



AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

28 APRIL 2021 AT 6.30 PM

**IN THE LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY**

MEMBERS

Mr T Mosel (Presiding Member)
Mr R Bateup
Ms C Gill
Mr B Brug
Mr M Atkinson

REQUIRED STAFF

General Manager City Development, Mr T Sutcliffe
Assessment Manager, Mr C Zafirooulos
Development Officer – Planning, Ms K Thrussell

APOLOGIES

LEAVE OF ABSENCE

ENDORSED MINUTES FROM PREVIOUS MEETING

Presentation of the Minutes of the Council Assessment Panel Meeting held on 23 March 2021.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

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 Unit 1 / 40 Jenkins Drive, Salisbury Park SA 5109
 Two Storey Dwelling

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8.2.2 Status of Current Appeal Matters and Deferred Items

8.2.3 Policy Issues is Arising from Consideration of Development Applications

8.2.4 Future Meetings & Agenda Items

CLOSE

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**MINUTES OF COUNCIL ASSESSMENT PANEL MEETING HELD IN THE LITTLE
PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH
STREET, SALISBURY ON**

23 MARCH 2021

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Mr R Bateup
Ms C Gill
Mr B Brug
Mr M Atkinson

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafirooulos (Assessment Manager)
Team Leader Planning, Mr A Curtis
Team Leader Business Services, Ms H Crossley

The meeting commenced at 6.32 pm.

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

APOLOGIES

Nil

LEAVE OF ABSENCE

Nil

ENDORSED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 17 March 2021, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

8.1.1 361/2471/2020

Cemetery in association with existing place of worship (including burial preparation building, maintenance shed, front fence and associated driveway and landscaping) at 138-142 Ryans Road and 144 Ryans Road, Green Fields for Diamanti Designs

REPRESENTORS

Mr D Hutchison spoke on behalf of H Bila, Z Zhang and Scouts SA to their representations.

APPLICANT

Mr G Manos, Botten Levinson Lawyers, spoke on behalf of the applicant.
Mr J Diamanti, Diamanti Designs, spoke on behalf of the applicant.

Mr M Atkinson moved, and the Development Assessment Panel resolved that:

- A. The proposed development is not considered to be Seriously at Variance with the Salisbury Development Plan – Consolidated 4th April 2019.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/2471/2020 for Cemetery in association with existing place of worship (including burial preparation building, maintenance shed, front fence and associated driveway and landscaping) in accordance with the plans and details submitted with the application and subject to the following Reserved Matters and conditions:

Reserved Matters:

The following matter/s shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Development Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

1. Final Civil and Siteworks Plan, prepared by a qualified and experienced stormwater engineer, for all civil and stormwater works, which shall address all of the following:
 - a) Finished floor levels for all buildings and hardstand surfaces;
 - b) Cut/fill details;
 - c) Retaining walls, kerbing or ramps, their design and grades;
 - d) Pavement design details and gradients;
 - e) Car parking dimensions, aisle widths, circulation movements and associated pavement markings and signage;
 - f) Final driveway crossover design;

- g) Stormwater management arrangements;
 - h) Water sensitive urban design measures;
 - i) Surface water treatment to ensure water quality objectives are met.
2. Final landscaping plan, which shall include all of the following:
- a) Final location for all landscaped areas, including designated areas for trees, shrubs and groundcovers;
 - b) Designated species to be used;
 - c) Pot sizes, noting that tree species shall comprise advanced growth species at time of planting;
 - d) Maintenance methods including irrigation, barriers and protection from vehicles and pedestrians.

Development Plan Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
Sheet 02	Overall Site Plan	26 February 2021	Diamanti Design
Sheet 02	Part Site Plan	26 February 2021	Diamanti Design
Sheet 02	Floor Plan	216 February 2021	Diamanti Design
Sheet 02	Elevations Storage	26 February 2021	Diamanti Design
Sheet 02	Elevations Burial	26 February 2021	Diamanti Design
Not stated	Planning Report	28 December 2020	Lou Fantasia Planning

- * The approved documents referred to above are subject to change permitted by minor variations through the Building Rules Consent process as per Regulation 47A of the *Development Regulations 2008*.
- * Except where otherwise stated, the development shall be completed prior to occupation/commencement of use.
- * All documents referred to under Reserved Matters 1 and 2 constitute approved documents and form part of this consent.

Reason: To ensure the proposal is established in accordance with the submitted plans.

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2. Except where otherwise approved, the external finishes of the building shall:
 - (a) Be of new non-reflective materials; and
 - (b) Be finished in materials and colours/tones as shown on the Approved Plans; and
 - (c) Be maintained in good condition at all times.

Reason: To ensure the building achieves a high standard of external appearance.

3. All landscaping identified on the Landscaping Plan, Approved by Council under Reserved Matter 2, shall be completed prior to commencement of use (of the cemetery) and shall be maintained at all times thereafter (including the replacement of diseased or dying plants and the removal of weeds and pest plants).

Reason: To ensure the site is landscaped so as to enhance the visual and environmental amenity of the locality.

