	**58.22**	**13.12**
10	137.24	45.51	18.62
20	94.64	31.38	20.28
25	82.61	27.39	19.37
30	74.22	24.61	18.24
45	56.93	18.88	11.87
60	47.34	15.70	4.38
120	29.49	9.78	-33.85
180	22.22	7.37	-76.82
360	13.65	4.53	-215.02
720	8.45	2.80	-504.53
1440	5	1.66	-1107.91
2880	2.89	0.96	-2336.73
4320	2.06	0.68	-3576.44

MQZ
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civil & structural

Page	CC3e
Job No.	220505
Date	Oct-22
Eng	MZ

Project Rinaldi/Crafers

Driveway runoff =	23.3	L/s
Q pre =	14.5	L/s
Pump Discharge Rate =	**7.5**	**L/s**

DISCHARGE ALL RUNOFF AND PERIMETER PAVING TO 22,500 L TANK

Artist's Impression Only

Rinaldi Residence

16 White Ave Crafers SA 5152

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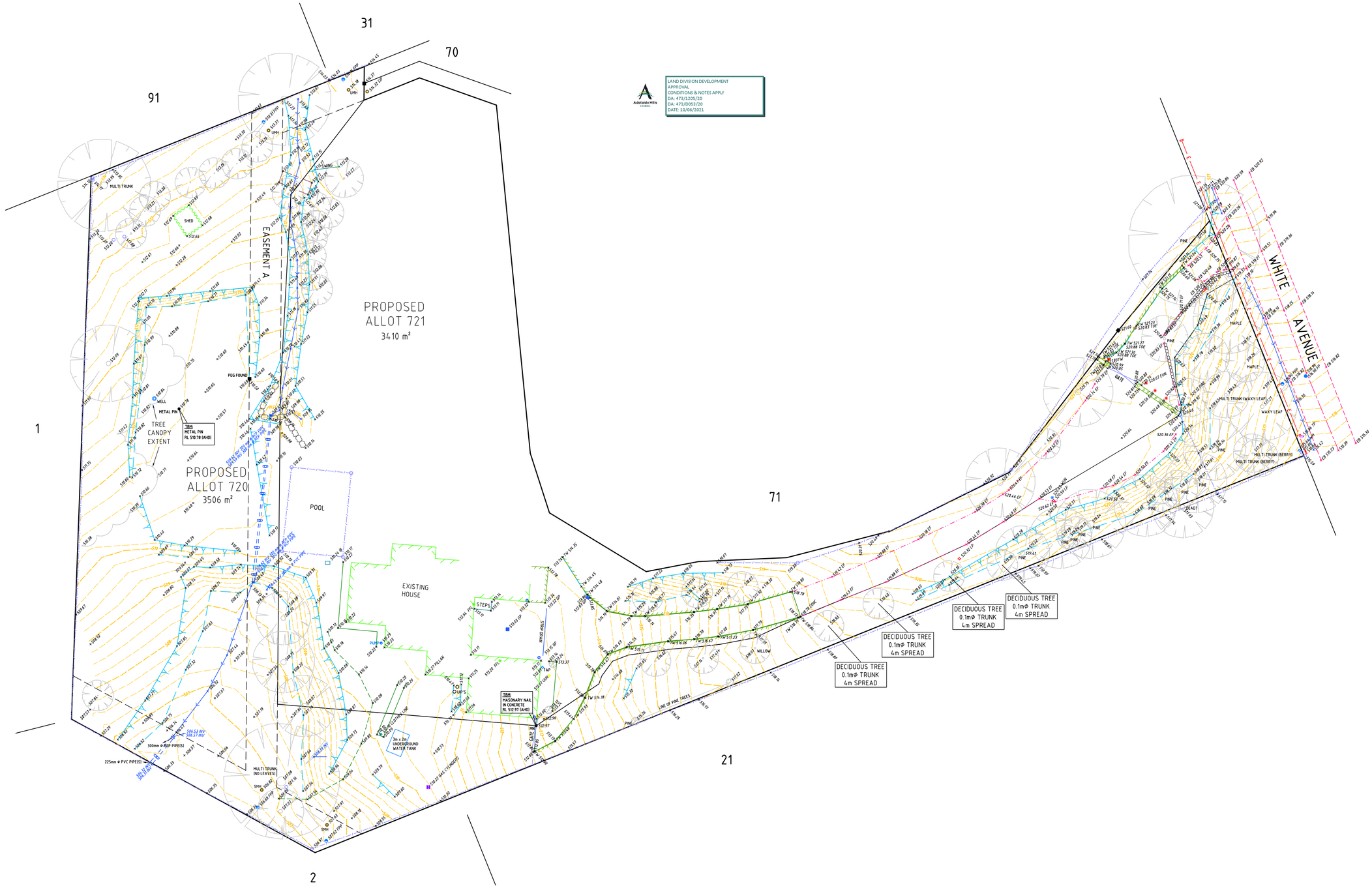
ISSUED FOR DEVELOPMENT PLAN CONSENT

DRAWING LIST

DRAWING #	DRAWING NAME	REVISION	ISSUE
SK01	COVER		
SK02	SITE SURVEY	C	DPC ISSUE
SK03	CIVIL PLAN	-	OMMITED
SK04	SITE PLAN	D	DPC ISSUE
SK05	GROUND FLOOR PLAN	C	DPC ISSUE
SK06	FIRST FLOOR PLAN	C	DPC ISSUE
SK07	ELEVATIONS	C	DPC ISSUE
SK08	ELEVATIONS	B	DPC ISSUE

	AREA SCHEDULE	
	SITE AREA	3,500.0m^2
*	GARAGE	41.6m^2
*	GROUND FLOOR LIVING	224.8m^2
*	FIRST FLOOR LIVING	388.8m^2
*	LOGGIA	69.5m^2
	POOL + POOL DECK	122.1m^2
*	VERANDAHS	49.0m^2
*	CONSERVATORY	36.7m^2
*	TOTAL ENCLOSED	810.4m^2
	TOTAL	932.5m^2

AMENDED 03/06/2021



ADELAIDE HILLS COUNCIL

LAND DIVISION DEVELOPMENT
APPROVAL
CONDITIONS & NOTES APPLY
DA: 473/1205/20
DA: 473/D053/20
DATE: 10/06/2021

surveyors + land divisions
info@steedsurveyors.com.au
ACN 614 910 691

Steed

Norwood - 08 8362 7900
23 Sydenham Road 5067
Murray Bridge - 08 8532 5200
Murrundi Building, 30 Seventh Street 5253
Kangaroo Island - 08 8559 4283

REFERENCE: 12002E1.5 29/05/21 HMP,BJP

0 5 10 15 20 25
SCALE METRES
ORIGINAL SHEET SIZE A1

COORDINATE DATUM: PLANE
HEIGHT DATUM: PSM6628/55688 RL527.44m AHD
CONTOUR INTERVAL: 0.25 metre
SURVEY DATE: 26/06/20
CLIENT: JOANNE STRAMARE & DAVID TROSTI

LEGEND

- BOUNDARY
- BOUNDARY
- PROPOSED BOUNDARY
- EASEMENT BOUNDARY
- HEAD LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- TOE = TOE OF BANK
- TOP OF BANK
- FENCE
- E — ELECTRIC OVERHEAD
- CENTRELINE OF BITUMEN
- EB = EDGE OF BITUMEN
- EF = EDGE OF FORMATION
- D — UG DRAINAGE
- CENTRE OF DRAIN
- WATERCOURSE
- ROCK
- TREE LINE
- EDGE OF BRIDGE
- STEPS
- CONC = EDGE OF CONCRETE
- TW = TOP OF RETAINING WALL
- BUILDING
- SHED
- CENTRE OF PATH
- NATURAL SURFACE
- PEG FOUND
- TREE
- POST/STRAINER
- STOBIE POLE
- EUN = ELECTRIC UNCLASSIFIED
- LP = LIGHT POLE
- TP = TELECOM PIT
- WM = WATER METER
- FP = FIRE PLUG
- FPP = FIRE PLUG POST
- PUMP
- WUN = WATER UNCLASSIFIED
- TAP
- DP = DOWNPIPE
- GP = GRATED PIT
- GAS CYLINDERS
- FFL = FINISHED FLOOR LEVEL
- SIP = SEWER INSPECTION POINT
- UIP = UNCLASSIFIED INSPECTION POINT
- SMH = SEWER MANHOLE
- MN = MASONARY NAIL
- MP = METAL PIN
- IB = IRRIGATION BOX
- WELL

NOTE:
REFER TO CERTIFICATE(S) OF TITLE FOR DATA AND/OR DISPOSITION OF EASEMENTS.

DRAINAGE LINE DIRECTIONS ARE INDICATIVE ONLY

IMPORTANT NOTE: This plan was prepared for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries have not been marked. Services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

REV	DATE	DESCRIPTION
1.5	29/05/21	HIGHLIGHTED AREAS REMOVED
1.4	30/04/21	BOUNDARY & AREA ADJUSTMENT
1.3	24/09/20	REMOVAL OF X & Y, ADDITION OF PART AREAS, LABELLING 4 TREES
1.2	10/08/20	PROPOSED BOUNDARY AND HEAD LINES AMENDED
1.1	23/07/20	PROPOSED BOUNDARY AND HEAD LINES AMENDED, WATER TANK AND WELL ADDED.
1.0	10/07/20	FIRST ISSUED TO CLIENT

ADDITIONS & AMENDMENTS

TOPOGRAPHIC SURVEY

16 WHITE AVENUE
ALLOTMENT 72 IN D123275
CT 6236/283

CRAFERS

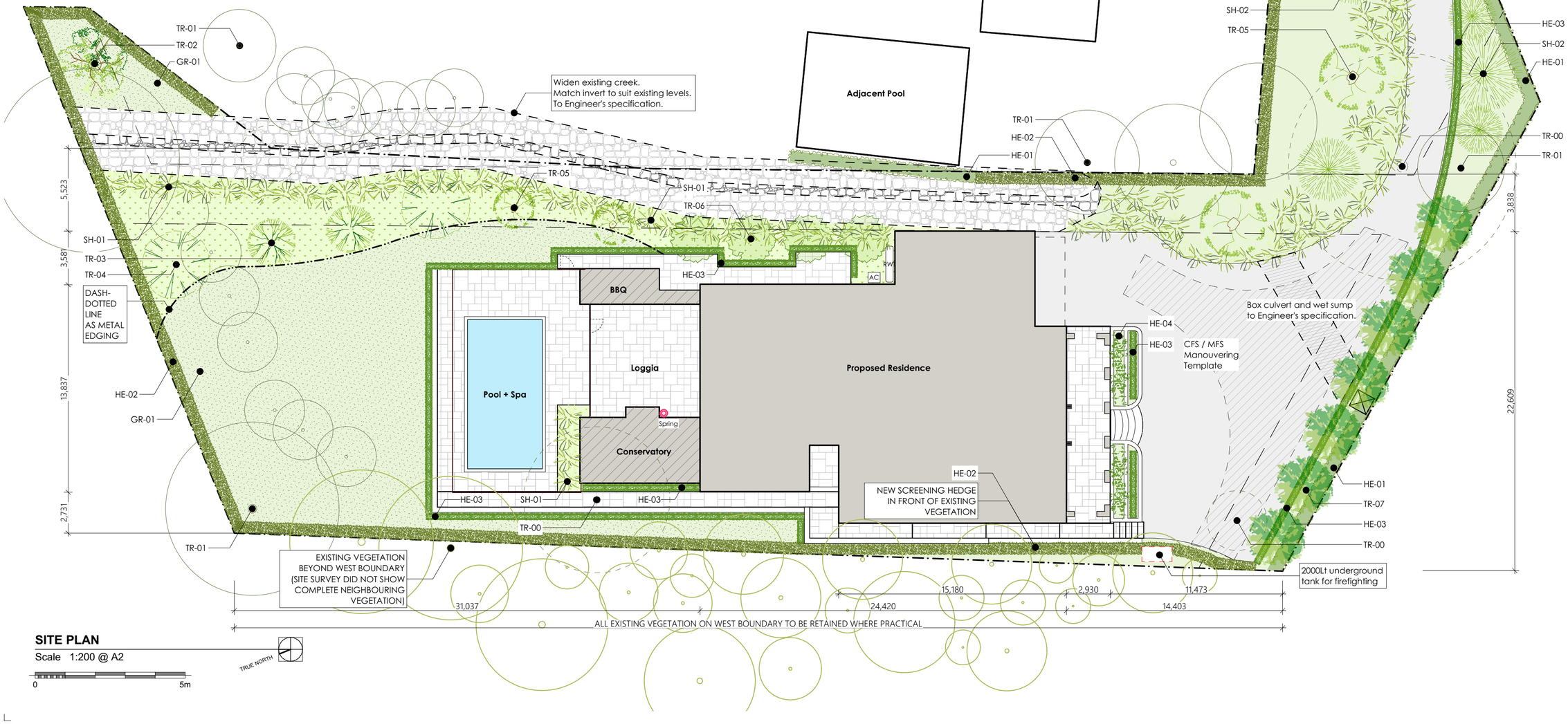
SHEET 1

CROSS OVER / ENTRY SITE PLAN

Scale 1:200 @ A2

TRUE NORTH

0 5m



SITE PLAN

Scale 1:200 @ A2

TRUE NORTH

0 5m

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LANDSCAPING LEGEND

TREES

- TR-00 EXISTING TREE TO BE DEMOLISHED
- TR-01 EXISTING TREE MAINTAINED
- TR-02 FRAXINUS EXCELSIOR 'AUREA' — GOLDEN ASH
- TR-03 ACER PALMATUM 'ATROPURPUREUM' — JAPANESE MAPLE
- TR-04 BETULA PENDULA FASTIGIATA — UPRIGHT SILVER BIRCH
- TR-05 LAGERSTROEMIA INDICA X FAURIEI — CREPE MYRTLE
- TR-06 PRUNUS CERASIFERA — MYROBALAN PLUM
- TR-07 MAGNOLIA GRANDIFLORA — MAGNOLIA 'LITTLE GEM'

HEDGES

- HE-01 CUPRESSOCYPARIS LEYLANDII — CUPRESSUS 'LEIGHTON GREEN'
- HE-02 PHOTINIA ROBUSTA — RED LEAF PHOTINIA
- HE-03 BUXUS MICROPHYLLA VAR. JAPONICA — JAPANESE BOX
- HE-04 MURRAYA PANICULATA — MURRAYA HEDGE

SHRUBS

- SH-01 AGAPANTHUS PRAECOX — LILY OF THE NILE
- SH-02 CAMELLIA JAPONICA — JAPANESE CAMELLIA

GRASS

- GR-01 PENNISETUM CLANDESTINUM — DWARF STERILE KIKUYU GRASS

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	31.01.22
B	DPC ISSUE	19.05.22
C	DPC ISSUE	13.07.22
D	DPC ISSUE	04.10.22
E	DPC ISSUE	27.10.22

PROJECT:
Rinaldi Residence
16 White Ave Crafers SA 5152

CLIENT:
Anthony Rinaldi

JOB No: **H0107**

DATE: **27/10/2022**

DRAWING TITLE:
SITE PLAN

DRAWING NO: **SK04**

PAGE SIZE: **A2**

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Adjacent Pool

Widen existing creek.
Match invert to suit existing levels.
To Engineer's specification.

15 RISERS @ 176.40
GOINGS @ 250

5 RISERS @ 145.50
GOINGS @ 250

Spring

RWT

AC

MUD
2.5 x 3.1

FFL 509.086

STAIRS

STORE
3.3 x 2.9

WINE
3.3 x 2.9

FFL 509.086

GARAGE
6.0 x 6.0

FIRE

BILLIARDS

GAMES / LIBRARY
10.4 x 5.1

FFL 509.516

STAIRS

C'YARD

POWDER
2.3 x 1.9

WC

ROBE
4.4 x 3.9

MASTER BEDROOM
5.2 x 5.1

ENSUITE
5.1 x 4.6

ENTRY FL 509.430

P 508.600

P 508.600

P 508.600

CFS / MFS
Manouvering
Template

Box culvert and wet sump
to Engineer's specification.

2000Lt underground
tank for firefighting

15,180 | 2,930 | 11,473

24,420 | 14,403

GROUND FLOOR PLAN

Scale 1:100 @ A2

TRUE NORTH

0 5m

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	31.01.22
B	DPC ISSUE	19.05.22
C	DPC ISSUE	28.09.22

PROJECT:
Rinaldi Residence
16 White Ave Crafers SA 5152

CLIENT:
Anthony Rinaldi

JOB No: **H0107**

DATE: **20/10/2022**

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWING NO: **SK05**

PAGE SIZE: **A2**

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Adjacent Pool

SPA 2.5 x 2.5
POOL 10.0 x 5.0
OUTDR SHOWER
PLANT
WC
WOOD OVEN
CLOTHES LINE
BBQ
LOGGIA 8.0 x 7.2
PL 511.900
FFL 512.010
511.924
KITCHEN 7.4 x 4.2
4,200
DINING 6.6 x 3.0
FFL 512.096
LIVING 6.6 x 7.2
CONSERVATORY 7.6 x 4.3
FFL 512.096
FIRE
Spring
Up
STAIRS
F
DW
PANTRY 2.4 x 5.4
LAUNDRY 2.7 x 5.4
Store
Chute
UP
UP
Outdoor Shower below
WC
BATH 3.1 x 3.7
ENSUITE 3.2 x 6.8
Skylight over
ROBE 3.1 x 1.7
Linen / store
GUEST BED 4.0 x 6.1
BALCONY 1.5 x 5.7
850
630
FIRE
Store
PLAY ROOM 4.7 x 5.1
2,120
700
FFL 513.616
VERANDAH 2.8 x 11.8
BED 4 4.7 x 5.1
BED 3 4.7 x 5.1
BED 2 4.7 x 5.1
2,120
700
3,857
2,124
2,671
7,572
7,299
1,940
15,080
3,000

FIRST FLOOR PLAN

Scale 1:100 @ A2

TRUE NORTH

0 5m

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	31.01.22
B	DPC ISSUE	28.09.22
C	DPC ISSUE	20.10.22

PROJECT:
Rinaldi Residence
16 White Ave Crafers SA 5152

CLIENT:
Anthony Rinaldi

JOB No: **H0107**

DATE: **20/10/2022**

DRAWING TITLE:
FIRST FLOOR PLAN

DRAWING NO: **SK06**

PAGE SIZE: **A2**

WEST ELEVATION

Scale 1:100 @ A2

SOUTH ELEVATION

Scale 1:100 @ A2

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MATERIALS SCHEDULE

WF-01	ACRYLIC RENDER FINISH COLOUR: TBC
WF-02	FACE STONE FINISH COLOUR: TBC
PT-01	PAINTED TIMBER TRIMS COLOUR: TBC
GF-01	COLORBOND OG GUTTER COLOUR: TBC
RF-01	COLORBOND CUSTOM ORB ROOF FINISH COLOUR: TBC
OG	OPAQUE GLAZING
W-01	WINDOW AND DOOR FRAMES PAINTED TIMBER

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	31.01.22
B	DPC ISSUE	28.09.22
C	DPC ISSUE	20.10.22

PROJECT:

Rinaldi Residence

16 White Ave Crafers SA 5152

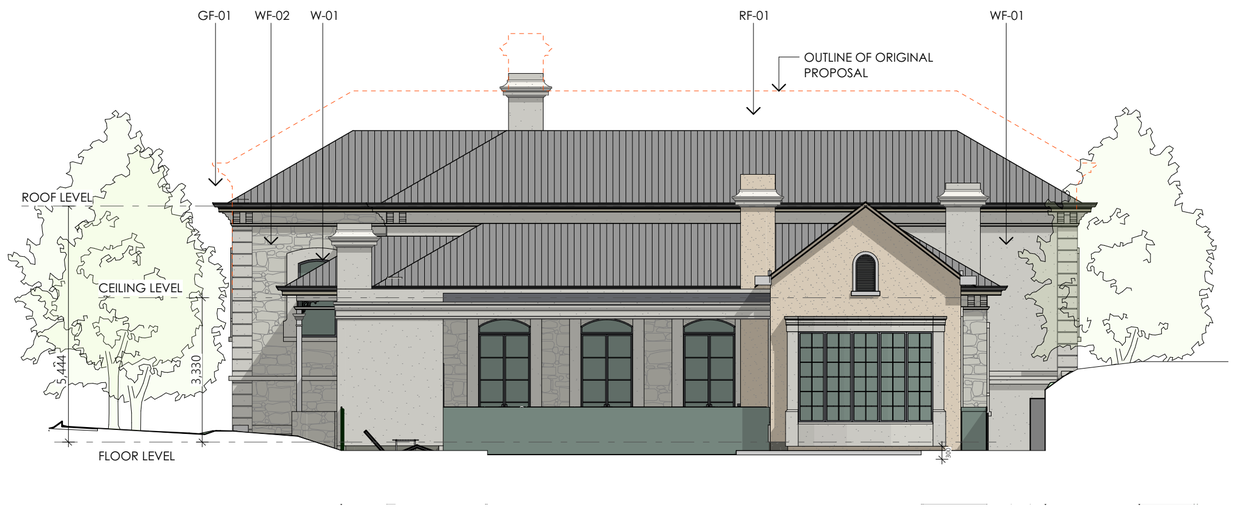
CLIENT:

Anthony Rinaldi

JOB No:	**H0107**
DATE:	**20/10/2022**
DRAWING TITLE:	**ELEVATIONS**
DRAWING NO:	**SK07**
PAGE SIZE:	**A2**

WEST ELEVATION

Scale 1:100 @ A2



SOUTH ELEVATION

Scale 1:100 @ A2

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MATERIALS SCHEDULE

WF-01	ACRYLIC RENDER FINISH COLOUR: TBC
WF-02	FACE STONE FINISH COLOUR: TBC
PT-01	PAINTED TIMBER TRIMS COLOUR: TBC
GF-01	COLORBOND OG GUTTER COLOUR: TBC
RF-01	COLORBOND CUSTOM ORB ROOF FINISH COLOUR: TBC
OG	OPAQUE GLAZING
W-01	WINDOW AND DOOR FRAMES PAINTED TIMBER

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	31.01.22
B	DPC ISSUE	20.10.22

PROJECT:
Rinaldi Residence
16 White Ave Crafers SA 5152

CLIENT:
Anthony Rinaldi

JOB No: **H0107**

DATE: **20/10/2022**

DRAWING TITLE:
ELEVATIONS

DRAWING NO: **SK08**

PAGE SIZE: **A2**

OXFORD
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*ARTIST'S IMPRESSION ONLY

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	27.10.22

PROJECT:
Rinaldi Residence
16 White Ave Crafers SA 5152

CLIENT:
Anthony Rinaldi

JOB No: **H0107**

DATE: **27/10/2022**

DRAWING TITLE:
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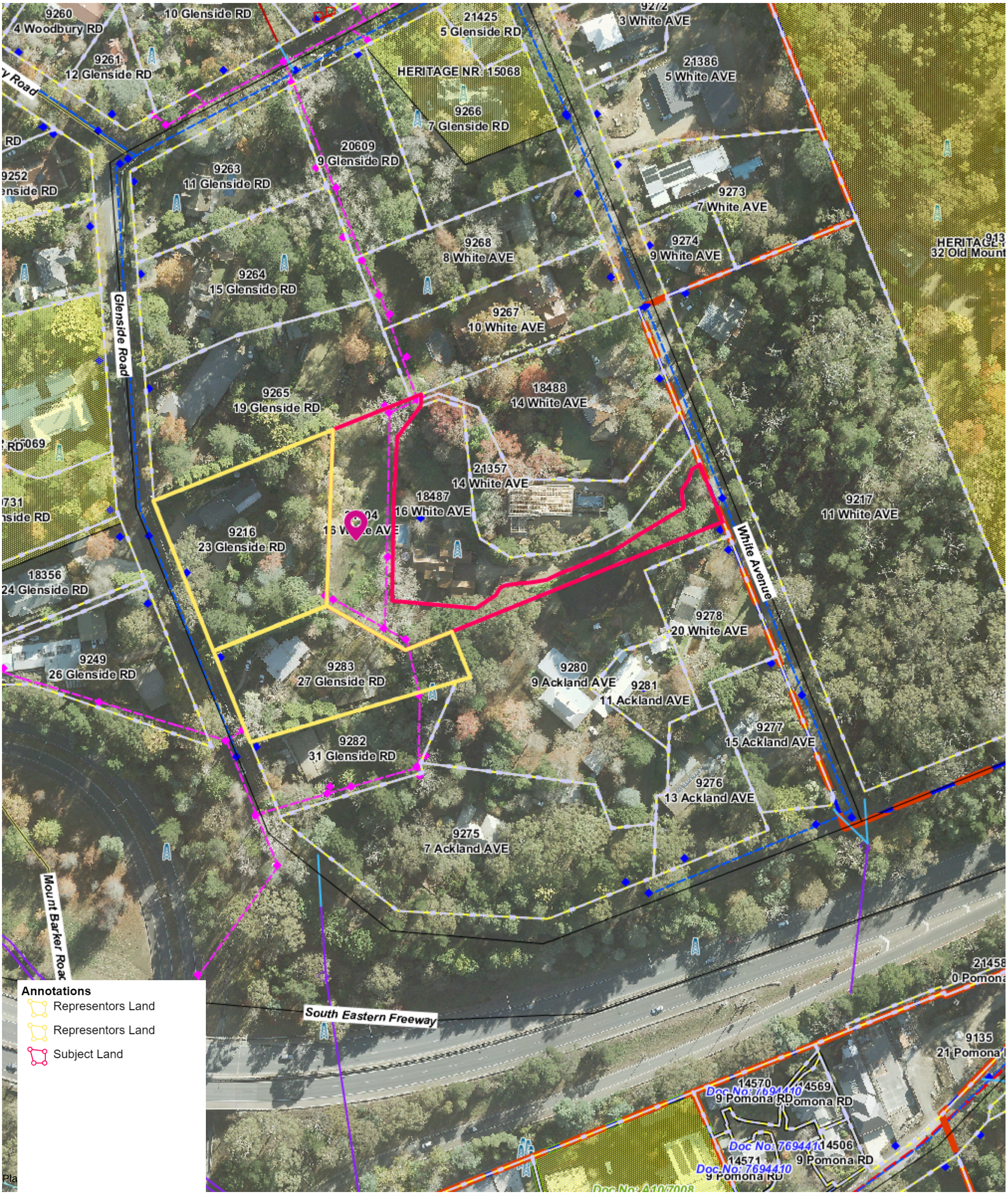
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Annotations
Representors Land
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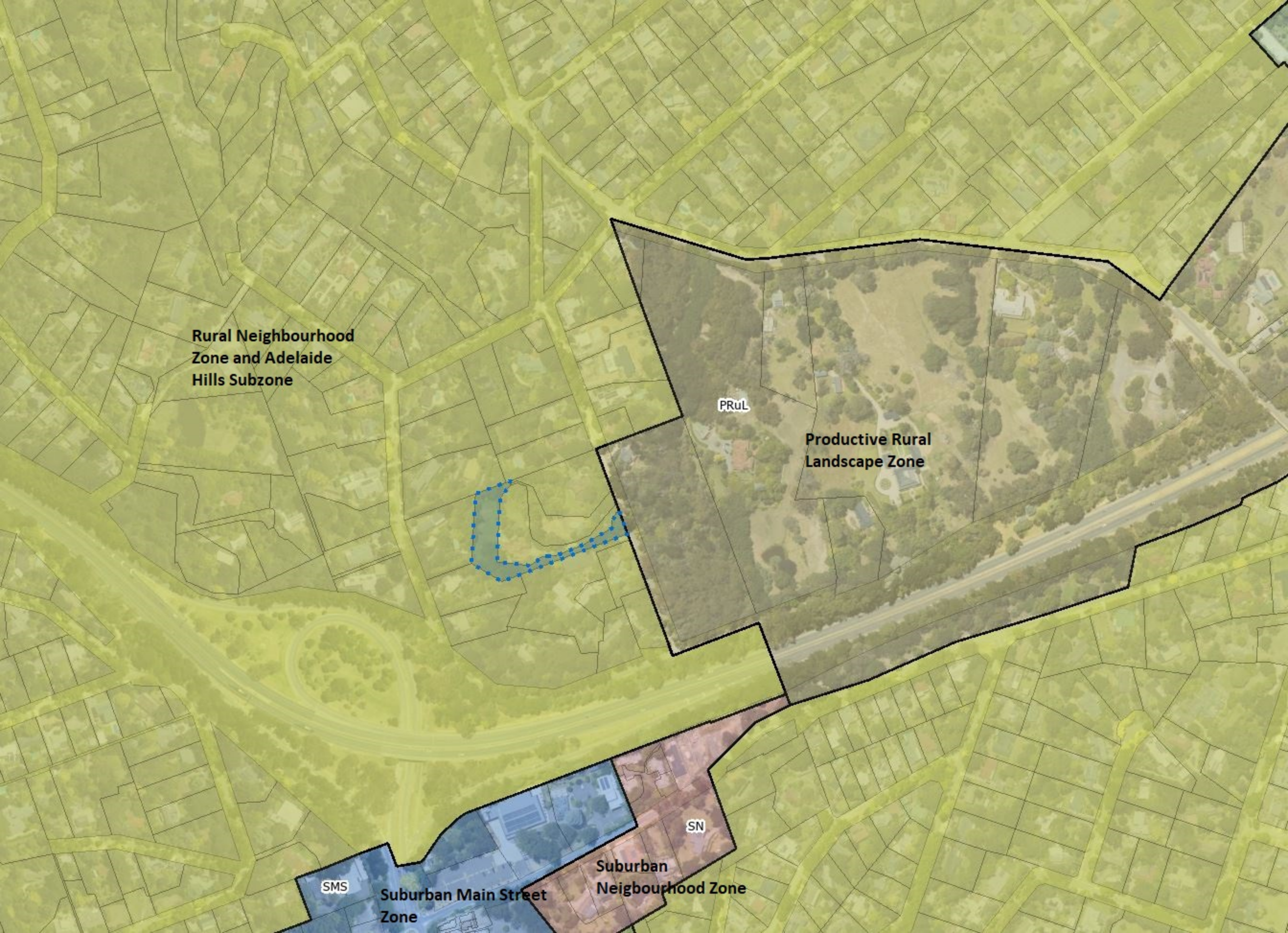
28-Oct-2022


Rural Neighbourhood Zone and Adelaide Hills Subzone
PRuL
Productive Rural Landscape Zone
SMS
Suburban Main Street Zone
SN
Suburban Neigbourhood Zone

Details of Representations

Application Summary

Application ID	22002690
Proposal	Two storey detached dwelling, swimming pool & associated safety barriers, retaining walls (maximum height 1.4m) and removal of a Significant tree (Populus deltoids- Cottonwood)
Location	LOT 720 WHITE AV CRAFERS 5152

Representations

Representor 1 - Peter and Mary Clements

Name	Peter and Mary Clements
Address	23 Glenside Road CRAFERS SA, 5152 Australia
Submission Date	11/08/2022 09:50 AM
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 oppose the development
Reasons Please see attached letter and attachments.	

Attached Documents

Attachment2-3551152.pdf
Attachment3_-3551153.pdf
Clements_Representation-1091017.pdf
Attachment_1-1091018.pdf

Dr Peter and Mrs Mary Clements
23 Glenside Road
CRAFERS SA 5152
merridor@gmail.com

9 August 2022

Council Assessment Panel
Adelaide Hills Council
Via: The Plan SA Portal

Dear Members,

22002690 – LOT 720 WHITE AVE, CRAFERS – REPRESENTATION

We are the registered proprietors of 23 Glenside Road, Crafers, the adjoining allotment to the west of the subject site.

We do not support the proposed development in its current form, and respectfully request the Council Assessment Panel (CAP) defer the development application for the applicant to amend the proposal.

We have reviewed the proposed development, as well as the documents that have been prepared in support of it, are familiar with the subject site and the immediate locality and have since arrived at the conclusion that:

- the proposed development should be amended and does not warrant planning consent in its current form.

In support of our conclusion, we wish to highlight the following:

1. Neither the *Planning, Development and Infrastructure Act* nor the *Planning and Design Code* have any transitional arrangements for an allotment created under the Development Act regime and a built form proposal lodged under the current regime. The subject allotment was created from an assessment of a land division application (473/D053/20) lodged under the *Adelaide Hills Development Plan* as Consolidated – 8 August 2019 predicating a subsequent development application for a dwelling on the allotment.

2. The current development application for a dwelling should have some regard, although not legislated, to the Desired Character of the Country Living Zone at the time of which the land division was approved, as it provides important context for both the land division approval justification and capacity of the allotment for a new dwelling. The Desired Character, including:

> *Development within the zone will predominantly comprise detached dwellings at very low-densities.*
>
> *Generally, new allotments will only be created where they match the median allotment size in the locality.*
>
> *Mature vegetation will provide a defining feature of the zone and will dominate views from all locations. This vegetation will be a mixture of exotic and native species.*
>
> *The design of buildings throughout the zone will vary considerably. While there will be a significant number of large dwellings featuring traditional designs and*

materials, there will also be an increasing number of new dwellings with modern designs and building materials which are energy efficient and respond sensitively to the topography and vegetation.

While the majority of dwellings will be single-storey, there will be a significant number of two-storey buildings scattered throughout the zone. Front setbacks will vary considerably, both within a particular street and from property to property. They will, generally, be large enough to accommodate heavily vegetated front gardens and respond to steeply sloping land where a greater setback is required to enable the construction of a driveway. Front fences will be non-reflective and low or visually permeable to enable views to the front garden. Split level dwelling designs may be necessary to reduce the extent of earthworks required to establish building sites and access roads.

3. The subject site is a hammerhead allotment with an allotment area of approximately 2000m² excluding the driveway handle. The proposed hard surfaced building area is approximately 885m² that equates to a site coverage of 44%. The Desired Outcome of the Rural Neighbourhood Zone seeks housing on large allotments in a spacious rural setting. A 44% site coverage is inappropriate in this locality where a lower density of development, of approximately 25% or less, is desirable and reflects the existing built form and land use pattern that enhances rather than compromises the rural residential amenity and character.

4. Similarly the Principles of Development Control at the time that the allotment was created envisaged that the future dwelling will have, as a minimum:

Be designed and sited to relate to the slope of the land, so that:

(a) the bulk and scale of the buildings do not dominate the landscape

(b) the amount of cutting and filling of the natural ground profile is minimised

(c) views from adjoining dwellings and public open spaces are maintained.

Minimum setback from side allotment boundary where the dwelling wall height is greater than 6 metres from natural ground level of 3 metres plus 1 metre for every metre of wall height above 6 metres from natural ground level.

The current proposal would have required a side setback of the dwelling from the western boundary of 4.5m as opposed to the proposed 2.12m.

Wherever possible, existing vegetation should be used to screen the building and excavation or filling from view.

Development of more than one storey in height should take account of the height and bulk of the proposed building relative to adjoining dwellings by:

(a) incorporating stepping in the design in accordance with the slope of the land

(b) where appropriate, setting back the upper storey of a dwelling a greater distance from front and side boundaries than the lower storey.

5. The Designated Performance Features (DPF) of the *Planning and Design Code* are but one technique in achieving the Performance Outcome (PO) and more broadly the Desired Outcome (DO) of the Zone.

For example, DPF 4.1 suggests that:

> *Building walls are set back from the side boundaries at least 2m.*

to achieve a PO:

> *Set back from side boundaries to allow maintenance and access around buildings and minimise impacts on adjoining properties.*

For a Desired Outcome of:

> *Considerable space for trees and other vegetation around buildings*

Situation specific, the suggested DPF of a 2m side setback, given the gargantuan bulk and scale of the proposed dwelling, does not achieve the PO which seeks to minimise its visual impact on adjoining properties, nor does it provide a suitable width for tree canopies while still maintaining natural light to the western elevation windows of the proposed dwelling and maintenance and access around buildings.

Quite simply, the PO is not met. Furthermore, the assertion by the applicant's representative that the "side setbacks of the dwelling are significant and leave large areas of separation between building walls and neighbouring sites" is incorrect and simply a misguided opinion.

6. PO 2.1 seeks:

> *Buildings contribute to a low-rise residential character and complement the height of nearby buildings.*

In this instance with a maximum height of 10.1 metres on the eastern elevation and wall height greater than 7m on the western elevation, neither the PO nor DPF are satisfied.

It is important to appreciate the definition of maximum – "at the most". The exceedance in maximum height is NOT of minor consequence and amenity impacts on the immediate locality cannot simply be dismissed.

The applicant's representative naively asserts that "the limited extent of the exceedance minimises the impacts upon adjacent properties", however, we argue that this is incorrect and simply a misguided opinion as it certainly does not "significantly mitigate any impacts upon adjacent sites", as purported.

7. **Please refer to Attachment 1 for a visual representation of the interface impacts that will result from the proposed development.**

8. When deciding to refuse planning consents, CAPs, under the *Planning and Design Code* and *Planning, Development and Infrastructure Act* regime, have cited the PO as the reason for the refusal, not the DPF. This reinforces that the DPF is just one technique, not the only technique, and may not even be the technique to achieve, meeting the PO in every scenario.

9. We argue there are several PO that have not been met even though a suggested DPF has, or has been asserted by the applicant's representative, to have been met. The greatest weight in the merit or performance assessment of a development application against the *Planning and Design Code* must be in achieving the PO and the intent of the PO, rather than the DPF in Performance Assessed pathway development that can be contradictory or in conflict with the PO.

10. Noting the Hazards (Flooding - Evidence Required) Overlay and the PO:

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.

It is noted that the DTS / DPF cannot be met and is also not relevant, which not only dilutes the relevance of meeting the DTS/DPF to achieve the PO, but also raises grave concerns for the stormwater management in the most south-western portion of the subject site. Members will note, a redundant walking bridge exists at the south-eastern portion of our site that adjoins the south-western boundary of the subject site.

This bridge crossed over a previously 1:50,000 mapped water course. The water course still exists, even though it is not recognised on a 1:50,000 map. The addition of a non-permeable driveway will create an additional stormwater management issue in this location and the applicant has not demonstrated in the documentation that the existing conditions have been accurately factored into the as-built stormwater calculations.

Accordingly, we argue that the Hazards (Flooding - Evidence Required) Overlay is not met and that the applicant needs to provide more information addressing how and if the relevant PO can be met.