4. Stormwater systems shall be designed and constructed to cater for minor storm flows (Industrial / Commercial ARI =10yrs). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to be managed in a manner that ensures no ponding of water against buildings and structures, no creation of any insanitary condition, and no runoff into neighbouring property for the major storm event ARI = 100 years.

Reason: To ensure flood protection of the buildings.

5. The Finished Floor Level of the proposed building is to be set a minimum of 300mm above the highest point of the roadside kerb immediately adjacent to the building site.

Reason: To ensure flood protection of the buildings.

6. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.

Reason: To ensure the car parking areas and manoeuvring areas are always available for the purpose they are designed. Further, that the site be maintained in a clean and tidy state.

7. All driveways and carparking areas shall be constructed in accordance with the Civil & Siteworks Plan, Approved by Council under Reserved Matter 1. The surface shall consist of brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual carparking bays shall be clearly linemarked. Driveways and carparking areas shall be established prior to the approved use commencing (of the cemetery) and shall be maintained at all times thereafter to the satisfaction of Council.

Reason: To ensure access and carparking is provided on the site in a manner that maintains and enhances the amenity of the locality.

8. The driveway crossover shall be constructed, prior to commencement of use (of the cemetery), in accordance with the Civil & Siteworks Plan, Approved by Council pursuant to Reserved Matter 1.

Reason: To ensure the driveway crossover is constructed, prior to commencement of use (of the cemetery).

9. The burial preparation building shall be connected to the SA Water sewerage system.

Reason: To ensure the site is connected to the sewerage system.

Advice Notes

1. Except where otherwise varied by this Consent, the conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.
2. Advertisements and advertising displays are not included in the consent granted. It is necessary to make fresh and separate application for all advertisements and signs before the use granted consent is made.
3. The Applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
4. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site: <http://www.epa.sa.gov.au>.
5. A final survey of the site boundaries is recommended to ensure the new buildings are accommodated within the designated footprint and achieve the designated boundary setbacks.
6. Any food preparation areas are subject to compliance with the *Food Act 2001*.

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7. The proposed cemetery is subject to the requirements of the *Burial and Cremations Act 2013*. For further information, please view the *Act* via the following website:

<https://www.legislation.sa.gov.au/>

OTHER BUSINESS

8.2.1 Status of Current Appeal Matters and Deferred Items

Nil

8.2.2 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.3 Future Meetings & Agenda Items

Next meeting scheduled for Wednesday 28 April 2021.

ADOPTION OF MINUTES

Mr B Brug moved , and the Council Assessment Panel resolved that the Minutes of the Council Assessment Panel Meeting be taken and read as confirmed.

The meeting closed at 7.25pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 23 March 2021
(refer to email approving minutes registered in Dataworks Document Number 6574871)

ITEM	8.1.1
	COUNCIL ASSESSMENT PANEL
DATE	28 April 2021
APPLICATION NO.	361/2556/2020/2A
APPLICANT	Rivergum Homes Pty Ltd
PROPOSAL	Two Storey Dwelling
LOCATION	Unit 1 / 40 Jenkins Drive, Salisbury Park SA 5109
CERTIFICATE OF TITLE	CT Volume 6023, Folio 263
AUTHOR	Tom Gregory, Planning Consultant

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Residential Zone
Application Type	On-merit
Public Notification Category	2
Public Notification	Representations received: Six (6) Representations to be heard: Three (3) – Two opposed / one in support.
Development Plan Version	Salisbury (City) Development Plan Consolidated 4 April 2019
Assessing Officer	Tom Gregory – Consultant Planner
Recommendation	Approval with Conditions
Meeting Date	28 April 2021

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Proposal Plans and Supporting Information
Attachment 2:	Notice of Category 2 Development and Copy of Representations
Attachment 3:	Applicant Response to Representations
Attachment 4:	Extract of Relevant Development Plan Provisions (Consolidated 4 April 2019)

3. EXECUTIVE SUMMARY

The applicant is seeking Development Plan Consent for a two storey detached dwelling at No. 40, Lot 1 in Community Plan CP24975, Jenkins Drive, Salisbury Park in the Hundred of Yatala.

The site is located within the Residential Zone. The application was assessed ‘on-merit’ and was subject to Category 2 public notification. Six (6) responses were received during the public notification period, two of whom have expressed a desire to be heard at the meeting.

This report provides a detailed assessment of the application against the relevant provisions of the Salisbury Development Plan. The assessment found that:

- a) The proposal represents an appropriate development / land use within the Residential Zone;
- b) Building height and bulk characteristics of the two storey dwelling are a departure from the established character of the locality, however the Residential Zone contemplates dwellings of a two storey nature;
- c) Privacy of adjoining dwellings will be achieved by provision of high level windows and fixed / restricted opening obscured glazing to habitable rooms;
- d) The materiality, finishes and detailing is generally consistent with dwellings within the locality;
- e) The dwelling is provided with a sufficient area of private open space at ground level;
- f) Adequate on-site car parking and vehicular access will be provided;
- g) Stormwater management methods are acceptable;
- h) Retaining walls and fence line plinths are considered reasonable and will not detrimentally impact adjoining allotments;
- i) Overshadowing to adjoining properties is acceptable.

4. SUBJECT SITE

The subject site is a single lot (Lot 1) contained within a group of 7 Community Title lots accessed via common property from Jenkins Drive, Salisbury Park as contained within Certificate of Title – Volume 6023 Folio 263.

The land retains an area of 401m² with a ‘frontage’ of 6.83 metres to the common property servicing the other allotments in the Community Title arrangement.

The rear (northern) boundary adjoins an area of open space, being John Harvey Reserve and Harry Bowey Reserve. Single storey dwellings are present on all allotments and community title lots surrounding the subject land.

The topography of the land is relatively flat however a gentle crossfall from the eastern boundary towards the north-west corner is noted.

The site does not contain any Significant or Regulated Trees. There are no easements, Land Management Agreements (LMAs) or Encumbrances registered on the Certificate of Title.

Site photos are provided below.

Photo 1:
*View to the west
towards subject
land from edge of
common property*



Photo 2:
*View to the east
from centre of
subject land
towards common
property.*



Photo 3:
View to the west
along common
property.



Photo 4:
View of common
property to the
north from Jenkins
Avenue.



5. LOCALITY

The area is characterised by a range of dwelling types and allotment sizes. The predominant built form consists of single storey detached homes.

Dwelling stock is relatively conventional consisting primarily of brick veneer construction with concrete tiled roofs, including a smaller number of corrugated iron roofs. Within the Community Title arrangement is an example of an early 20th century villa however the vast majority of the building stock appears to have been constructed in the 1980s to 1990s. The setbacks of dwellings are relatively uniform and generous providing opportunity for areas of landscaping contributing to a moderate degree of amenity.




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A feature of the broader locality is the surrounding public reserves and areas of public open space.

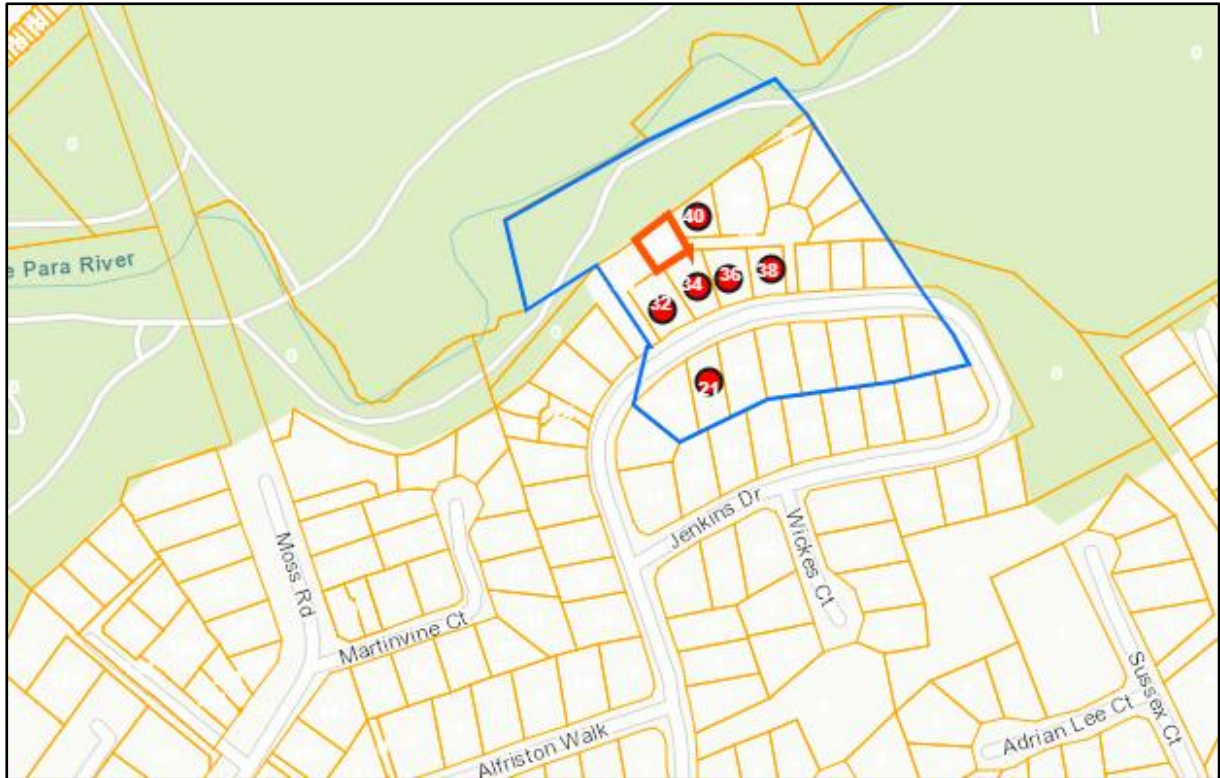
A locality plan and contextual plan are provided below.




Locality Plan - Aerial



Legend (Source: Geocortex)	
	Site boundary
	Locality boundary
	Representor

Locality Plan – Cadastre






Legend (Source: Geocortex)	
	Site boundary
	Locality boundary
	Representor

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Contextual Plan:



Legend (Source: Geocortex)

	Site boundary
	Locality boundary
	Representor

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval for the construction of a two storey dwelling. The dwelling is of brick veneer construction, contains four (4) bedrooms and a double garage under the main roof.