We also implore upon the Panel to ensure that stormwater management is addressed at the planning assessment stage and not dealt with as a Reserve Matter given that if stormwater cannot be suitably addressed, then it must be considered if the proposed development application warrants planning consent. We also respectfully request that if the Panel chooses to grant Planning Consent, that the following is included as a condition of that consent:

All storm water drainage from the subject site shall not flow or discharge onto any adjoining land.

11. Please refer to Attachment 2 that demonstrates the old bridge and watercourse.

12. The applicant's documentation does not provide clarity on the proposed retention / detention of stormwater and location of tanks. This is also required to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires.

13. The applicant's documentation does not provide clarity on the proposed landscape treatment. Landscaping details are required that specifically detail the plant species, planting separation, expected heights and we strongly advocate that mature plants are proposed to enable immediate screening, prior to construction.

14. Whilst not indicated on the survey plan, that perhaps a Landscape Demolition Plan will better articulate, the common boundary of 23 Glenside Road, Crafers and subject site is defined by a mixture of native and non-regulated vegetation that will need to be removed to enable construction of the proposed dwelling. The removal of this vegetation will not only heighten views of the proposed dwelling and obliterate the charm of this interface, but it is also at variance with the Zone DO that seeks retention of trees and other vegetation around buildings.

15. Please refer to Attachment 3 that demonstrates the current boundary vegetation and the important role it plays in managing interface impacts.

16. For context, as it is not acknowledged in the applicant's supporting information nor in the design response, this particular pocket of Crafers, or 'old Stirling' is a unique neighbourhood of hills and rural beauty and tranquillity, characterised by sprawling wooded views with most dwellings in the area finding peaceful seclusion and privacy from neighbouring dwellings and allotment boundaries.

17. While we do not assert to offer design advice, the residential built form of the immediate locality is characterised by dwellings typically well and substantially setback from all boundaries and screened from view from adjoining allotments by significant and mature vegetation. They are typically of a mid-century character and more recently the establishment of contemporary dwellings designed by well renowned architect Pauline Hurren.

18. The proposed dwelling can, at best, be described as “faux Australian heritage in the English Queen Anne style but lacking the classic elements and finer details”. This style of architecture was brought to South Australia by John Haslam, an English architect who had a brief but influential stay in South Australia from 1879 to 1886.

    Interestingly, the style was largely abandoned after his departure.

19. Of note of that era of architecture, which the proposed development is endeavouring to mimic, is its usually characterised by a much larger allotment pattern, the dwelling located near the centre of the site, characterised by front of house gardens with a sweeping, semi-circular driveway, well-tendered lawns and mature, established trees and landscaping that provide an appropriate context and setting for the ‘heritage’ dwelling that has a substantial presence in the locality and they are usually something of a landmark.

20. It is regrettable that the *Planning and Design Code* Rural Neighbourhood Zone did not carry across the depth of policy from the *Development Plan* Country Living Zone, however, it is acknowledged that this is not the doing nor responsibility of the CAP. However, the absence of policy should not exonerate Panels seeking from applicants, the best possible outcomes regarding design, interface impacts and the environment.

21. The applicant’s supporting documentation, specifically the Planning Report as prepared by Masterplan, makes some very naïve assertions. The omission of any photos of the subject site, access point, building envelope, interface with adjoining allotments or residential development within the immediate locality, clearly suggests that the report author has not visited the site nor assessed the impacts from surrounding allotments nor the immediate locality with any rigour, objectivity or evidence.

22. For reference, in **Attachments 1 and 2**, we provide Members with photos of the allotment interface with the subject site and 23 Glenside Road, Crafers that clearly demonstrates the proximity and visual protuberance of the proposed dwelling and its subsequent interface impacts.

    This is directly equated to the design response that does not satisfactorily address its context and immediate locality with respect to building height, overshadowing, setbacks, retention of landscaping and traffic and access relevant to the subject site and will consequently have a detrimental impact on the amenity of existing low-rise residential development in the locality.

23. Of particular concern is the report author’s statement:

    The rear (sic) *boundary setback, whilst being only 2.67 metres, does not infringe upon the sense of privacy and space afforded to the adjacent property to the west.*

    This absurd statement is made by an inexperienced town planning graduate who has not attended the subject site, nor the adjacent property to the west, being 23 Glenside Road, Crafers to be able to assert the statement with any confidence or objectivity. We argue that the minimal setback proposed by the applicant to the western boundary does not minimise impacts on the adjoining property and maximises the visual mass of the building when viewed from the adjoining allotment.

Accordingly, the statements made in the report and the conclusions drawn should not have any significant merit in support of the application.

24. We do commend the Council Assessment Planner in their verification and proceeding with public notification, despite the applicant's representative asserting that while PO 2.1 is not satisfied, contended that "the variance in height is of minor consequence and will not have any amenity effects on the locality …and the proposal does not warrant notification".

25. We extend an invitation to Members of the Panel to include visiting our property as part of their site inspection and we welcome any questions or clarification of any of the items raised.

Lastly, we fully acknowledge and expect that a dwelling will and should be granted planning consent and built on the subject site. However, we respectfully request that the CAP defer the development application in its current form for the applicant to address:

- A building form, expression, bulk and scale that contributes to a low-rise residential character
- Setbacks from side boundaries that minimise impacts on adjoining properties
- The visual mass of the building reduced when viewed from adjoining allotments
- Site coverage that enhances rather than compromises the rural residential amenity and character.
- A development that is sited, designed and constructed to minimise the risk of potential floodwaters mitigated by suitably onsite storm water detention and retention to prevent storm water drainage from the subject site flowing or discharging onto any adjoining land.

…in order to meet the relevant DO and PO of the Rural Neighbourhood Zone of the *Planning and Design Code*

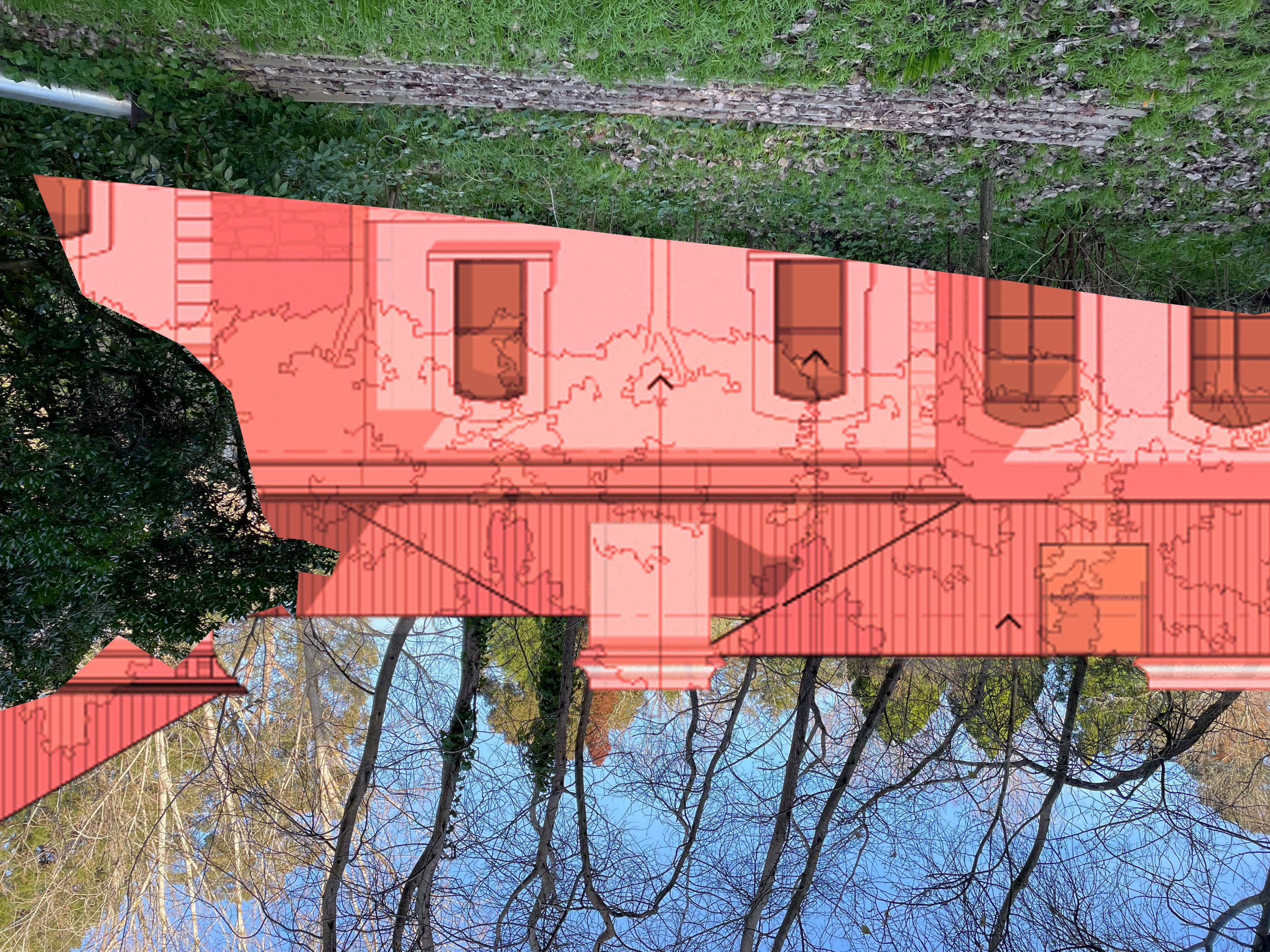
Please note that our legal representatives will appear before the Council Assessment Panel in relation to this matter.

Yours sincerely,

Dr Peter and Mrs Mary Clements

23 Glenside Road

CRAFERS SA 5152




OG

Representations

Representor 2 - Richard and Susan Hardy

Name	Richard and Susan Hardy
Address	PO Box 89 CRAFERS SA, 5152 Australia
Submission Date	12/08/2022 10:19 AM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please see attached	

Attached Documents

RepresentationForDa22002690-RAndSHardy-3559825.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Anthony Rinaldi *[applicant name]*
Development Number:	22002690 *[development application number]*
Nature of Development:	Two-storey detached building, swimming pool and associated safety barriers, retaining walls and removal of a significant tree.
Zone/Sub-zone/Overlay:	Click here to enter text. *[zone/sub-zone/overlay of subject land]*
Subject Land:	LOT 720 WHITE AVE, CRAFERS 5152 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Adelaide Hills Council, Doug Samardzija *[relevant authority name]*
Phone Number:	84080400 *[authority phone]*
Close Date:	11th August *[closing date for submissions]*

My name*: Richard and Susan Hardy

My phone number: 08 8339 3939

My postal address*: PO Box 89, Crafers, 5152

My email: ricciardi6644@gmail.com

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

The specific reasons I believe that planning consent should be granted/refused are:

As attached

ADELAIDE HILLS COUNCIL
RECEIVED
11 AUG 2022
STIRLING

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
  - Click here to enter text. *[list any accepted or deemed-to-satisfy elements of the development].*

I: ☒ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☒ appearing personally

☐ being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: R.E. Hardy, S.M. Hardy Date: 11/8/22

Return Address: PO Box 89, Crafers, 5152 *[relevant authority postal address]* or

Email: ricciardi6644@gmail.com *[relevant authority email address]* or

Complete online submission:
plan.sa.gov.au/have_your_say/notified_developments/current_notified_developments

Richard and Susan Hardy
27 Glenside Rd
Crafers 5152
ricciardi6644@gmail.com

11th August 2022

Council Assessment Panel
Adelaide Hills Council
Via: The Plan SA Portal

Dear Members,

22002690 – LOT 720 WHITE AVE, CRAFERS – REPRESENTATION

We are the registered proprietors of 27 Glenside Road Crafers, and have lived there for the past 26 years. Our property is situated to the south and west of the above proposed development and immediately south of the property owned by our neighbours Dr and Mrs Clements.

We have had reference to the documentation accompanying the development proposal. We do not support the proposed development in its current form. We respectfully request the Council Assessment Panel defer granting of approval so that the applicant can amend the proposal.

Lot 720 is unusually shaped and clearly presents difficulties of access. The property itself is long and relatively narrow. Whilst we regard the subdivision itself as less than desirable for development, we accept that it has been approved for that purpose. We would maintain that any such development ought to be in keeping with the limitations of the shape and topography of the allotment as well as the nature and character of the surrounding area. We note with regret that the plan includes the removal of a very large, healthy cottonwood tree.

Character of the residence: We submit that the proposed dwelling is well out of character for the area, is too large for the allotment and too close to the eastern and western boundaries, leaving little room for the trees shown in the drawings. It is also too high and, even without its chimney, substantially exceeds the 9m permissible building limit. The dwelling is clearly designed to utilise all of the available width from the very edge of the easement to the Clements' boundary. There is not even sufficient width for vehicular access to the upper areas of the property. Whilst the proposed dwelling itself is impressive and could be more than acceptable on a larger allotment, it overpowers this narrow block and is more suitable to a suburban development than this particular semi-rural area.

Paving and driveway: A major concern is the fact that the proposal involves paving or building over nearly all of the allotment but particularly the part visible from the eastern-facing windows of our house. At present we look over a most pleasant and natural creek bed with reeds and flowering plants which until recently was well maintained. The proposal will detract from what was an attraction that has been visible and appreciated for many years. We are aware that the topography of the lot dictates some loss of this amenity and that there is now little or no alternative to some kind of formalised access across the area if there is to be housing construction thereon. Our point is that there will necessarily be an unfortunate loss of natural amenity and diminution of the rural character of this area. We would of course prefer not to have our view and the natural area of grass, shrubs and trees covered in stones and cement. Currently the creek houses frogs, and the vegetation nearby supports small birds such as honeyeaters, silvereyes, wrens and red-browed finches.

Access road: The proposal includes a three-metre-wide access road which is to be constructed from White Avenue to the proposed residence, much of it running along our northern boundaries. It will of course have to be sufficiently heavy to bear construction equipment and trucks. Its extreme length is witness to the lack of wisdom exhibited in the seeking and granting of the subdivision in the first place. It is to be squeezed between a boundary and an existing dwelling only to lead, on present indications, to an otherwise almost inaccessible residence. Any development ought to observe the limitations of the subdivision and the impact, both physical and visual, of the access road should be kept to a minimum. During building, the proximity of the access road will entail substantial noise, dust and other disturbances for us and must also be minimised.

Culvert, headwall and barriers: The proposal involves a major construction in order to control the creek (which flows downhill into our property), to allow for the manoeuvring of vehicles and for access to the dwelling. Having examined the engineer's report, we have two concerns. It appears that the headwall for the culvert water pipe and overflow is to be 1.4 metres high - within our plain view and adjacent to our boundary. The surface of the vehicle passage and manoeuvring area will be at that height.

Further, whilst it is suggested that there will be barriers along the top edges of the concrete apron constructed over the creek there is no specification of the nature of those barriers. We have no idea of the type of material to be used as a barrier or of its height. We hope that this was not a deliberate omission because it would appear to be as high again as the retaining or headwall which would make these works 2.5 or more metres high - quite substantial and potentially unsightly.

Privacy: Whist we accept that any dwelling on Lot 720 will involve some loss of privacy in relation to our property, including our backyard and swimming pool, especially from the proposed first storey front balcony, we request the planting of vegetation for appropriate screening.

We have read the representation from our neighbours Dr and Mrs Clements and agree with its substance.

In summary we submit that the planning be revised to substitute a smaller, lower, less imposing dwelling more in tune with the character of the area, and that the general impact of the proposal take into account the existing country nature of the allotment. We request that the access be revised and minimised and that the loss of privacy and imposition of structures should be ameliorated by the planting of mature vegetation and provision of other screening.

R.E. Hardy

L.M. Hardy

11/3/22

PLANNING STUDIO
URBAN & REGIONAL PLANNING

Planning Studio Pty Ltd
347 Unley Road, Malvern SA 3144
PO Box 32 Bridgewater SA 5155
0431 527 636
emma@planningstudio.com.au

7 October 2022

Ref: App ID 22002690
Our Ref: P0372

Mr A Aitken
Chief Executive Officer
Adelaide Hills Council
PO Box 44
WOODSIDE SA 5244

By electronic lodgement
PlanSA portal

Attention: Mr Doug Samardzija
Senior Statutory Planner
Strategy & Development

RE: **Development Application ID 22002690**

Two storey detached dwelling, swimming pool and associated safety barriers, retaining walls (max height 1.4m) and removal of a Significant Tree (*Populus deltoids* – Cottonwood)

Lot 720 White Avenue, CRAFERS

Applicant's Response to Representations

Planning Studio has been engaged by Mr Anthony Rinaldi, the owner of the above-mentioned property and Applicant in relation to Development Application 22002690 for a '*Two storey detached dwelling, swimming pool and associated safety barriers, retaining walls (max height 1.4m) and removal of a Significant Tree (Populus deltoids – Cottonwood)*'.

Council has received two (2) representations during the prescribed notification period which concluded on 11 August 2022. Copies of the representations have been provided to Planning Studio, as the Applicant's representative, for review.

The Applicant has requested Planning Studio prepare a response to representations in accordance with section 107(3)(c) of the *Planning, Development and Infrastructure (PDI) Act 2016* and Regulation 51 of the *PDI (General) Regulations 2017*.

This response should be considered in addition to the proposal documentation provided by the Applicant during the course of the assessment of the proposal.

It is also accompanied by amended plans prepared by Oxford Architects and MQZ Consulting Engineers in **Appendices A** and **B** in response.

Background and Planning Framework Overview

We note that the proposal has been supported by a Planning Report prepared by MasterPlan in March 2022. While it is not intended that this submission provide an assessment of the proposal against the Planning & Design Code, but rather provide a response to representations received, it is worthwhile to provide a brief overview of the policy framework that is applicable given one representor has gone to some length to provide a comparison to the *former* Adelaide Hills Council Development Plan and associated provisions.

The Council Assessment Panel ('CAP') are aware of the legislative obligation to assess the proposal only against the legislation and planning framework that was in place at the time of lodgement of the current development application. Thus, the statutory instruments relevant to the assessment are the *Planning, Development and Infrastructure Act 2016*, *Planning, Development and Infrastructure (General) Regulations 2017* and the *Planning and Design Code*, version 2022.5, 17 March 2022, (note change to the Code version referenced in the MasterPlan Planning Report following 'lodgement' confirmation not occurring until 7 April 2022).

The change in the version of the Planning and Design Code ('the Code') is of no consequence.

The subject land is located within the **Rural Neighbourhood Zone** ('RuN'), and more particularly within the **Adelaide Hills Subzone**.

The land is also subject to the following Overlays:

- Local Variation (TNV)
- Hazards (Bushfire - Medium Risk)
- Hazards (Flooding - Evidence Required)
- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation
- Prescribed Water Resources Area
- Regulated and Significant Tree
- State Significant Native Vegetation
- Traffic Generating Development

A local variation in relation to site area is noted, but is not applicable to the current application.

Any reference to provisions within the Country Living Zone or general provisions of the *former* Adelaide Hills Council Development Plan must be disregarded.

We also note numerous comments from both representors regarding the land division (DA 473/D053/20). It was demonstrated during the assessment and determination of that land division application that the land was suitable for the further development for residential purposes. The subject land was created as a result.