The overall dimensions of the dwelling are 13.2 metres width x 15.1 metres depth (inclusive of front entry porch, rear alfresco area and double garage) x 6.9 metres maximum wall height (upper storey) and 7.6 metres maximum overall height.

The dwelling is proposed to be set back 5.0 metres from the common property, with the garage to be setback further at 9.0 metres. The northern side setback facing the adjoining reserve is to be in the order of 7.0 metres and to the western side boundary, 0.8 metres between the outdoor alfresco area to the boundary and 2.8 metres between the wall of the dwelling and the boundary.

The garage is proposed to be located on the southern boundary for a total length of 7.3 metres with a height of 2.9 metres.

The proposed dwelling is to be finished in Austral Bricks ‘urban one – chiffon’ single leaf brick walling (*rich chocolate brown*), with contrasting white for openings, doors, window frames, soffits and trims and colourbond custom orb roof sheeting and trims in ‘monolith / monument’ (*charcoal / black*).

The driveway is proposed to be paved to complement the dwelling’s finishes and the private open space areas to the north and west of the dwelling are to be planted with drought resistant kikuyu (or similar) lawn.

A copy of the proposal plans and supporting documentation are contained in Attachment 1.

7. CLASSIFICATION

The subject land is located within the Residential Zone as depicted on MAP Sal/26 of the Salisbury Council Development Plan consolidated 4 April 2019.

Development of the kind proposed is neither listed as being Complying or Non-Complying form of development within the Zone and consequently the application has been processed ‘on-merit’ with an assessment against the relevant provisions of the Development Plan.

8. PUBLIC NOTIFICATION

The proposed development is a Category 2 form of development for the purposes of public notification pursuant to Schedule 9, Part 2 (18)(a) of the Development Regulations 2008 as the proposal involves the construction of a dwelling of two storeys.

The Category 2 public notification period took place between 22 February to 5 March 2021.

Council received six (6) representations during the public notification period, one (1) of which was in support of the proposal.

Three representors, including the supporting representor have indicated their desire to be heard by the Council’s Assessment Panel.

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A copy of the Category 3 public notice, submissions received and the applicant's response are contained in Attachments 2 and 3. The content of the representation and the applicant's response are summarised below:

Representations received		
Representations received		Wish to be Heard
1	M & C Misak 32 Jenkins Drive, SALISBURY PARK	✓
2	T & J Hobbs 34 Jenkins Drive, SALISBURY PARK	✓
3	J & M Richards 38 Jenkins Drive, SALISBURY PARK	x
4	R Howard 2/40 Jenkins Drive, SALISBURY PARK	✓
5	F Ferraro 21 Jenkins Drive, SALISBURY PARK	x
6	C Oakley 36 Jenkins Drive, SALISBURY PARK	x

Summary of Representations	
Representation	Applicant's Response
M & C Misak	
<ul style="list-style-type: none"> The two storey nature of the proposed dwelling Overlooking and privacy Loss of views Effect on property values 	<ul style="list-style-type: none"> Refer below
T & J Hobbs	
<ul style="list-style-type: none"> Overlooking and privacy Loss of views Effect on property values The two storey nature of the proposed dwelling 	<ul style="list-style-type: none"> Refer below
J & M Richards	
<ul style="list-style-type: none"> The two storey nature of the proposed dwelling Overlooking and privacy Access during Construction 	<ul style="list-style-type: none"> Refer below
R Howard	
<ul style="list-style-type: none"> Site / weed management Access during Construction 	<ul style="list-style-type: none"> Refer below
F Ferraro	
<ul style="list-style-type: none"> The two storey nature of the proposed dwelling 	<ul style="list-style-type: none"> Refer below
C Oakley	
<ul style="list-style-type: none"> Overlooking and privacy 	<ul style="list-style-type: none"> Refer below

The applicant has provided the following summarised responses to the matters commonly and individually raised in the Category 2 representations under the following headings:

Two Storey Nature:

The subject land is located in the Residential Zone of the Salisbury Development Plan. The Residential Zone seeks a variety of dwelling types and densities and the Zone's Desired Character states that dwellings of up to 4 storeys are envisaged in some locations (i.e. close to centres, public transport and significant open space).

The Desired Character recognises that much of the Zone will transform and be of a form and scale compatible with adjoining residential development. This does not mean that new development must be the same as existing development. In particular, the Desired Character states:

...there will be an increase in the number of dwellings of two or more storeys. Such development will recognise the proximity of adjoining development and will be designed and sited to maintain the privacy of adjoining dwellings and their private open space areas, and will be designed to integrate with the existing built form.

Plainly, two storey dwellings are acceptable in the Residential Zone. In the case of the subject zone, they are also considered acceptable because:

- *The dwelling is designed to maintain privacy of adjoining dwellings and their private open space through the use of high level windows (with high sill heights) and obscure glazing to minimise the opportunities for direct overlooking to the west, south and east of the site; upper level windows on the north facing orientation are suitably designed to minimise direct overlooking from nearby private open space (refer further discussion below)*
- *The proposed dwelling is of a conventional design of a brick veneer construction and Colorbond roof, and*
- *The upper level is setback 6 metres from the southern boundary of the site nearest the representors who object to the built form.*

In addition to the above, one representor has indicated that the Community Agreement restricts two storey dwellings. We have reviewed the Development Contract, Community Scheme and the By Laws for the Community Plan 24975, all of which are registered with the Lands Titles Office. None of these documents restrict the construction of two storey buildings on the subject land (or other sites within the Community Division).

Overlooking and Privacy:

Some representors are concerned that the proposed development will overlook their properties and reduce privacy.

Windows facing west, south and east at the upper level are either:

- *Obscured to a height of 1.7 metres above the upper floor level, or*
- *Permanently obscured where the sill height is less than 1.7 metres.*

This design response is entirely consistent with Residential Development Principle 29 which specifies the ways in which direct overlooking is minimised:

Principle 29 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.7 metres or be permanently screened to a height of not less than 1.7 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.

In respect of the upper-level windows on the northern elevation, there were no objections to those windows and it is noted that they overlook the adjacent reserve. Any views outward from the upper floor would be indirect and in any event overlook buildings or only a small portion of private open space of the adjacent properties.

Loss of Views:

Some representors are concerned that the proposed development will result in a loss of views toward the reserve at the northern edge of the site.

The General Section's Design and Appearance section Principle 5 states:

Principle 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.

While it is acknowledged that the proposed dwelling will be constructed to the rear of existing dwellings, it is, as outlined above, an anticipated kind of development. In this respect, an anticipated development cannot be considered to "unreasonably" restrict views. I also recognise that a single storey dwelling constructed on the subject land with a conventional pitched roof would also restrict views toward the treetops at the rear of the subject land. For these reasons, I contend that the proposed development will not unreasonably restrict existing views.

Access during Construction:

Representors have suggested that alternative access arrangements should be made during construction of the proposed dwelling.

During construction, access will be gained over the common property which is permitted under the endorsed Development Contract for this Community Scheme. This is the only practical means for access during construction of the dwelling.

Site/Weed Management:

One representor is concerned with existing weeds/pest plants and requests that the site is fully cleared prior to construction.

The site will be suitably cleared/maintained prior to construction on site.

Effect on Property Values:

One representor is concerned that the proposed development will "devalue" their property.

The Environment, Resources and Development Court have held that impacts on property values are not a relevant planning consideration.

9. REFERRALS – STATUTORY

There were no statutory referrals required pursuant to Section 37 of the *Development Act 1993* or Schedule 8 of the *Development Regulations 2008*.

10. REFERRALS – INTERNAL

There were no internal referrals required or undertaken for the proposed development.

11. DEVELOPMENT DATA

Site Characteristics	Guideline	Proposed
Site Area	Not stated	401m ² (Existing)
Site Dimensions	Not stated	20.51 m Site Width; 19.57 m Site Depth.
Site Gradient	Not stated	Less than 1% (1 : 49 grade)
Easement	Not applicable	None.
Design Characteristics	Guideline	Proposed
<i>Site Coverage</i>		
Buildings only	Qualitative Provisions Only	37%
<i>Building Height</i>		
Storeys	Qualitative Provisions Only	Two Storey
<i>Set-backs</i>		
Primary street	Qualitative Provisions Only	5.0 m main face of dwelling; 4.0 m entry porch setback from common property
Secondary street	Not applicable	
Side(s)	Qualitative Provisions Only	2.8 m closest part of dwelling wall to rear (west) boundary; 7.0 north wall to north boundary; Boundary wall for garage on south boundary.
Garage / Carport	Qualitative Provisions Only	9.0 m to common property
<i>Boundary Walls</i>		
Length	< 10.0 m	7.3 m
Height		2.9 m
<i>Private Open Space</i>		
Area	(Over 250m ²) 20% site (80m ²)	40.36 m ² alfresco area and contained yard behind garage; 178 m ² total available excluding alfresco.
Dimensions	>5.0 m	Minimum dimension varies
Rectangle	6.0 m x 4.0 m	Main area 7.0 m x 20 m
<i>Car Parking & Access</i>		
Number of parks	1 undercover + 1 visitor	2 undercover (garage) + 2 in driveway.
Driveway width	Qualitative Provisions Only	6.0 m
Garage door width	6.0 m or maximum of 50% of allotment frontage.	4.8 m
Access gradient	1 : 5	2.2% (1 : 45 grade)
<i>Affected Trees</i>		
Significant	Nil	None affected
Regulated	Nil	None affected
<i>Street Infrastructure</i>		
Crossover	Not Stated	Existing.

SEP	Not Stated	None affected
Trees	Not Stated	None affected
<i>Flooding</i>		
	Qualitative Provisions Only	Not within a recognized flood affected area.

12. ASSESSMENT

Pursuant to Section 35(2) of the *Development Act 1993*, it is recommended that the Panel determine that the proposed development is not seriously at variance with the Salisbury Development Plan, Consolidated 4 April 2019. This is on the basis that residential development of this nature is a contemplated form of development by the Development Plan.