Any comments made on the appropriateness, or otherwise, of the now deposited land division should also be disregarded.

We also note that one Representor has made negative comments directed at the professional experience and approach to assessment and reporting of the author of the Planning Report. There is no foundation to these comments. There is no way Dr or Mrs Clements can know if the consultant attended the site. Such comments in no way assist the CAP in determining the application, nor are they appropriate in any forum. Negative and personal comments directed toward the Applicant, or any of their representatives, must be disregarded.

Rural Neighbourhood Zone

The RuN Zone generally seeks housing on large allotments in a spacious rural setting, often together with large outbuildings. Desired Outcome ('DO') 1 of the Zone anticipates open space to promote the establishment and retention of trees and other forms of landscaping. DO1 anticipates the introduction of land uses that provide limited goods, services and facilities that enhance rather than compromise rural residential amenity.

Desired Outcome	
DO 1	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.

In considering the construction of a detached dwelling on the land, the following Zone provisions are most relevant. A brief comment is provided, but will be further discussed against the issues raised within representations.

Building Height	
PO 2.1 Buildings contribute to a low-rise residential character and complement the height of nearby buildings.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height no greater than 7m except in the case of a gable end.

The locality contains multiple large two storey, or greater, residential dwellings of substantially varied architectural design, appearance and character. The locality also exhibits a substantial variation in allotment shape, area and street frontage. There is an undeniable transition occurring within the locality such that numerous new dwellings are under construction or nearing completion. Three new dwellings are noted on White Avenue alone, and all present contemporary architectural styles. In contrast, the proposed dwelling exhibits a traditional reproduction architectural style which can be observed on other sites within the broader locality, such as two substantial dwellings on Madurta Avenue and Milan Terrace, Aldgate. The appearance is not dissimilar to the Crafers Hotel, with many architectural features such as arched upper storey windows and detailed balcony balustrading consistent with the two substantial buildings. These are but a few examples of similar architectural styles, yet there are numerous others.

The proposed dwelling is consistent with, and complementary to, a number of dwellings of character within Crafers and the broader locality. In addition, it is noted that the immediately adjoining dwelling at 16 White Avenue is two storey and is of a similar height to that proposed. This can be observed in section plans provided in **Appendix B**.

As one way in which to achieve PO 2.1, DTS/DPF 2.1 stipulates a building height of no greater than 2 building levels/9 metres and a wall height no greater than 7 metres.

The proposal, which remains no greater than two building levels, has been amended to result in a reduced building height of 9.744 meters for the two level portion of the dwelling, reducing to a building height of 5.438 meters for the remaining 50% of the building length. Amended plans provided in **Appendix A** identify the difference between the amended and original proposal (10.44 metres) in regard to building height.

Without considering the relief provided by variations in walling, floor to ceiling heights have been reduced on both levels, such that the maximum wall height is now proposed at 7.21 metres. This represents a decrease of 400mm from 7.61 metres originally proposed.

While not specifically relevant to DPF 2.1, we note that the finished floor level has also been lowered by 516mm, thereby reducing the overall effective/visible height of the dwelling significantly.

It is considered that amendments sufficiently address a desire to address building height, with both building and wall heights representing only a marginal exceedance of DPF 2.1 by 8% and 3% respectively.

The amended proposal represents an **effective reduction in building height of 916mm**.

Primary Street Setback	
PO 3.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 3.1 The building line of a building set back from the primary street boundary: (a) no more than 1m in front of 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) (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 or (c) not less than 8m where no building exists on an adjoining site with the same primary street frontage.

The proposed dwelling is sited in excess of 160 metres from the primary street frontage by virtue of being sited on a battle-axe allotment. The dwelling will not be visible from White Avenue.

Side Boundary Setback	
PO 5.1 Buildings are set back from side boundaries to allow maintenance and access around buildings and minimise impacts on adjoining properties.	DTS/DPF 5.1 Building walls are set back from the side boundaries at least 2m.

The proposal exhibits a side setback to the western boundary of 2.124 metres, extending 3.857 meters. There will be no impediment to accessing the side of the dwelling for the establishment of additional landscaping and/or to undertake property and building maintenance. Additional setbacks are provided to the eastern boundary by virtue of a 4.32 metre wide easement. As a result, the dwelling is sited 5.523 metres from the eastern boundary.

The proposal is sufficiently compliant with PO 5.1 and DTS/DPF 5.1 I regard to setbacks.

Rear Boundary Setback	
PO 6.1 Buildings are set back from rear boundaries to provide: (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) open space recreational opportunities (d) space for landscaping and vegetation.	DTS/DPF 6.1 Building walls are set back from the rear boundary at least 6m.

The dwelling is setback 23 meters from the rear (northern) property boundary, well in excess of the distances established in DPF 6.1. This setback provides sufficient area for the construction of an inground swimming pool and landscaped/lawned garden area.

There are no site coverage provisions within the Rural Neighbourhood Zone.

Representations

As noted above, two representations were received during the prescribed period. Both have expressed objection to the proposal and have indicated a desire to be heard by the Council Assessment Panel.

Representations have been received from the following:

Table 1 | Representation Summary

Representor	Address	Opposed / Support	Desire to be heard
Dr Peter and Mrs Mary Clements	23 Glenside Road, Crafers	Opposed	Yes
Mr Richard and Mrs Susan Hardy	27 Glenside Road, Crafers	Opposed	Yes

Considerations

Concerns identified by representors will be addressed under general headings rather than by specific reference to the individual representor or representation order.

These include:

- Site coverage;
- Side boundary setbacks, bulk, scale and visual appearance, including building height;
- Vegetation removal, including a significant tree and non legislated existing vegetation;
- Stormwater Management; and
- CFS water supply and vehicle manoeuvrability.

1. Site coverage

The Rural Neighbourhood Zone of the Code does not include provisions regarding site coverage.

Notwithstanding, the extent of impervious surfaces has been considered in post development calculations as they relate to the establishment of a runoff coefficient. MQZ Consulting Engineers have identified an impervious area, including paved and roofed areas, of 796m^2. This represents a site coverage of 23.4%, noting this includes paved areas which would not normally be included in a site coverage calculation.

The speculative figure contained within the Clements representation is inaccurate.

2. Side boundary setbacks, bulk, scale and visual appearance, including building height

The proposal has been amended to address concerns of building height and the perceived bulk and scale of the proposed dwelling. By way of a reduction in floor to ceiling heights and a lowering of the finished floor level, the effective height of the building has been reduced by a substantial 916mm. While it should be noted that the initial proposal was considered acceptable in this regard, the Applicant should be commended for their willingness to respond to the concerns raised and to reduce the resultant scale of the building when viewed from adjoining properties.

Figure 1 below is an extract of amended elevations prepared by Oxford Architects. Full scale plans should be viewed for accuracy and clarity.

Figure 1 | West Elevation

In practical terms, the lower level of the two storey portion of the dwelling is now sited considerably lower than natural ground level for a substantial portion of the western elevation. As it relates to the land to the west, and as shown in Figure 1, the majority of windows at the lower level will look into a retaining wall and screening vegetation to be planted along the boundary.

It must be recognised that the essential nature of development is a two storey residential development, which is common in all residential areas and specifically within the locality of the subject land. While amendments have been made to address bulk and scale concerns of the representor, it must be recognised that this concession is not without compromise to the functionality of the design.

Existing dwellings on the land occupied by representors are sited 30.3 metres and 32.2 metres respectively from the proposed dwelling. Any comments made in regard to setbacks should take these setbacks into account. The swimming pool at 23 Glenside Road is setback 16.4 metres from the proposed dwelling. The dwelling at 27 Glenside Road is positioned to the south west of the proposed dwelling, where the shared boundary extends only along the driveway and forecourt of the proposed dwelling.

A site plan depicting these setbacks and the context of the proposal to representors is provided in **Appendix C**.

Further, the topography within the locality is significantly varied. This is a most relevant consideration when considering building heights, setbacks and bulk and scale, particularly when considering the overt endeavours of the (red) overlays within the representation of Dr and Mrs Clements to misrepresent the visual impact of the dwelling on the representors land. Perspective views from the Clements outbuilding are particularly inflammatory.

The ground floor level of the Clements dwelling at 23 Glenside Road is sited at a comparable height to the ceiling level of the upper floor of the proposed dwelling. The relative level of the ridge level of the dwelling at 23 Glenside Road is 522.15 whereas the proposed dwelling is 520.156.

In real terms, the ridgeline of the proposed dwelling will be 1.994 metres lower than that of the representor's dwelling.

A similar height comparison can be made with the existing dwelling at 16 White Avenue Crafers where ceiling heights of the upper levels of each of the dwellings is comparable.

Figure 2 below is an extract of the sections prepared by MQZ Architects. Full scale plans should be viewed for accuracy and clarity.

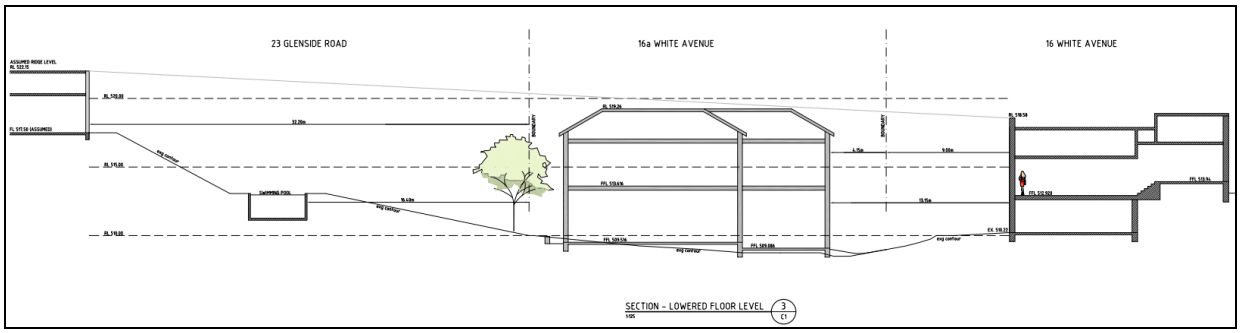


Figure 1 | Section Lower Floor Level

Refer MQZ Consulting Engineers drawing C4 provided in **Appendix B**.

3. Vegetation removal, including a significant tree and non legislated existing vegetation

We are advised that there is no intention to remove existing, non-controlled vegetation extending along the western boundary of the land, refer **Photo 1** and **Photo 2** below. Vegetation will undergo maintenance and enhancement. The Clements dwelling and outbuilding can be observed in the background of the photos.

It should be noted that existing landscaping, together with the substantial setbacks outlined above, provide adequate separation and privacy between the two sites. We also understand the orientation of the Clements dwelling is such that the adjoining portion is the front yard of the property.

Photo 1 | Existing eastern boundary vegetation, view to Clements dwelling

Photo 2 | Existing eastern boundary vegetation, view to Clements outbuilding

Photo 3 depicts existing vegetation further to the south, along what will be the driveway servicing the proposed dwelling. Again, the intention is to retain and replenish existing vegetation along this boundary.

Photo 3 | Existing southern boundary vegetation, view to Hardy dwelling

Supplement screen and hedge landscaping is proposed along the eastern and western elevations of the proposed dwelling, in addition to the perimeter of the driveway and forecourt areas to the south. The Applicant acknowledges a desire for sufficient screening landscaping and similarly wishes to ensure adequate privacy to the subject land and his future home.

We also note concerns regarding the proposed removal of a Significant tree, being a *Populus deltoides* (Cottonwood) tree with a circumference, at 1m above ground level, in excess of 3 metres. While the Arborman Tree Solutions report indicates that the tree is in overall good condition, it does not display features that provide important aesthetic or environmental benefit and as such, its protection and retention is not warranted.

Further, MQZ Consulting Engineers, outlined in letter dated 4 March 2022 (contained within original application documentation and provided in **Appendix D**), have undertaken a review of all design options associated with gaining safe access to the site of the dwelling. MQZ have advised that an alternate access proposal that sought to retain the Significant tree could result in the driveway moving closer to the southern boundary. This option would no doubt be unacceptable to the representor and would require additional and extensive retaining structures. Lowering of design levels to reduce retaining would subsequently result in gradients that are unsafe. If levels were to be adjusted such to minimise retaining, the deposit and compaction of fill within the critical root zone of the tree would be likely to be detrimental to the tree. Repositioning of the driveway to the north of the tree would encroach on areas required for stormwater management. Area to the north of the tree is also required to address manoeuvring of vehicles, including emergency services vehicles, on the site.

While numerous design responses have been considered in regard to the proposed driveway location, which will result in the removal of a Significant Tree, is the only viable option to provide safe and convenient access to the site in a manner that minimises the driveway gradient, maximises turning areas and improves stormwater management on the site.

The removal of the tree is considered reasonable, and necessary, as its retention would otherwise prevent access to land which has been deemed suitable for residential development.

4. Stormwater Management

Concerns raised by the representor at 27 Glenside Road (Hardy) regarding the appearance of the winter creek and the need to ensure adequate management of stormwater runoff from the subject land are acknowledged.

The winter creek, whilst not nominated on a 1:50 000 series topographic map, is a significant consideration in the development of the land.

Following notification, the project team met with Council's engineer and have discussed Council's requirements in regard to the calculation of impervious surfaces, a preference to detain on site with controlled slow release into the creek and a subsequent reduction in the size, and height above ground level, of the creek crossing (culvert). Council has not supported an earlier proposal to dispose of stormwater directly into the culvert and creek, and instead requires the inclusion of a 22,500 litre detention tank, with controlled release, thereby ensuring post-development flows do not exceed pre-development.

The amended proposal includes installation of a 22,500 litre underground tank which includes a pump with discharge rate of 1.9L/s with alarm system backup pump in accordance with AS3500. Waters will be discharged to the concrete box culvert. The proposed culvert has a significantly reduced dimension of 2500m width x 450 depth, avoiding a need to include any form of balustrading. The culvert will extend the 10 metre breadth of the access driveway, and will incorporate rock protection in the form of reeds and rocks. Native grasses will be planted on batters to either side. A

Once completed, the culvert will be barely visible and will be screened in a manner that has a very natural and pleasing appearance.

An adoption of the amended stormwater management arrangements will address both previous concerns raised by Council's engineer and those of the representor adjoining the land to the south (Hardy).

The amended proposal presents a superior response to stormwater management that is considered most suitable given the limitations of the site.

5. CFS water supply and vehicle manoeuvrability

CFS/MFS appliance (and other equivalent emergency services vehicles) turning areas are to be provided within the driveway and adjacent to the garage at the lower level. Manoeuvring templates have been included on architectural drawings.

The proposal also incorporates a 20,000 litre static water supply for use by the CFS.

Provisions contained within the Hazard (Bushfire – Medium risk) have been satisfied.

Closing

Having undertaken an inspection of the land and locality, reviewed proposal documentation and the two representations received in the context of the site, locality and provisions of the relevant Zone and Subzone, and having met with Council staff and the project civil engineer on site to consider appropriate stormwater management, we are of the opinion that the proposed development sufficiently accords with the intent of the Rural Neighbourhood Zone of the Planning and Design Code as it relates to the proposal and the subject land and locality.

The proposed land use is an appropriate use of a recently created allotment, to which an expectation of future residential development can be assumed. The proposed dwelling achieves the substantive prescriptive measures of the Code, and sufficiently complements the established character of the locality.

We commend the Applicant for responding to issues raised by representors in regard to building height and stormwater management and note a considerable improvement to the management of stormwater and crossing of the winter creek, and a reduction in the effective building height by almost one metre.

We consider there are no unreasonable impacts to the amenity of the locality arising as a result of the proposal.

The proposal warrants the granting of Planning Consent.

Should the Council Assessment Panel provide an opportunity for representors to be heard in person at its meeting, it is requested that the Applicant, and/or his representative/s also be afforded such opportunity.

It is requested that Council staff advise the date, time and location of the Council Assessment Panel meeting as soon as possible.

Should you wish to discuss any aspects of this correspondence or the proposal further, please do not hesitate to contact me on 0431 527 636 or emma@planningstudio.com.au.

Yours sincerely

Emma Barnes | MPIA | **Director**

CC: A Rinaldi

APPENDIX A

Architectural Drawings – AMENDED

Oxford Architects
Job No. H0107

Artist's Impression Only

Rinaldi Residence

16 White Ave Crafers SA 5152

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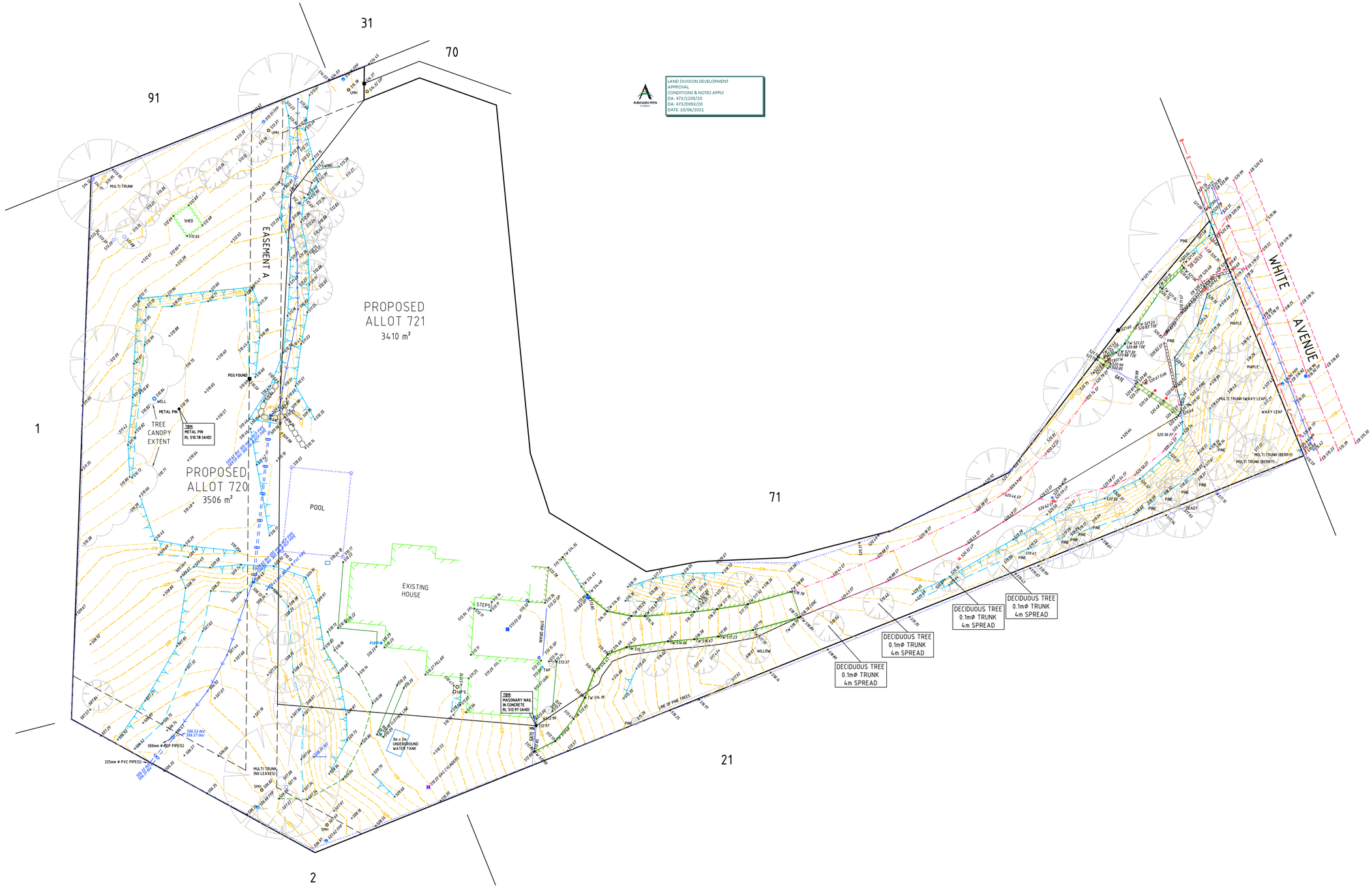
ISSUED FOR DEVELOPMENT PLAN CONSENT

DRAWING LIST

DRAWING #	DRAWING NAME	REVISION	ISSUE
SK01	COVER		
SK02	SITE SURVEY		
SK03	OMITTED		
SK04	SITE PLAN		
SK05	GROUND FLOOR PLAN		
SK06	FIRST FLOOR PLAN		
SK07	ELEVATIONS		
SK08	ELEVATIONS		

	AREA SCHEDULE	
	SITE AREA	3,500.0m^2
*	GARAGE	41.6m^2
*	GROUND FLOOR LIVING	224.8m^2
*	FIRST FLOOR LIVING	388.8m^2
*	LOGGIA	69.5m^2
	POOL + POOL DECK	122.1m^2
*	VERANDAHS	49.0m^2
*	CONSERVATORY	36.7m^2
*	TOTAL ENCLOSED	810.4m^2
	TOTAL	932.5m^2

AMENDED 03/06/2021



ADELAIDE HILLS COUNCIL

LAND DIVISION DEVELOPMENT
APPROVAL
CONDITIONS & NOTES APPLY
DA: 473/1205/20
DA: 473/D053/20
DATE: 10/06/2021

surveyors + land divisions
info@steedsurveyors.com.au
ACN 614 910 691

Steed

Norwood - 08 8362 7900
23 Sydenham Road 5067
Murray Bridge - 08 8532 5200
Murrundi Building, 30 Seventh Street 5253
Kangaroo Island - 08 8559 4283

REFERENCE: 12002E1.5 29/05/21 HMP,BJP

0 5 10 15 20 25
SCALE METRES
ORIGINAL SHEET SIZE A1

COORDINATE DATUM: PLANE
HEIGHT DATUM: PSM6628/55688 RL527.44m AHD
CONTOUR INTERVAL: 0.25 metre
SURVEY DATE: 26/06/20
CLIENT: JOANNE STRAMARE & DAVID TROSTI

LEGEND

- BOUNDARY
- BOUNDARY
- PROPOSED BOUNDARY
- EASEMENT BOUNDARY
- HEAD LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- TOE = TOE OF BANK
- TOP OF BANK
- FENCE
- E — ELECTRIC OVERHEAD
- CENTRELINE OF BITUMEN
- EB = EDGE OF BITUMEN
- EF = EDGE OF FORMATION
- D — UG DRAINAGE
- CENTRE OF DRAIN
- WATERCOURSE
- ROCK
- TREE LINE
- EDGE OF BRIDGE
- STEPS
- CONC = EDGE OF CONCRETE
- TW = TOP OF RETAINING WALL
- BUILDING
- SHED
- CENTRE OF PATH
- NATURAL SURFACE
- PEG FOUND
- TREE
- POST/STRAINER
- STOBIE POLE
- EUN = ELECTRIC UNCLASSIFIED
- LP = LIGHT POLE
- TP = TELECOM PIT
- WM = WATER METER
- FP = FIRE PLUG
- FPP = FIRE PLUG POST
- PUMP
- WUN = WATER UNCLASSIFIED
- TAP
- DP = DOWNPIPE
- GP = GRATED PIT
- GAS CYLINDERS
- FFL = FINISHED FLOOR LEVEL
- SIP = SEWER INSPECTION POINT
- UIP = UNCLASSIFIED INSPECTION POINT
- SMH = SEWER MANHOLE
- MN = MASONARY NAIL
- MP = METAL PIN
- IB = IRRIGATION BOX
- WELL

NOTE:
REFER TO CERTIFICATE(S) OF TITLE FOR DATA AND/OR DISPOSITION OF EASEMENTS.

DRAINAGE LINE DIRECTIONS ARE INDICATIVE ONLY

IMPORTANT NOTE: This plan was prepared for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries have not been marked. Services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

REV	DATE	DESCRIPTION
1.5	29/05/21	HIGHLIGHTED AREAS REMOVED
1.4	30/04/21	BOUNDARY & AREA ADJUSTMENT
1.3	24/09/20	REMOVAL OF X & Y, ADDITION OF PART AREAS, LABELLING 4 TREES
1.2	10/08/20	PROPOSED BOUNDARY AND HEAD LINES AMENDED
1.1	23/07/20	PROPOSED BOUNDARY AND HEAD LINES AMENDED, WATER TANK AND WELL ADDED.
1.0	10/07/20	FIRST ISSUED TO CLIENT

ADDITIONS & AMENDMENTS

TOPOGRAPHIC SURVEY

16 WHITE AVENUE
ALLOTMENT 72 IN D123275
CT 6236/283

CRAFERS

SHEET 1

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WHITE AVENUE

revised crossover to council requirements

4000

BOUNDARY

BOUNDARY

BOUNDARY

existing trees and vegitation to be retained along driveway. typical

200x200 concrete paver along driveway typical

New Leighton hedge planting along driveway

Land division and levels previously approved.
Refer:
DA 473/1205/20
DA 473/D053/20
Date: 10/06/2021

Adjacent Residence

Adjacent Pool

New Leighton hedge planting along driveway

CROSS OVER / ENTRY SITE PLAN
Scale 1:200 @ A2

TRUE NORTH

0 5m

Widen existing creek.
Match invert to suit existing levels.
To Engineer's specification.

5,523
3,581
13,837
2,731

BBQ
Pool + Spa
Loggia
Spring
Conservatory
Proposed Residence
RW
AC

Box culvert and wet sump to Engineer's specification.

CFS / MFS Manouvering Template

2000Lt underground tank for firefighting

3,838
22,648

15,180
2,930
11,473
31,037
24,420
14,403

SITE PLAN
Scale 1:200 @ A2

TRUE NORTH

0 5m

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	31.01.22
B	DPC ISSUE	19.05.22
C	DPC ISSUE	13.07.22
D	DPC ISSUE	04.10.22

PROJECT:
Rinaldi Residence
16 White Ave Crafers SA 5152

CLIENT:
Anthony Rinaldi

JOB No: **H0107**

DATE: **4/10/2022**

DRAWING TITLE:
SITE PLAN

DRAWING NO: **SK04**

PAGE SIZE: **A2**

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Adjacent Pool

Widen existing creek.
Match invert to suit existing levels.
To Engineer's specification.

15 RISERS @ 176.40
GOINGS @ 250

5 RISERS @ 145.50
GOINGS @ 250

Spring

RWT

AC

MUD
2.5 x 3.1

FFL 509.086

FFL 509.086

GARAGE
6.0 x 6.0

P 508.600

STAIRS

STORE
3.3 x 2.9

FIRE

BILLIARDS

GAMES / LIBRARY
10.4 x 5.1

WINE
3.3 x 2.9

STAIRS

FFL 509.516

ENTRY

FL 509.430

P 508.600

CFS / MFS
Manouvering
Template

Box culvert and wet sump
to Engineer's specification.

POWDER
2.3 x 1.9

C'YARD

WC

ROBE
4.4 x 3.9

MASTER BEDROOM
5.2 x 5.1

ENSUITE
5.1 x 4.6

P 508.600

2000Lt underground
tank for firefighting

15,180 | 2,930 | 11,473

24,420 | 14,403

GROUND FLOOR PLAN

Scale 1:100 @ A2

TRUE NORTH

0 5m

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	31.01.22
B	DPC ISSUE	19.05.22
C	DPC ISSUE	28.09.22

PROJECT:
Rinaldi Residence
16 White Ave Crafers SA 5152

CLIENT:
Anthony Rinaldi

JOB No: **H0107**

DATE: **4/10/2022**

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWING NO: **SK05**

PAGE SIZE: **A2**

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Adjacent Pool

SPA 2.5 x 2.5
POOL 10.0 x 5.0
OUTDR SHOWER
PLANT
WC
WOOD OVEN
CLOTHES LINE
BBQ
LOGGIA 8.0 x 7.2
PL 511.900
FFL 512.010
DINING 6.6 x 3.0
FFL 512.096
FIRE
Spring
CONSERVATORY 7.6 x 4.3
FFL 512.096
LIVING 6.6 x 7.2
511.924
KITCHEN 7.4 x 4.2
4,200
F
DW
PANTRY 2.4 x 5.4
LAUNDRY 2.7 x 5.4
Store
Chute
Up
STAIRS
UP
UP
Outdoor Shower below
WC
BATH 3.1 x 3.7
ENSUITE 3.2 x 6.8
Skylight over
ROBE 3.1 x 1.7
Linen / store
FFL 513.616
GUEST BED 4.0 x 6.1
BALCONY 1.5 x 5.7
FIRE
Store
PLAY ROOM 4.7 x 5.1
VERANDAH 2.8 x 11.8
BED 4 4.7 x 5.1
BED 3 4.7 x 5.1
BED 2 4.7 x 5.1

3,857
2,124
2,671
7,572
7,299
1,940
15,080
3,000

FIRST FLOOR PLAN

Scale 1:100 @ A2

TRUE NORTH

0 5m

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	31.01.22
B	DPC ISSUE	28.09.22

PROJECT:
Rinaldi Residence
16 White Ave Crafers SA 5152

CLIENT:
Anthony Rinaldi

JOB No: **H0107**

DATE: **4/10/2022**

DRAWING TITLE:
FIRST FLOOR PLAN

DRAWING NO: **SK06**

PAGE SIZE: **A2**

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T

MATERIALS SCHEDULE

WF-01	ACRYLIC RENDER FINISH COLOUR: TBC
WF-02	FACE STONE FINISH COLOUR: TBC
PT-01	PAINTED TIMBER TRIMS COLOUR: TBC
GF-01	COLORBOND OG GUTTER COLOUR: TBC
RF-01	COLORBOND CUSTOM ORB ROOF FINISH COLOUR: TBC
OG	OPAQUE GLAZING
W-01	WINDOW AND DOOR FRAMES PAINTED TIMBER

WEST ELEVATION
Scale 1:100 @ A2

SOUTH ELEVATION
Scale 1:100 @ A2

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	31.01.22
B	DPC ISSUE	28.09.22

PROJECT:
Rinaldi Residence
16 White Ave Crafers SA 5152

CLIENT:
Anthony Rinaldi

JOB No: **H0107**

DATE: **4/10/2022**

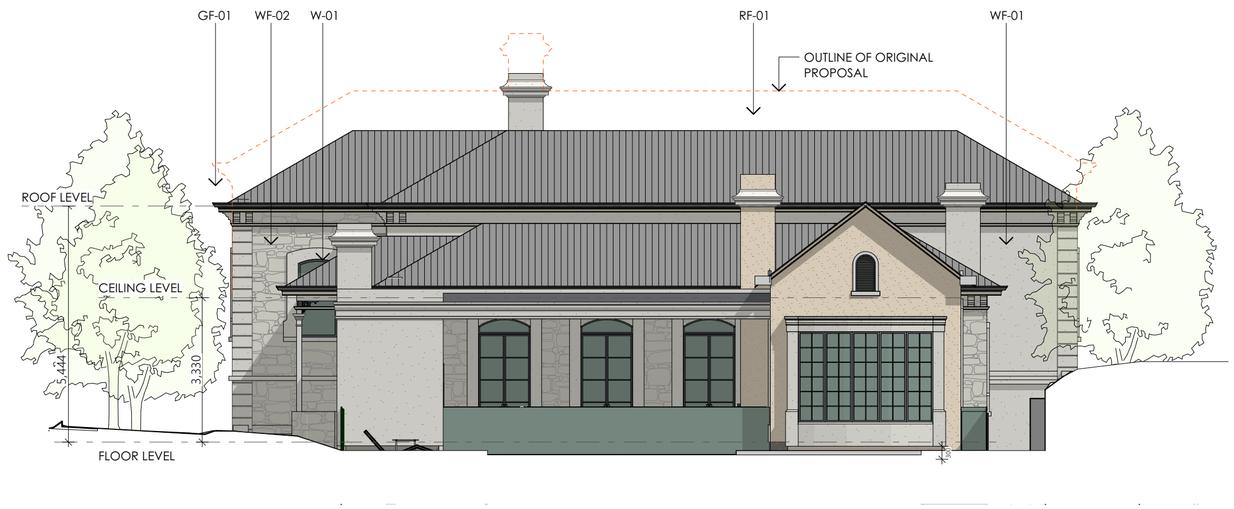
DRAWING TITLE:
ELEVATIONS

DRAWING NO: **SK07**

PAGE SIZE: **A2**

WEST ELEVATION

Scale 1:100 @ A2



SOUTH ELEVATION

Scale 1:100 @ A2

OXFORD ARCHITECTS PTY LTD

Level 1, 267 Melbourne St., North Adelaide
E admin@oxfordarchitects.com.au
W. www.oxfordarchitects.com.au
T. 08 8267 5900

MATERIALS SCHEDULE

WF-01	ACRYLIC RENDER FINISH COLOUR: TBC
WF-02	FACE STONE FINISH COLOUR: TBC
PT-01	PAINTED TIMBER TRIMS COLOUR: TBC
GF-01	COLORBOND OG GUTTER COLOUR: TBC
RF-01	COLORBOND CUSTOM ORB ROOF FINISH COLOUR: TBC
OG	OPAQUE GLAZING
W-01	WINDOW AND DOOR FRAMES PAINTED TIMBER

ISSUED FOR DEVELOPMENT PLAN CONSENT

ID	ISSUE	DATE
A	DPC ISSUE	31.01.22

PROJECT:

Rinaldi Residence

16 White Ave Crafers SA 5152

CLIENT:

Anthony Rinaldi

JOB No: **H0107**

DATE: **4/10/2022**

DRAWING TITLE:

ELEVATIONS

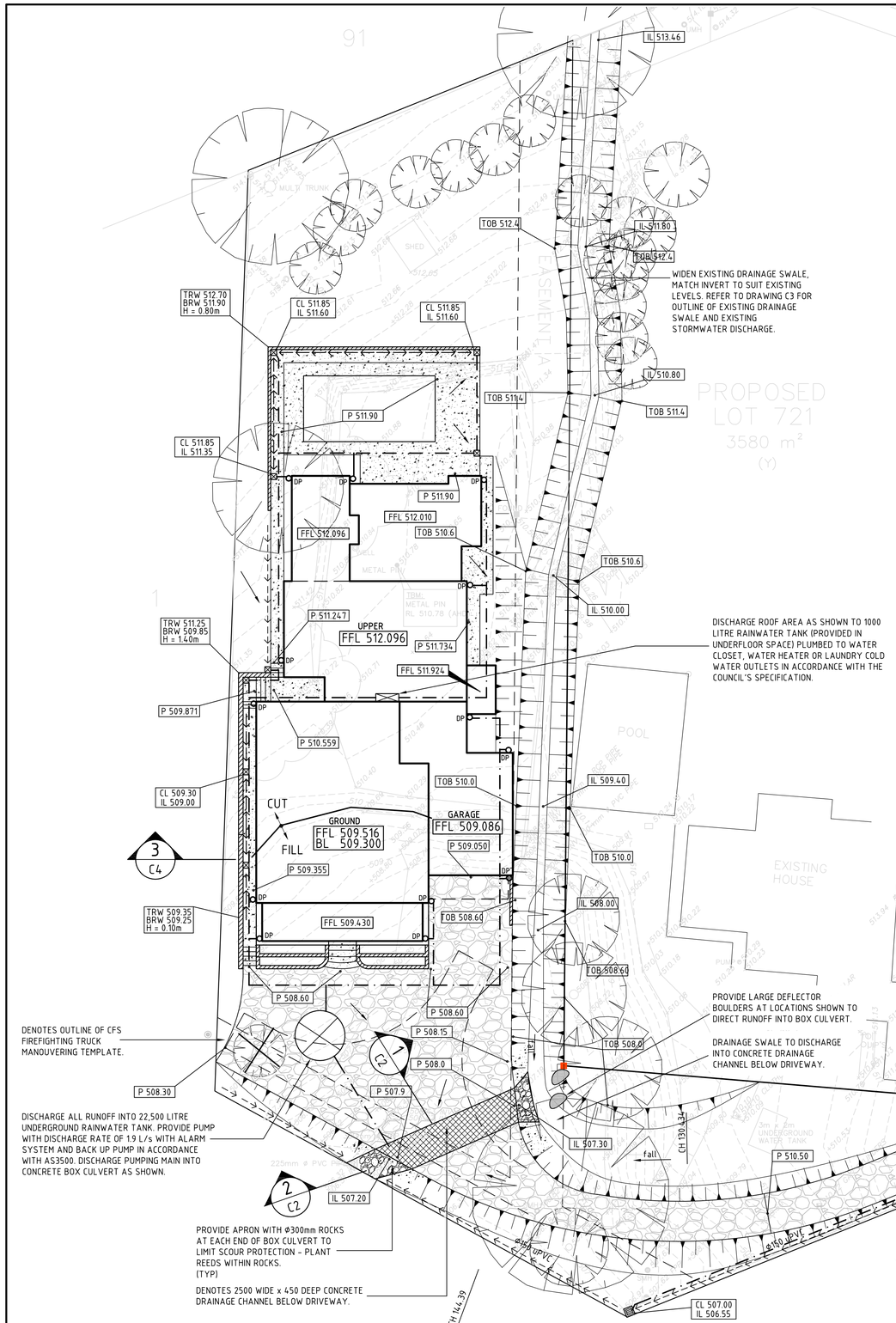
DRAWING NO: **SK08**

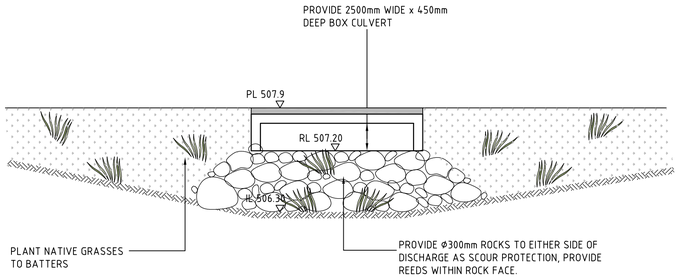
PAGE SIZE: **A2**

APPENDIX B

Civil Plans and Details – AMENDED
Calculations

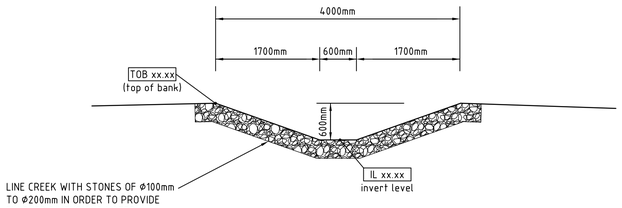
MQZ Consulting Engineers
Project No. 220505, drawings C1 – C4





DISCHARGE HEADWALL ELEVATION

1:50



TYPICAL CREEK SECTION

1:50

GENERAL NOTES:

G1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.