Assessment

Detailed assessment of the application has taken place against the relevant provisions of the Salisbury Development Plan and is described below under headings.

An extract of the relevant Development Plan, Consolidated 4 April 2019, is contained in Attachment 4.

Land Use and Built Form

Principle of Development Control (PDC) 1 of the Residential Zone states that:

- PDC 1 The following forms of development are envisaged in the zone:*
- dwelling (my emphasis added by underlining)

The Desired Character of the Residential Zone further provides:

Para. 2:

A full range of dwelling types on a variety of allotment sizes will be provided, including affordable housing, special needs housing and housing for the aged in appropriate locations. Housing form will be diverse and cater for different household sizes, life cycle stages and housing preferences and will be cost-effective, energy efficient and will make efficient use of available sites.

Para 8:

Development will be of a form and scale compatible with adjoining residential development. As part of the increase in residential density there will be an increase in the number of dwellings of two or more storeys. Such development will recognise the proximity of adjoining development and will be designed and sited to maintain the privacy of adjoining dwellings and their private open space areas, and will be designed to integrate with the existing built form.

From a land use perspective, the proposal is considered to be entirely appropriate for the Residential Zone. It is further noted that the Zone anticipates a diverse range of housing on a variety of allotment sizes and acknowledges that development will not be restricted to single storey in that it envisages an increase in the number of dwellings of two or more stories.

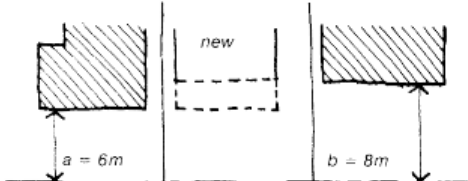
From a ‘first principle’ basis, the proposed development is consistent with the land uses envisaged by the Residential Zone.

Whilst there are no other examples in the locality of two storey development, the form is considered to be reasonably anticipated by the Zone. Provided other qualitative and quantitative provisions of the Development Plan are satisfactorily addressed to a degree that proposal can suitably integrate with surrounding development, a supportive recommendation should likely be anticipated.

Setbacks and Siting

Principle of Development Control 23 of the General *Design and Appearance* provisions states:

PDC 23: Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:  <p style="text-align: center;"><i>When $b - a \leq 2$, setback of new dwelling = a or b</i></p>
Greater than 2 metres	At least the average setback of the adjacent buildings.

The proposed front setbacks match with, but (due to layout of the allotments) do not align with the existing dwellings within the Community scheme. Prevailing setbacks within the community area are consistently in the order of 4 – 5 metres, matching the proposed dwelling’s front setback.

Principles of Development Control 16 and 17 of the General *Residential Development* provisions seek in respect of side setbacks, that:

PDC 16: Dwellings should be set back from allotment or site boundaries to:
 (a) *contribute to the desired character of the area*
 (b) *provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.*

PDC 17: Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
 (a) *minimise the visual impact of buildings from adjoining properties*
 (b) *minimise the overshadowing of adjoining properties.*

The proposed dwelling provides adequate setbacks at ground level to the northern and eastern boundaries with the upper level walls remaining consistent with the ground level walls.

The garage boundary wall (2.74 metres height) is constructed on the southern boundary for a length of 7.3 metres and the ground level alfresco area extends to within 0.8 metres for the western boundary. The upper storey walls step back 6.0 metres from the southern boundary, increasing solar access (to the back yard area particularly of the adjoining allotments), and the western upper storey wall is set back 2.0 metres further from the western boundary.

The proposed setbacks are considered to be generally consistent with setback standards established within the locality, wherein many dwellings and their ancillary structures such as carports, garages and outdoor areas extend up-to the site boundaries.

The unique configuration of the land makes it difficult to demonstrate consistency with the other dwellings in the locality, however considered generally, the separation distances from boundaries and the proportion of open space provided between buildings is considered to be relatively consistent with the character of the locality.

Design and Appearance

There are a number of relevant provisions within the General section *Design and Appearance* and *Residential Development* sections. The following provisions are considered to be particularly relevant.

General Design and Appearance provisions provide:

Objective 1: Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.

PDC 2: Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.

PDC 3: Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:

- (a) articulation*
- (b) colour and detailing*
- (c) design and placing of windows*
- (d) variations to facades*

PDC 12: Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.

Residential Zone provisions provide:

PDC 7: Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.

PDC 8: Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.

- PDC 9: The design of residential flat buildings should:*
- (a) define individual dwellings in the external appearance of the building*
 - (b) provide transitional space around the entry*
 - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.*

The proposed dwelling will introduce an increased scale of development in the form of a two storey dwelling that does not currently exist within the locality. However the design and appearance of the building including external materials, and finishes and the context of the site are considered to closely accord all other character features other than building height.

The dwelling exhibits variation in rooflines, defining single and second storey elements and reducing overall bulk of the building by ‘stepping back’ upper storey walls relative to the southern and western boundaries.

The dwelling appropriately addresses the ‘frontage’ to the common driveway and provides an easily interpretable point of access and visible front door that is visible to the common driveway emphasised by the front porch.