G2. ALL DIMENSIONS, LEVELS & SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND, OR, CONSTRUCTION. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.

G3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.

G4. ALL DIMENSIONS IN MM UNLESS OTHERWISE SPECIFIED.

G5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.

G6. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR THIS SITE. REFER TO ATTACHMENT SD5.

GENERAL COMPACTION NOTES:

1. ALL AREAS TO BE FILLED SHALL BE COMPLETELY CLEARED OF ALL MATERIALS INCLUDING TREES, ROOTS AND ALL OTHER DECAYED VEGETATION.
2. PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE SITE BOUNDARIES, THE ENTIRE SITE IS TO BE COMPACTED AND TESTED IN ACCORDANCE WITH AS1289.5.1.1/AS1289.5.1.2. THE FREQUENCY OF THE TESTS SHALL BE IN ACCORDANCE WITH AS3798-1996. TESTING SHALL BE EVENLY SPACED OVER THE ENTIRE SITE AT RANDOM LOCATIONS. TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. ALL NEW FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH AS1289.5.1.1 TO PROVIDE 98% STANDARD COMPACTION. THE LOOSE THICKNESS OF EACH LAYER BEFORE COMPACTION SHOULD NOT EXCEED 200mm, PROVIDE COMPACTION TESTS FOR THE NEW FILL AS PER NOTE 2.

LEGEND

- PERIMETER PAVING (REFER TO ATTACHMENT SD3)
- GRAVEL (PERMEABLE) PAVING (MIN. FALL 1:200)
- BRICK/BLOCK PAVING (MIN. FALL 1:50)
- BITUMEN PAVING (MIN. FALL 1:100)
- G — GRASSED AREA
- L — LANDSCAPED AREA
- EMBANKMENT/BATTER (MAX. FALL 1:2)
- + 99.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- LINED SPOON DRAIN
- UNLINED SPOON DRAIN
- 100 HIGH CONCRETE KERB
- STORMWATER PIPE - U.N.O (MIN. FALL 1:100 - U.N.O)
- GRATED SUMP (G.S) 600 SQ - U.N.O
- INSPECTION OPENING
- RETAINING WALL
- 98.989 — DESIGN LEVEL
  - FFL — FINISHED FLOOR LEVEL
  - BL — BENCH LEVEL
  - C.L — COVER LEVEL
  - I.L — INVERT LEVEL
  - P. — PAVING LEVEL
  - T.K — TOP OF KERB
  - W.T — WATER TABLE
  - G.L — GROUND LEVEL

FOR PLANNING APPROVAL ONLY

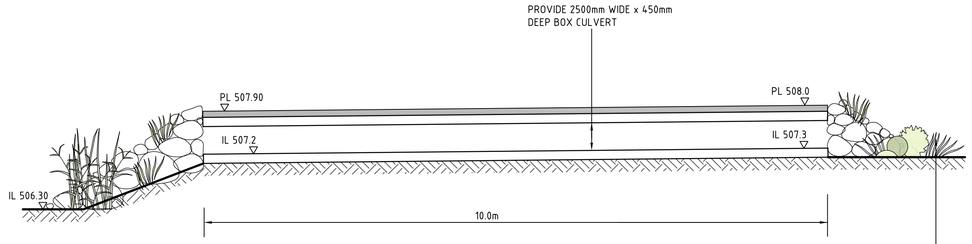
ISSUE	DATE	AMMENDMENT	APPROVED
P5	07.10.22	FOR PLANNING APPROVAL	MZ
P4	30.09.22	FOR PLANNING APPROVAL	MZ
P3	11.07.22	FOR PLANNING APPROVAL	MZ
P2	27.06.22	FOR PLANNING APPROVAL	MZ
P1	14.05.22	FOR PLANNING APPROVAL	MZ

MQZ CONSULTING ENGINEERS
CIVIL & STRUCTURAL
52 Springbank Road, Panorama SA 5041
T : 08 8373 0966 E : admin@mqz.com.au W: www.mqz.com.au

PROJECT
PROPOSED RESIDENCE
AT: 16a WHITE AVENUE CRAFERS
FOR: A. RINALDI

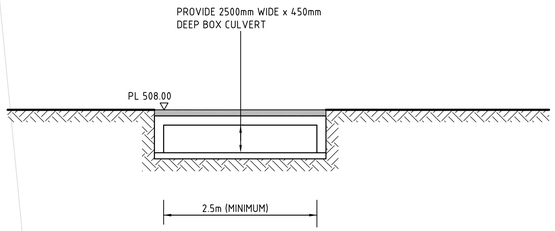
DRAWING TITLE
CIVIL PLAN & DETAILS

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:200	PROJECT No.	220505
SURVEYED	BY OTHERS	SHEET SIZE	A1
DRAWING No.	C1	ISSUE	P5



SECTION 2 / C1
1:50

PROVIDE ⌀300mm ROCKS TO EITHER SIDE OF DISCHARGE AS SCOUR PROTECTION, PROVIDE REEDS WITHIN ROCK FACE.



SECTION 1 / C1
1:50

DENOTES TREES TO BE REMOVED AND THE VOID BACKFILLED WITH COMPACTED SATURATED SANDY SOIL.

SET OUT SCHEDULE				
REF.	X (mm)	Y (mm)	X DISTANCE (from ref point A1 – mm)	Y DISTANCE (from ref point A1 – mm)
A1	59991	12429.7	0	0
A	68377.2	25564.5	8386.2	13134.8
B	71068.6	18863.6	11077.6	6433.9
C	65668.8	10981.5	5677.8	1442.5
D	65330.7	10496.6	5339.7	1933.1
E	62367.9	12243.7	2376.9	186.0
F	62031.75	12758.8	2040.75	329.1
G	55290.55	8063.0	4700.0	4366.7
H	57422.9	2754.3	2568.1	9675.4
I	38405	-1832.2	21586	14261.9
J	39663.9	-4547.8	20327.1	16977.5
K	20931.7	-10891.4	39059.3	23321.1
L	22049.8	-13674.9	37941.2	26104.6

GENERAL NOTES:

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LEGEND

- PERIMETER PAVING (REFER TO ATTACHMENT SD3)
- GRAVEL (PERMEABLE) PAVING (MIN. FALL 1:200)
- BRICK/BLOCK PAVING (MIN. FALL 1:50)
- PAVING (MIN. FALL 1:50)
- PROPOSED LANDSCAPING (DESIGN BY OTHERS)
- CERTIFIED PROPOSED BOUNDARY LINE
- 600mm THICK DRY STACK STONE RETAINING WALL
- SURVEYED BOUNDARY PEGS
- G GRASSED AREA
- L LANDSCAPED AREA
- EMBANKMENT/BATTER (MAX. FALL 1:2)
- + 99.99 EXISTING SPOT LEVEL
- EXISTING CONTOUR
- LINED SPOON DRAIN
- UNLINED SPOON DRAIN
- 100 HIGH CONCRETE KERB
- STORMWATER PIPE - U.N.O (MIN. FALL 1:100 - U.N.O)
- GRATED SUMP (G.S) 600 SQ - U.N.O
- INSPECTION OPENING

- 98.989 DESIGN LEVEL
  - FFL FINISHED FLOOR LEVEL
  - BL BENCH LEVEL
  - C.L COVER LEVEL
  - I.L INVERT LEVEL
  - P. PAVING LEVEL
  - T.K TOP OF KERB
  - W.T WATER TABLE
  - G.L GROUND LEVEL

FOR PLANNING APPROVAL ONLY

ISSUE	DATE	AMMENDMENT	APPROVED
P5	07.10.22	FOR PLANNING APPROVAL	MZ
P4	30.09.22	FOR PLANNING APPROVAL	MZ
P3	11.07.22	FOR PLANNING APPROVAL	MZ
P2	06.06.22	FOR PLANNING APPROVAL	MZ
P1	14.05.22	FOR PLANNING APPROVAL	MZ

MQZ CONSULTING ENGINEERS
CIVIL & STRUCTURAL
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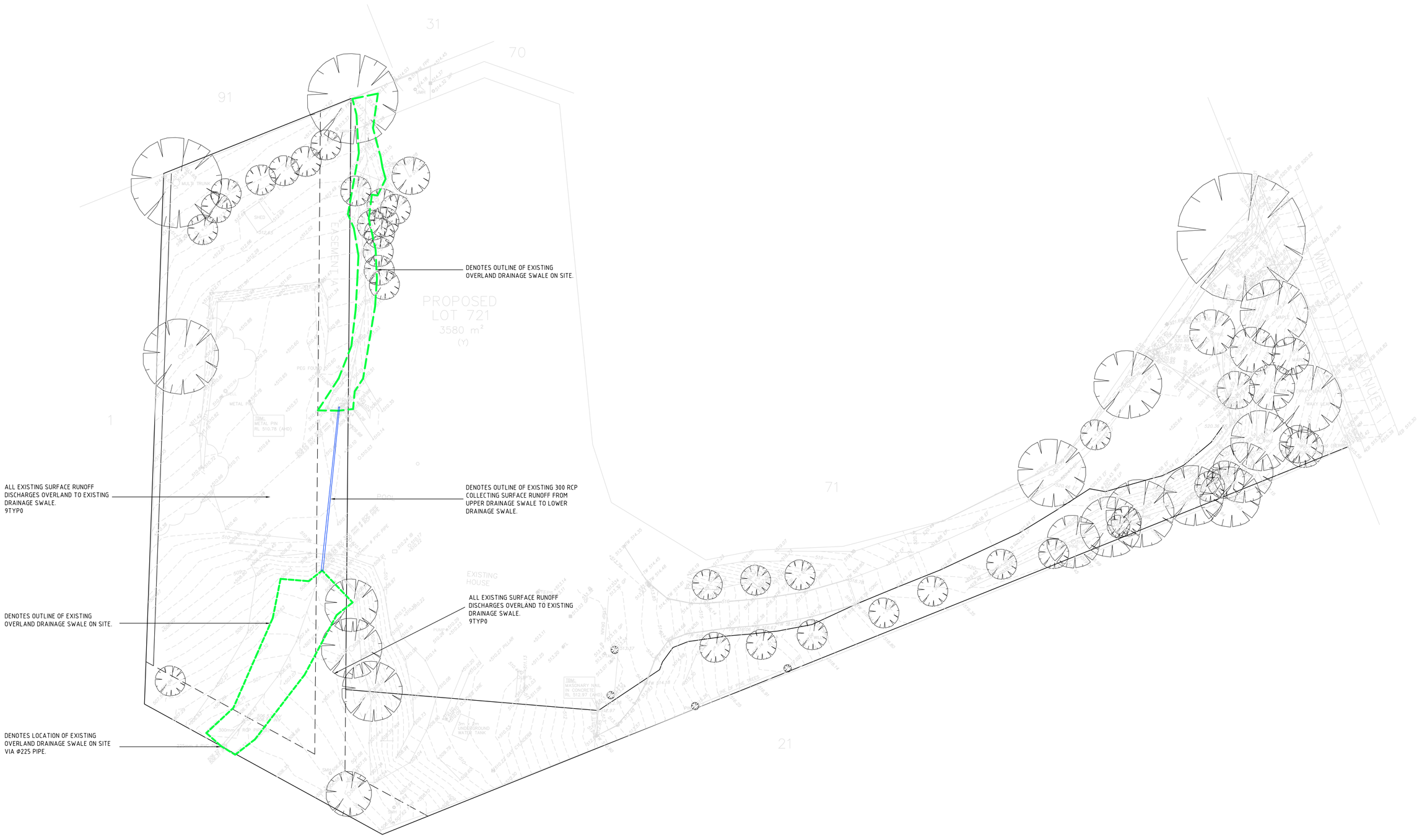
T : 08 8373 0966 E : admin@mqz.com.au W: www.mqz.com.au

PROJECT
PROPOSED RESIDENCE
AT: 16a WHITE AVENUE CRAFERS
FOR: A. RINALDI

DRAWING TITLE
CIVIL PLAN & DETAILS

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:200	PROJECT No.	220505
SURVEYED	BY OTHERS	SHEET SIZE	A1
		DRAWING No.	C2
		ISSUE	P5



FOR PLANNING APPROVAL ONLY

ISSUE	DATE	AMMENDMENT	APPROVED
P1	11.07.22	FOR PLANNING APPROVAL	MZ

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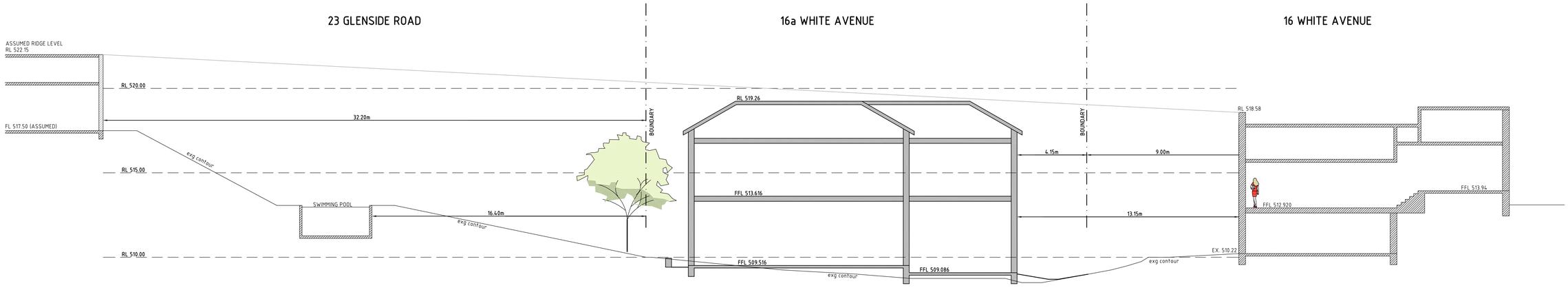
PROJECT

PROPOSED RESIDENCE
AT: 16a WHITE AVENUE CRAFERS
FOR: A. RINALDI

DRAWING TITLE

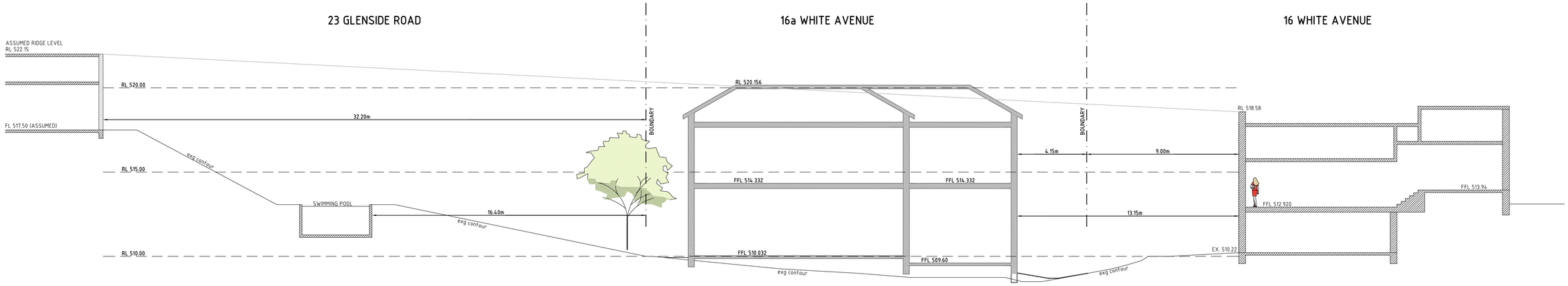
EXISTING SURVEY

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:250	PROJECT No.	220505
SURVEYED	BY OTHERS	SHEET SIZE	A1
DRAWING No.	C3	ISSUE	P1



SECTION - LOWERED FLOOR LEVEL 3 C1

1:125



SECTION - ORIGINAL FLOOR LEVEL 3 C1

1:125

FOR PLANNING APPROVAL ONLY

ISSUE	DATE	AMMENDMENT	APPROVED
P1	30.09.22	FOR PLANNING APPROVAL	MZ

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CIVIL & STRUCTURAL
52 Springbank Road, Panorama SA 5041
T : 08 8373 0966 E : admin@mqz.com.au W: www.mqz.com.au

PROJECT

PROPOSED RESIDENCE
AT: 16a WHITE AVENUE
CRAFERS
FOR: A. RINALDI

DRAWING TITLE

SECTIONS & DETAILS

ENGINEER	M. ZANATTA	STATUS	FOR PLANNING APPROVAL
SCALES	1:250	PROJECT No.	220505
SURVEYED BY OTHERS	SHEET SIZE A1	DRAWING No.	C4 ISSUE P1

PRE-DEVELOPMENT

Site Area =	3396	m^2	
Impervious Area =	0	m^2	(paved areas, roofed areas)
Pervious Area =	3396	m^2	(landscaping, grassed areas)
Ci =	0.9		
Cp =	0.4		
Cn =	0.4		

POST-DEVELOPMENT

Developed Area =	1478	m^2	
Impervious Area =	796	m^2	(paved areas, roofed areas)
driveway area =	682	m^2	
Ci =	0.9	(paving)	
Ci (gravel) =	0.7	(driveway)	
Cn =	0.81		

Calculate net coefficient, runoff and detention volumes taking into account developed area only and not total site area (DISCUSSED ON SITE)

TIME OF CONCENTRATION

t_c = 5.00 mins

Q = C x I x A / 3600

PRE-DEVELOPMENT

C= 0.4
A= 1478 m^2 (developed area only)

duration (min)	recurrence interval (I) 5 (mm/hr)	Q (L/s)
5	**88.18**	**14.48**
10	59.2	9.72
20	41.68	6.84
25	36	5.91
30	33.14	5.44
45	25.24	4.14
60	21.68	3.56
120	13.91	2.28
180	10.67	1.75
360	6.76	1.11
720	4.3	0.71
1440	2.57	0.42
2880	1.5	0.25
4320	1.06	0.17

POST DEVELOPMENT

C= 0.81
A= 1478 m^2 (developed area only)

duration (min)	recurrence interval (I) 100 (mm/hr)	Q (L/s)	DETENTION VOLUME (m^3)
5	175.56	58.22	13.12
10	137.24	45.51	18.62
20	**94.64**	**31.38**	**20.28**
25	82.61	27.39	19.37
30	74.22	24.61	18.24
45	56.93	18.88	11.87
60	47.34	15.70	4.38
120	29.49	9.78	-33.85
180	22.22	7.37	-76.82
360	13.65	4.53	-215.02
720	8.45	2.80	-504.53
1440	5	1.66	-1107.91
2880	2.89	0.96	-2336.73
4320	2.06	0.68	-3576.44

Driveway runoff =	12.6	L/s	(does not discharge into tank)
Q pre =	14.5	L/s	
Pump Discharge Rate =	**1.9**	**L/s**	

DISCHARGE ALL ROOF RUNOFF AND PERIMETER PAVING TO 22,500 L TANK

APPENDIX C

Site Locality Plan

Planning Studio, 15 September 2022

Site Locality 16 White Avenue, Crafers

N

0 7.5 15 30m

1:750 @ A3

PLANNING STUDIO
URBAN & REGIONAL PLANNING

15.09.2022 Rev 1 1358-001

APPENDIX D

Driveway design advice

MQZ Constuling Engineers, 4 March 2022

MQZ CONSULTING ENGINEERS
CIVIL & STRUCTURAL

52 Springbank Road, Panorama SA 5041
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W: www.mqz.com.au

4 March 2022

Rinaldi Property & Construct

Attention: Anthony Rinaldi
Level 1, 60 Hindmarsh Square
Adelaide SA 5000

Dear Anthony,

RE: **16a WHITE AVENUE**
CRAFERS SA 5152

OUR REF: **200808**

Further to your request I have reviewed the driveway design leading into your proposed property with respect to the location and proposed removal of the existing tree located to the south of the property directly adjacent to the Sewer Man Hole at elevation 506.81. The tree in question is shown in an excerpt of the civil plan provided within Attachment 1.

Referring to drawing, the tree is located almost central to the proposed driveway entering the property.

During the design development phase of the project, several aspects were considered with regards to assessing the location of the driveway with regards to the site conditions and the existing tree in question, they are as follows.

1. Had the driveway location been altered such that it was located closer to the southern boundary:

    a. Extensive retaining structures would be required along the southern boundary to retain the soil required to build the driveway up to the required levels.

    b. The driveway levels nominated on the design drawings are the minimum levels required to allow for safe access into the property and up to the proposed residence. The driveway gradients vary from 1 in 8 up to 1 in 6. Lowering the design levels at this location, to avoid constructing retaining walls would increase the driveway gradient leading into the property to approximately 1 in 4 which is greater than the maximum recommended gradients nominated in AS2890.1. It is therefore in my opinion that the design levels provided allow for the maximum gradient levels that should be adopted for this driveway.

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c. Assuming that the driveway is built up to the design levels as nominated on the drawing, and the driveway is to be re-located between the southern boundary and the existing tree, the structural fill required for the driveway would be located directly over the tree root zone, requiring compaction of the existing ground and new structural fill, thereby possibly creating damage to the existing tree roots.

2. Had the driveway location been altered such that it was located north of the tree, between the tree and the southern boundary of No. 16:

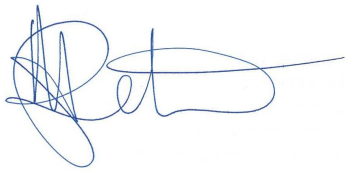
   a. The area that is bounded between the southern boundary of No. 16 White Avenue and the proposed driveway is being used as a collection basin for the surface stormwater runoff of No. 16, and upper properties via the swale located along the eastern boundary of No. 16a White Avenue. Building over this area to allow for the new road would cause potential flooding issues for both No. 16 and the proposed residence to be built on No.16a.

   b. The turning circle of the driveway entering the proposed allotment from the boundary would also be reduced, impacting on the overall performance and safety of the proposed driveway.

It is therefore in my considered opinion that the driveway location has been provided in the best possible location to minimise the driveway gradients, maximise the turning circle into the property, improving the collection of stormwater runoff from the area. Therefore, the tree must be removed to allow for safe access into the property.

Should you require any further information regarding the above, please do not hesitate to the undersigned.

Yours Sincerely



Marco Zanatta
BE (Hons) MIEAust CPEng NER APEC Engineer IntPE(Aus)
per
MQZ Consulting Engineers

MQZ CONSULTING ENGINEERS CIVIL & STRUCTURAL

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W: www.mqz.com.au

ATTACHMENT 1

EXCERPT OF CIVIL PLAN

1
C3

GROUND FLOOR
FFL 509.00
BL 508.70

GARAGE
FFL 508.20

P 510.20
P 508.20
P 508.00
P 508.00
P 510.50
P 513.00
(T.M.E.)

CUT
FILL

FFL 508.00

IL 507.50
IL 506.30

EXISTING
HOUSE

STEPS
STRIP DRAIN
PUMP
510.27 PILLAR
A/C UNIT'S
CLOTHES LINE
MULTI TRUNK
(NO LEAVES)
SMH
3m x 2m
UNDERGROUND
WATER TANK
PINE

TBM:
MASONARY NAIL
IN CONCRETE
RL 512.97 (AHD)

300mm ø RCP PIPE(S)
525mm ø PVC PIPE(S)

DENOTES OUTLINE OF CFS
FIREFIGHTING TRUCK
MANOUVERING TEMPLATE.

PROVIDE CONCRETE HEADWALL
AT EACH END OF PIPE.
(TYP)

2
DENOTES TREES TO BE REMOVED AND
THE VOID BACKFILLED WITH
COMPACTED SATURATED SANDY SOIL.

ENDMENT	APPROVED

PROJECT

PROPOSED RESIDENCE

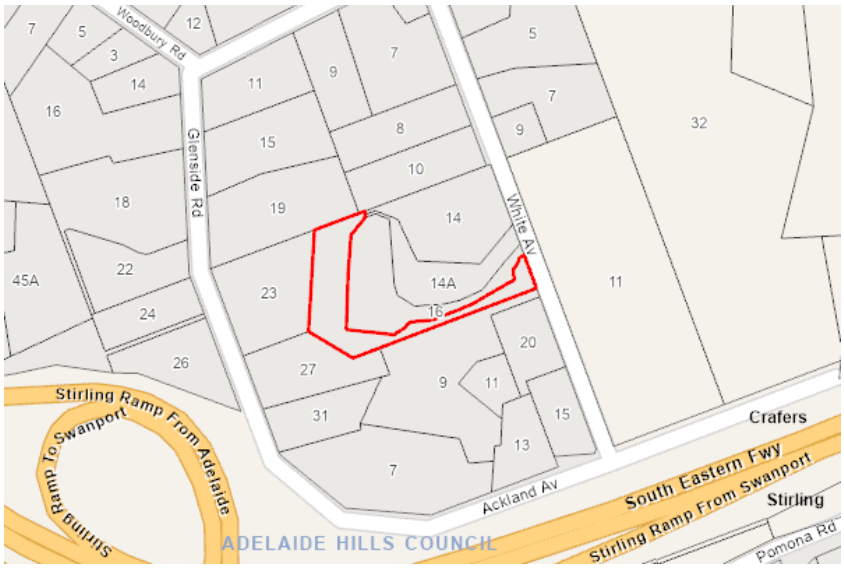
AT: 16 WHITE AVENUE

MQZ
CONSULTING ENG

Address: **LOT 720 WHITE AV CRAFERS SA 5152**

Click to view a detailed interactive SAILIS in SAILIS

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



Property Zoning Details

Local Variation (TNV)
Minimum Site Area *(Minimum site area is 2,000 sqm)*
Overlay
Hazards (Bushfire - Medium Risk)
Hazards (Flooding - Evidence Required)
Mount Lofty Ranges Water Supply Catchment (Area 2)
Native Vegetation
Prescribed Water Resources Area
Regulated and Significant Tree
State Significant Native Vegetation
Traffic Generating Development
Subzone
Adelaide Hills
Zone
Rural Neighbourhood

Selected Development(s)

Detached dwelling

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

Property Policy Information for above selection

Detached dwelling - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Rural Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Building Height	
PO 2.1 Buildings contribute to a low-rise residential character and complement the height of nearby buildings.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height no greater than 7m except in the case of a gable end.
Primary Street Setback	
PO 3.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 3.1 The building line of a building set back from the primary street boundary: (a) no more than 1m in front of 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) (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 or (c) not less than 8m where no building exists on an adjoining site with the same primary street frontage.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.	DTS/DPF 4.1 Buildings walls are set back at least 2m from the boundary of the allotment with the secondary street frontage.
Side Boundary Setback	
PO 5.1 Buildings are set back from side boundaries to allow maintenance and access around buildings and minimise impacts	DTS/DPF 5.1 Building walls are set back from the side boundaries at least 2m.

<table>
<tr><td>on adjoining properties.</td><td></td></tr>
<tr><td colspan="2">Rear Boundary Setback</td></tr>
<tr><td>PO 6.1

Buildings are set back from rear boundaries to provide:

(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) open space recreational opportunities
(d) space for landscaping and vegetation.</td><td>DTS/DPF 6.1

Building walls are set back from the rear boundary at least 6m.</td></tr>
<tr><td colspan="2">Site Dimensions and Land Division</td></tr>
<tr><td>PO 8.1

Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant Minimum Allotment Size Technical and Numeric Variation or are of suitable size and dimension to contribute to a pattern of development consistent to the locality and suitable for their intended use.</td><td>DTS/DPF 8.1

Development will not result in more than 1 dwelling on an existing allotment

or

Allotments/sites for residential purposes accord with the following:

(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System site areas (or allotment areas in the case of land division) are not less than:

<table><tr><th>Minimum Site Area</th></tr><tr><td>Minimum site area is 2,000 sqm</td></tr></table>
(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service site areas are not less than the greater of:
(i) 1200m^2
(ii) the following:

<table><tr><th>Minimum Site Area</th></tr><tr><td>Minimum site area is 2,000 sqm</td></tr></table>
(c) site frontages are not less than 20m.

In relation to DTS/DPF 8.1, in instances where:

(d) more than one value is returned in the same field, refer to the Minimum Site Area Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development
(e) no value is returned for DTS/DPF 8.1(a) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy
(f) no value is returned for DTS/DPF 8.1(b)(ii) then the value for DTS/DPF 8.1(b)(ii) is zero.</td></tr>
</table>

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of

performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

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

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

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

Class of Development **(Column A)**	**Exceptions** **(Column B)**
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 storeys or greater 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): (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) detached dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool (p) verandah (q) water tank.	Except development that does not satisfy Rural Neighbourhood Zone DTS/DPF 2.1.

4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that does not satisfy any of the following: 1. Rural Neighbourhood Zone DTS/DPF 1.2 2. Rural Neighbourhood Zone DTS/DPF 2.1.
5. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity.	None specified.
6. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

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

Placement of Notices - Exemptions for Restricted Development
None specified.

Adelaide Hills Subzone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Additional residential and tourist accommodation that retains and embraces the values of the established mature vegetation as a defining characteristic of the area.
DO 2	Land division is sympathetic to the allotment pattern and characteristics within the locality.

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

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

PO 2.1 Allotments/sites created for residential purposes are consistent with the established pattern of division surrounding the development site to maintain local character and amenity.	DTS/DPF 2.1 Development satisfies (a) or (b): (a) it will not result in more than 1 dwelling on an existing allotment (b) allotments/sites have an area the greater of the following (excluding the area within the access 'handle' if in the form of a battle-axe development): (i) $2000m^2$ (ii) the median allotment size of all residential allotments in the Adelaide Hills Subzone either wholly or partly within a radius of 200m measured from the centre of the main allotment frontage.
PO 2.2 Allotments/sites are sized and configured maximise the retention of mature vegetation to maintain landscape amenity.	DTS/DPF 2.2 None are applicable.

Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.

Habitable Buildings	
PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*.	DTS/DPF 3.3 None are applicable.
Vehicle Access - Roads, Driveways and Fire Tracks	
PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.2 Access is in accordance with (a) or (b): (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12

	degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 5.3 None are applicable.

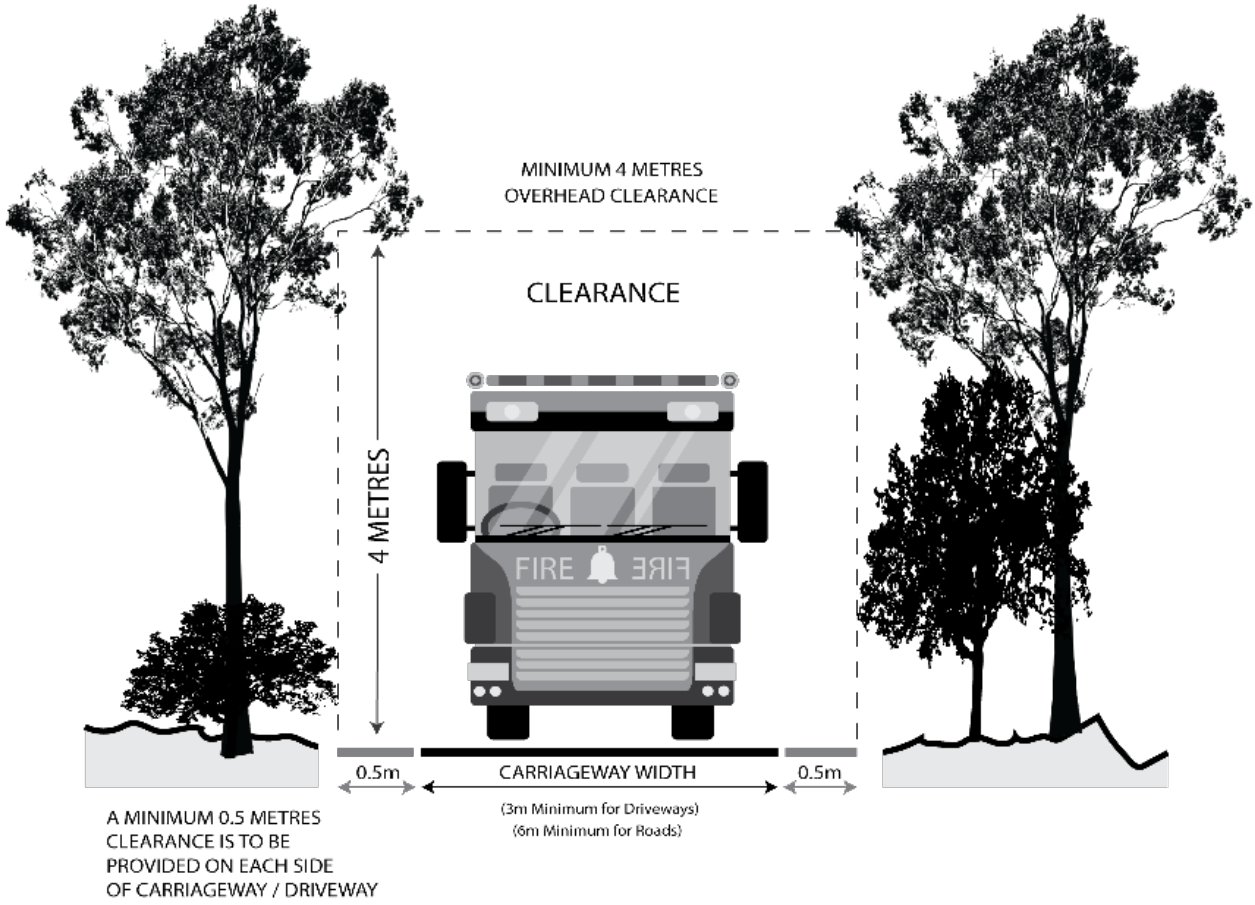
Procedural Matters (PM) - Referrals

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

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

Figures and Diagrams

Fire Engine and Appliance Clearances
Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

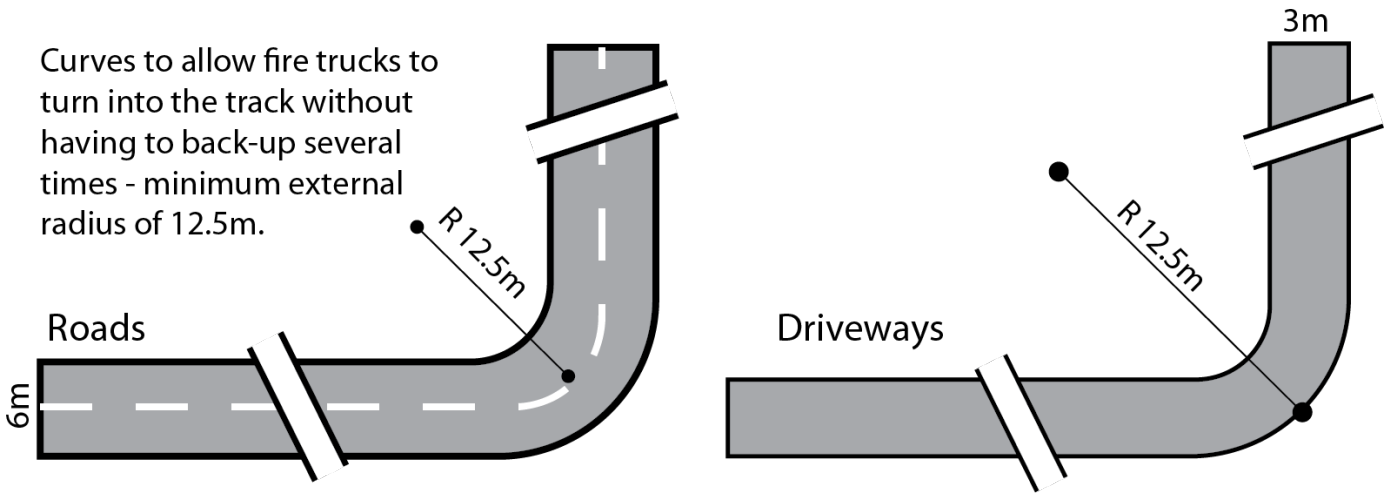
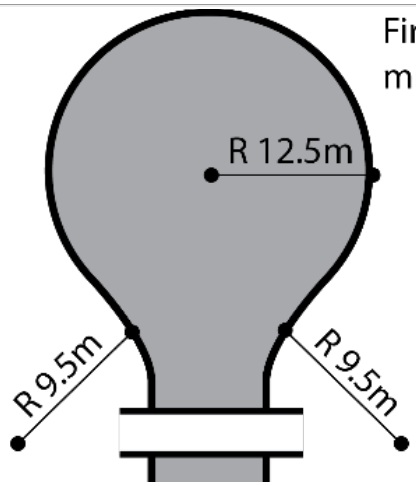
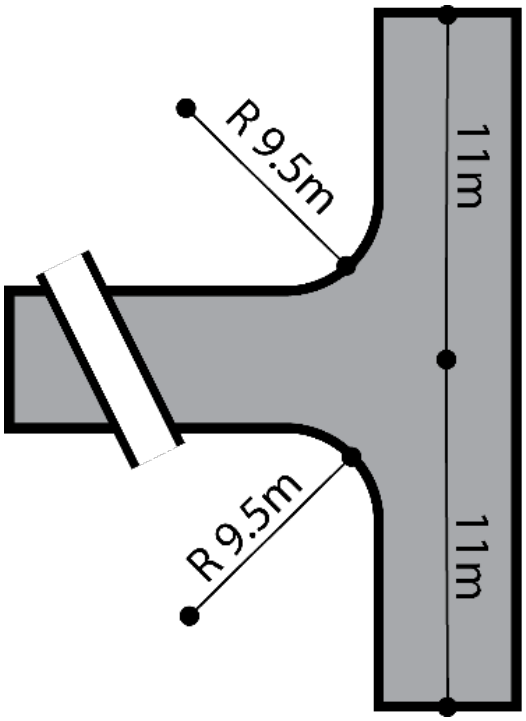


Figure 3 - Full Circle Turning Area



Fire truck turning area - minimum radius 12.5m

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



"T" shaped turning area for fire trucks to reverse into so they can turn around
- minimum length 11m.