It is noted that concerns were raised by representors in relation to the visibility of the structure and their perceived loss of views towards the adjoining reserves. The two storey element is generally well set off the boundaries and located relatively central on the subject land. While the outlook from neighbouring properties will change with a two storey building, the extent of impact is considered to be acceptable on the basis that residential development on the land is anticipated and dwellings of more than one storey are reasonably anticipated within the Residential Zone.

In summary, it is considered that the design and appearance of the building incorporates positive design elements encouraged by the Development Plan and overall, the design and appearance is compatible with existing development within the locality.

Visual Privacy

The Development Plan General *Residential Development*, Principle of Development Control 29 states that:

- PDC 29 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.7 metres or be permanently screened to a height of not less than 1.7 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.*

All side and rear upper level windows not facing the reserve are generally provided with sill heights of 1.7 metres above upper floor level or propose obscured glazing of hopper style windows which provide limited opening capability and visibility from rooms to nearby adjoining land. The windows to the upper storey that face towards the reserve have low window sills and clear glass to maximise views towards the reserve. While there is some viewing onto the adjoining sites to the immediate east and west, the angle of view is limited to area generally fenced with tubular fencing that is highly visible from the reserve.

Furthermore the existing dwelling immediately east of the proposed development is substantially 'built to the boundary' and will not readily enable overlooking from the upper storey into the private open space area of that dwelling.

Visual privacy is considered to adequately satisfy the relevant provision of the Development Plan in this regard.

Private Open Space

General Residential Development Principle of Development Control 24 states that:

PDC 24 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.
Less than 250 square metres	35 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater. One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.

The dwelling is served by areas of private open space directly accessible from the open plan living / dining area of the dwelling and includes the covered alfresco area at the rear ground-level of the dwelling.

The total available area for private open space substantially exceeds the prescribed area (80m²) with in excess of 170m² available.

The concealed small yard section in the south-west of the site is substantially enclosed by the rear wall of the garage and portion of the south wall of the dwelling where it will be ancillary to the alfresco area where it will contribute to the sheltered private open space for occupants, entertaining, storage or passive recreation.

The availability of private open space is therefore considered acceptable.

Car Parking and Access

Under the Council-wide Residential Development module, Principle of Development Control 36 states that:

PDC 36 The number of driveway crossovers should be minimised and appropriately separated to optimise the provision of on-street visitor parking and preserve and enhance street character including opportunities for landscaping, tree planting and fences.

Council-wide Transportation and Access module, Principles of Development Control 32 and 35 further state that:

PDC 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table Sal/2 Off Street Vehicle Parking Requirements unless an agreement is reached between the Council and the applicant for a reduced number of parking spaces where one of the following applies:

- (a) a financial contribution is paid into the Council Car Parking Funds specified by the Council, in accordance with the gazetted rate per car park associated with the 'Car Parking Fund Areas' ...*
- (b) it can be demonstrated that fewer car parks would be required to meet the car parking needs associated with the development.*

PDC 35 Vehicle parking areas should be designed to reduce opportunities for crime by:

- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads.*

Table Sal/2 – Off Street Vehicle Parking Requirements states the number of required car parking spaces for dwelling as follows:

2 spaces per dwelling, one of which is to be covered.

The proposed dwelling is serviced by a double garage and provides sufficient area within the driveway for two additional visitor parking spaces, and therefore satisfies the quantitative requirement outlined above.

The driveway is accessed via the common property. There is manoeuvring capability for vehicles onsite between the porch and side property boundary, allowing for vehicles to enter and leave the site in a forward direction.

Fencing and Landscaping

Principle of Development Control 1 of the General Section, *Landscaping, Fences and Walls* provisions states that:

PDC 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:

- (a) complement built form and reduce the visual impact of larger buildings (e.g. taller and broader plantings against taller and bulkier building components)*
- (b) enhance the appearance of road frontages*
- (c) screen service yards, loading areas and outdoor storage areas*
- (d) minimise maintenance and watering requirements*
- (e) enhance and define outdoor spaces, including car parking areas*
- (f) maximise shade and shelter*
- (g) assist in climate control within and around buildings*
- (h) minimise heat absorption and reflection*

- (i) *maintain privacy*
- (j) *maximise stormwater re-use*
- (k) *complement existing vegetation, including native vegetation*
- (l) *contribute to the viability of ecosystems and species*
- (m) *promote water and biodiversity conservation.*

Landscaping will include small shrubs and a mulched garden bed along the driveway. Substantial paving is to be incorporated for the periphery of the dwelling and more substantially to the front yard /porch area of the dwelling with the remaining area of the allotment, of some 148m² being predominantly planted with drought tolerant lawn.

Fences are not proposed in the development application, noting that perimeter fencing is established. A minor retaining wall to 0.5 metres will be required in order to provide a flat level site particularly to the north-western corner of the land where it gently falls away.

Whilst not being substantial, the extent of landscaping will enhance the appearance of the development and complement the setting of the adjoining dwellings.

The proposed development is considered to generally comply with the Development Plan in this regard.

Overshadowing

Under the Council-wide Residential Development module, Principles of Development Control 11 and 12 state that:

- PDC 11 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9 am and 5 pm on the 21 June.*
- PDC 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following:*
 - (a) half of the existing ground-level open space*
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).*

Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.