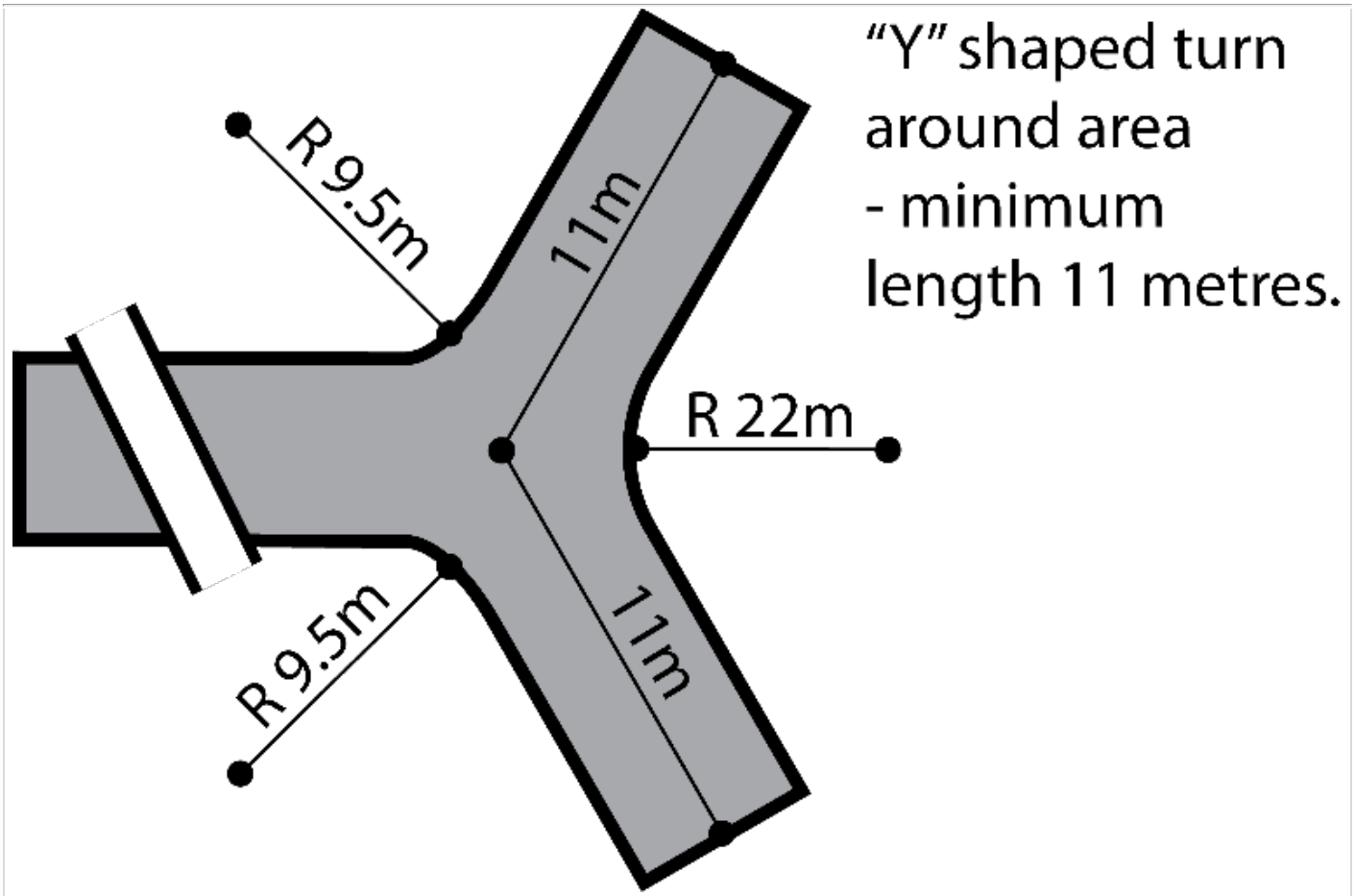
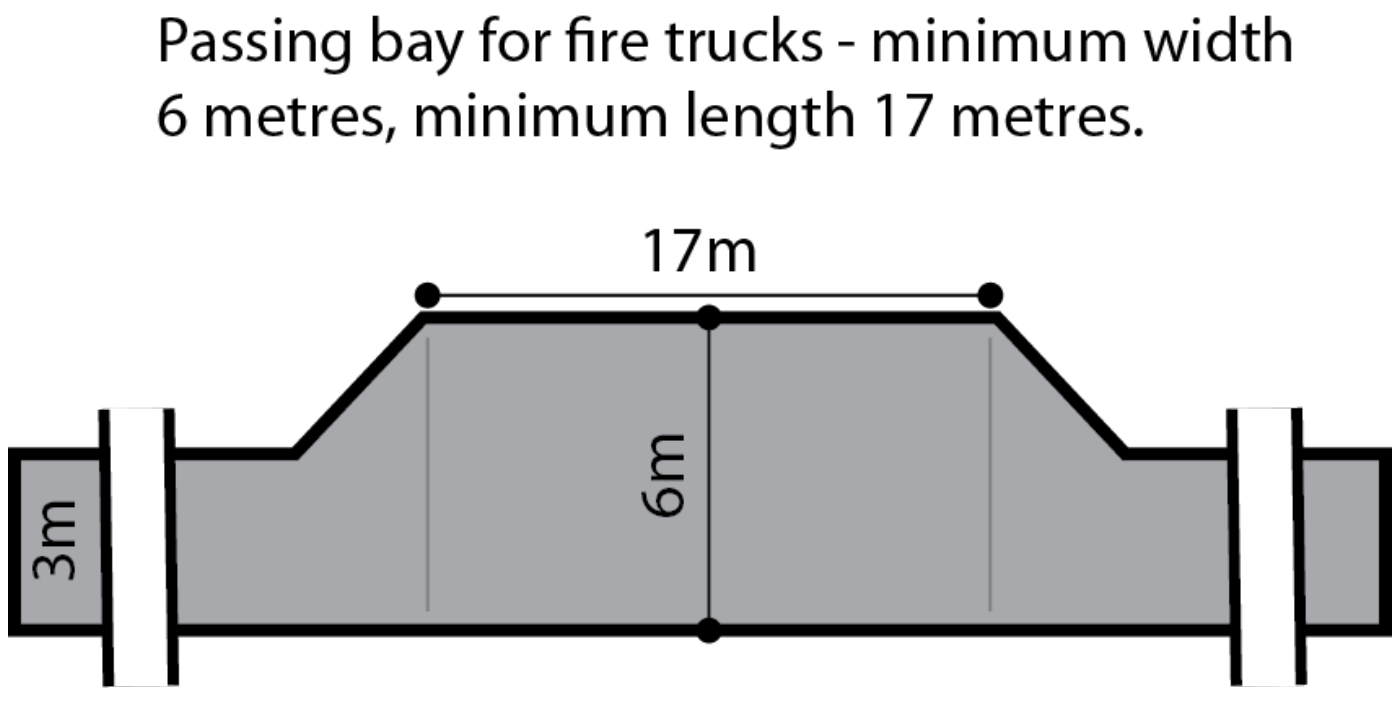


Figure 5 - Driveway Passing Bays



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

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.

Wastewater	
PO 2.1 Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.	DTS/DPF 2.1 Development including alterations and additions, in combination with existing built form and activities within an allotment: (a) do not generate a combined total of more than 1500 litres of wastewater per day and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards or is otherwise connected to a sewer or community wastewater management system.
PO 2.4 Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.	DTS/DPF 2.4 Development results in: (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards or (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.
PO 2.5 Surface and groundwater protected from wastewater discharge pollution.	DTS/DPF 2.5 All components of an effluent disposal area are: (a) setback 50 metres or more from a watercourse (b) setback 100 metres of more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.
Stormwater	
PO 3.1 Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.	DTS/DPF 3.1 None are applicable.
PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	DTS/DPF 3.2 None are applicable.
PO 3.3 Polluted stormwater is treated prior to discharge from the site.	DTS/DPF 3.3 None are applicable.
PO 3.9	DTS/DPF 3.9

Stormwater from excavated and filled areas is managed to protect water quality.	Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and Natural Features	
PO 4.1 Development minimises the need to modify landscapes and natural features.	DTS/DPF 4.1 None are applicable.

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure: (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function centre with more than 75 seats for customer dining purposes (c) restaurant with more than 40 seats for customer dining purposes (d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door (e) dwelling where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment) (f) tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water quality.	Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)	
Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)	
Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML)	
Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding	
Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)	
Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.	

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

Procedural Matters (PM) - Referrals

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

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

Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* 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.

State Significant Native Vegetation Areas Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protect, retain and restore significant areas of native vegetation.

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 enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.	DTS/DPF 1.1 An application is accompanied by either (a) or (b): (a) a declaration stating that the proposal will not , or would not, involve clearance of native vegetation under the *Native Vegetation Act 1991*, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area (b) a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* that confirms that the clearance is categorised as 'Level 1 clearance'.

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
The following classes of development: (a) land division where a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* in connection with a development application categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance' (b) all other classes of development other than where DTS/DPF 1.1(a) is achieved.	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.

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.

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	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (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.

PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (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.
PO 1.3 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.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (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
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: (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m^2 or more (c) retail development with a gross floor area of 2,000m^2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (e) industry with a gross floor area of 20,000m^2 or more (f) educational facilities with a capacity of 250	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.

students or more.			

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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

Design

Assessment Provisions (AP)

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

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

On-site Waste Treatment Systems	
PO 6.1 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.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1	DTS/DPF 10.1

Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (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: (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	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (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 $2m^2$ facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.

Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.

PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable

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

Table 1 - Private Open Space

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

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet 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: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 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: (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.	DTS/DPF 12.1 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: (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.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

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

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
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome	
DO 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)

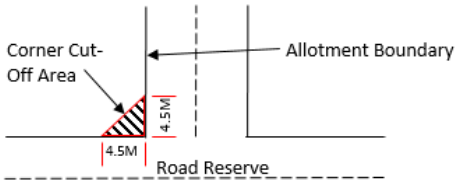
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 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: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 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: 

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) 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.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.

	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
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	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
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	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. 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. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Health Related Uses	
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
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	6.5 spaces per 100m^2 of total floor area for a Fitness Centre 4.5 spaces per 100m^2 of total floor area for all other Indoor recreation facilities.

Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m^2 total floor area 1 spaces per 100m^2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m^2 of total floor area.
Store	0.5 spaces per 100m^2 of total floor area.
Timber yard	1.5 spaces per 100m^2 of total floor area 1 space per 100m^2 of outdoor area used for display purposes.
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** **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.**		**Designated Areas**
	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 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
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	Dwelling with no separate	None specified.	City Living Zone

of a multi-storey building	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.		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 dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone 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
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following: (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) (b) is within 400 metres of a bus interchange(1) (c) is within 400 metres of an O-Bahn interchange(1) (d) is within 400 metres of a passenger rail station(1) (e) is within 400 metres of a passenger tram station(1) (f) is within 400 metres of the Adelaide Parklands.	(a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: (i) City of Burnside (ii) City of Marion (iii) City of Mitcham (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

[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.]

Part 3 - Overlays

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: make an important visual contribution to local character and amenity are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or provide an important habitat for native fauna.	**DTS/DPF 1.1** None are applicable.
PO 1.2 Significant trees are retained where they: make an important contribution to the character or amenity of the local area are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species represent an important habitat for native fauna are part of a wildlife corridor of a remnant area of native vegetation are important to the maintenance of biodiversity in the local environment and / or form a notable visual element to the landscape of the local area.	**DTS/DPF 1.2** None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): tree damaging activity is only undertaken to: remove a diseased tree where its life expectancy is short mitigate an unacceptable risk to public or private safety due to limb drop or the like rectify or prevent extensive damage to a building of value as comprising any of the following: a Local Heritage Place a State Heritage Place a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire treat disease or otherwise in the general interests of the health of the tree and / or maintain the aesthetic appearance and structural integrity of the tree in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	**DTS/DPF 1.3** None are applicable.
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	**DTS/DPF 1.4** None are applicable.
Ground work affecting trees	
PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.	**DTS/DPF 2.1** None are applicable.
Land Division	
PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	**DTS/DPF 3.1** Land division where: there are no regulated or significant trees located within or adjacent to the plan of division or the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Address: **LOT 720 WHITE AV CRAFERS SA 5152**

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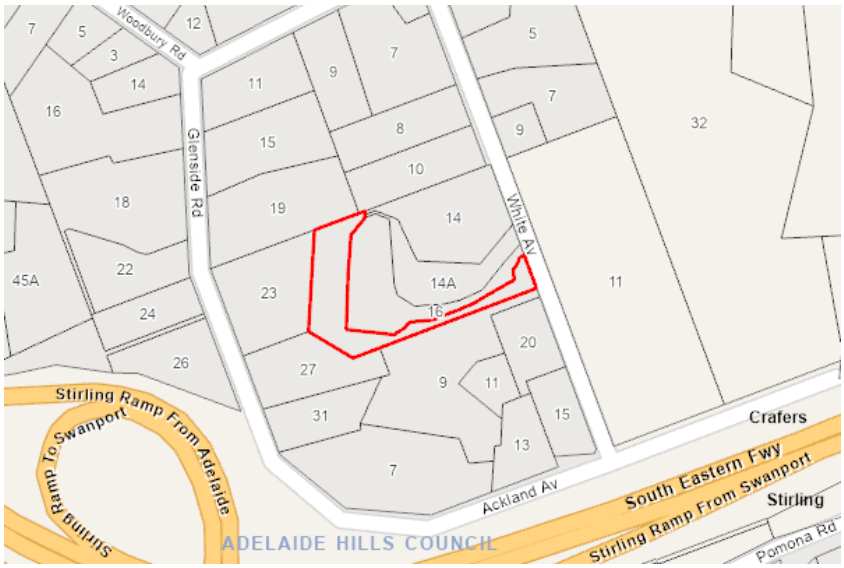

Property Zoning Details

Local Variation (TNV)
Minimum Site Area *(Minimum site area is 2,000 sqm)*
Overlay
Hazards (Bushfire - Medium Risk)
Hazards (Flooding - Evidence Required)
Mount Lofty Ranges Water Supply Catchment (Area 2)
Native Vegetation
Prescribed Water Resources Area
Regulated and Significant Tree
State Significant Native Vegetation
Traffic Generating Development
Subzone
Adelaide Hills
Zone
Rural 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

Property Policy Information for above selection

Retaining wall - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Rural Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 storeys or greater 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): (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport	Except development that does not satisfy Rural Neighbourhood Zone DTS/DPF 2.1.

(e) deck (f) detached dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool (p) verandah (q) water tank.	
4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that does not satisfy any of the following: 1. Rural Neighbourhood Zone DTS/DPF 1.2 2. Rural Neighbourhood Zone DTS/DPF 2.1.
5. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity.	None specified.
6. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Stormwater	
PO 3.9 Stormwater from excavated and filled areas is managed to protect water quality.	DTS/DPF 3.9 Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and Natural Features	
PO 4.1 Development minimises the need to modify landscapes and natural features.	DTS/DPF 4.1 None are applicable.

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure: (a) land division creating one or more	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water	Development of a class to which Schedule 9 clause 3 item 9 of the

additional allotments, either partly or wholly within the area of the overlay (b) function centre with more than 75 seats for customer dining purposes (c) restaurant with more than 40 seats for customer dining purposes (d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door (e) dwelling where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment) (f) tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)	quality.	Planning, Development and Infrastructure (General) Regulations 2017 applies.
Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)		
Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML)		
Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding		

Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)	
Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.	

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 building maintenance.	DTS/DPF 1.1 An application is accompanied by: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2 Native vegetation clearance in association with development	DTS/DPF 1.2 None are applicable.

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

Procedural Matters (PM) - Referrals

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

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

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 3.1	DTS/DPF 3.1

Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

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

State Significant Native Vegetation Areas Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protect, retain and restore significant areas of native vegetation.

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 enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.	DTS/DPF 1.1 An application is accompanied by either (a) or (b): (a) a declaration stating that the proposal will not , or would not, involve clearance of native vegetation under the *Native Vegetation Act 1991*, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area

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

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
The following classes of development: (a) land division where a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* in connection with a development application categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance' (b) all other classes of development other than where DTS/DPF 1.1(a) is achieved.	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

Assessment Provisions (AP)

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

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

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

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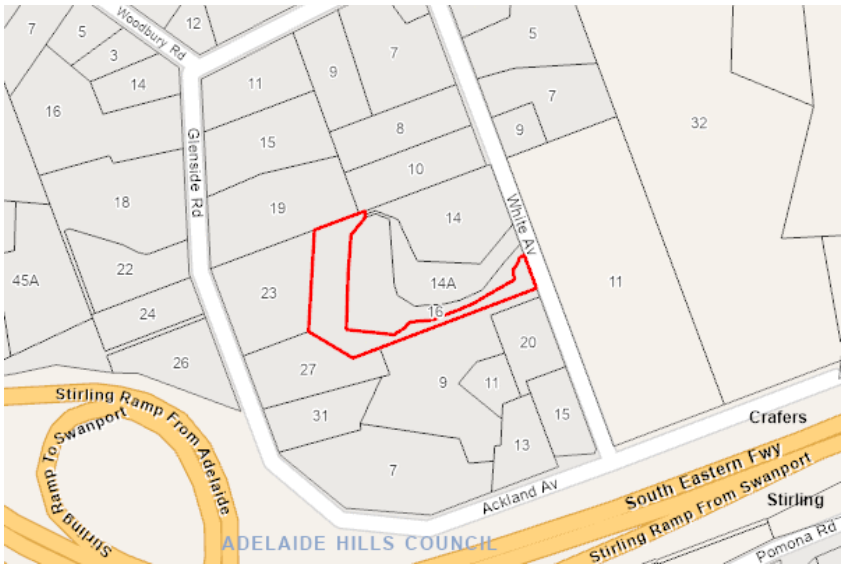

Property Zoning Details

Local Variation (TNV)
Minimum Site Area *(Minimum site area is 2,000 sqm)*
Overlay
Hazards (Bushfire - Medium Risk)
Hazards (Flooding - Evidence Required)
Mount Lofty Ranges Water Supply Catchment (Area 2)
Native Vegetation
Prescribed Water Resources Area
Regulated and Significant Tree
State Significant Native Vegetation
Traffic Generating Development
Subzone
Adelaide Hills
Zone
Rural Neighbourhood

Selected Development(s)

Swimming pool or spa pool

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

Property Policy Information for above selection

Swimming pool or spa pool - Accepted Development

Part 2 - Zones and Sub Zones

Rural Neighbourhood Zone

Table 1 - Accepted Development Classification

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

<table>
<tr><th>Class of Development</th><th>Accepted Development Classification Criteria</th></tr>
<tr>
<td>Swimming pool or spa pool
Except where any of the following apply:

• Coastal Areas Overlay
• Future Local Road Widening Overlay
• Future Road Widening Overlay
• Hazards (Acid Sulfate Soils) Overlay
• Hazards (Flooding) Overlay
• Historic Area Overlay
• Local Heritage Place Overlay
• State Heritage Area Overlay
• State Heritage Place Overlay</td>
<td>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.
4. Allotment boundary setback - not less than 1m.
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
6. Location of filtration system from a dwelling on an adjoining allotment:
(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
(b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation.
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
(a) a total area as determined by the following table:
<table>
<tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)</th><th>Minimum percentage of site</th></tr>
<tr><td><150</td><td>10%</td></tr>
<tr><td>150-200</td><td>15%</td></tr>
<tr><td>201-450</td><td>20%</td></tr>
<tr><td>>450</td><td>25%</td></tr>
</table>
(b) the amount of existing soft landscaping prior to the development occurring.</td>
</tr>
</table>