Shadow diagrams have been prepared which shows that the adjacent dwelling to the west will have a portion of their private open space shaded between 9am and 12 noon and the rear yard of the adjacent dwelling to the south will be in shade at 3pm at the Winter Solstice. North facing windows to the adjacent dwelling to the south are shaded by an existing verandah.

The shadow diagrams show that 50% of the main area of private open space for adjacent dwellings will receive direct sunlight for at least 2 hours between 9am and 3pm at the Winter Solstice.

Therefore, the development satisfies Principles of Development Control 11 and 12 above.

13. CONCLUSION

The applicant seeks approval for the construction of a two (2) storey dwelling on the subject land.

This report has provided a detailed assessment of the application against the relevant provisions of the Salisbury Development Plan. The assessment found that:

- a) The proposal represents an appropriate development / land use within the Residential Zone;
- b) Building height and bulk characteristics of the two storey dwelling are a departure from the established character of the locality, however the Residential Zone contemplates dwellings of a two storey nature;
- c) Privacy of adjoining dwellings will be achieved by provision of high level windows and fixed / restricted opening obscured glazing to habitable rooms;
- d) The materiality, finishes and detailing of the building is generally consistent with dwellings within the locality;
- e) The dwelling is provided with a sufficient area of private open space at ground level;
- f) Adequate on-site car parking and vehicular access will be provided;
- g) Stormwater management methods are acceptable;
- h) Retaining walls and fence line plinths are considered reasonable and will not detrimentally impact adjoining allotments;
- i) Overshadowing to adjoining properties is acceptable.

Accordingly, it is recommended that Development Plan Consent be granted, subject to conditions.

14. STAFF RECOMMENDATION

That the Development Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated 4 April 2019.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/2556/2020/2A for Two Storey Dwelling in accordance with the plans and details submitted with the application and subject to the following conditions:

Development Plan Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Document / Drawing No.	Plan Type / Detail	Date (Revision)	Prepared By
20ADL-0592	Planning Statement	14/12/2020	URPS
19439-WD01	General Notes	08/02/2021 (03)	Rivergum Homes
19439-WD02	Site Plan	08/02/2021 (03)	Rivergum Homes
19439-WD03	Floor Plan GF	08/02/2021 (03)	Rivergum Homes

19439-WD04	Floor Plan FF	08/02/2021 (03)	Rivergum Homes
19439-WD05	Elevations	08/02/2021 (03)	Rivergum Homes
19439-WD06	Elevations	08/02/2021 (03)	Rivergum Homes
19439-WD15	Section	08/02/2021 (03)	Rivergum Homes
19439-WD16	Timber Framing	08/02/2021 (03)	Rivergum Homes
151437	Site Layout Plan	Oct. 20	Intrax Housing
151437	Site Layout Details - Sheet 1	Oct. 20	Intrax Housing
19439	Selected Items (schedule)	12/02/2021	Rivergum Homes

Reason: To ensure the proposal is established in accordance with the submitted plans.

- The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved Landscaping details, prepared by Rivergum Homes. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping shall be completed prior to the occupation of the dwelling.

Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.

- All driveways and manoeuvring areas and hardstand areas as shown on the Approved Site Layout Plan, prepared by Intrax Housing for Rivergum Homes, shall be constructed with brick paving, to a standard appropriate for the intended traffic volumes and vehicle types. Driveways and car parking areas shall be established prior to occupation and shall be maintained at all times to the satisfaction of Council.

Reason: To ensure access and car parking is provided on the site in a manner that maintains and enhances the amenity of the locality.

- A new invert, crossover and driveway shall be constructed, prior to occupation of the new dwelling, in accordance with the Approved Site Plan, and Council's Vehicle Crossover (Single Width) Standard Detail, Drawing SD-12 and 13.

Reason: To ensure the new dwelling is served by an accessible driveway and crossover.

- Apart from the northern elevation where windows are designed overlook the reserve, all side and rear windows fixed to the upper storey walls of the building shall have a sill height of at least 1.7m above finished floor level or where the sill height is less than 1.7m above finished floor level, the window shall be fixed, or hopper type bottom-opening windows unable to be opened more than 125mm and provided with translucent glass or film up to a height of 1.7m above finished floor level. The above-mentioned window treatments shall be established prior to occupation of the dwelling and shall be maintained to the reasonable satisfaction of Council.

Note: Other forms of privacy screening may be a suitable alternative to the above such as fixed external screens, so long as it can be demonstrated to Council that the alternative screening solution will prevent overlooking. Should you wish to use an alternative screening method, you must lodge a Development Application with Council to vary the above condition.

Reason: To minimise the loss of privacy for residents of adjacent dwellings.

Advice Notes

With regards to all proposed boundary fencing and boundary retaining walls, the applicant is reminded to appropriately consult with adjoining property owners and follow due process pursuant to the *Fences Act 1975*.

CO-ORDINATION

Officer: GMCiD AM
Date: 15.04.21 13.04.21

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Proposal Plans and Supporting Information
2. Notice of Category 2 Development and Copy of Representations
3. Applicant Response to Representations
4. Extract of Relevant Development Plan Provisions (Consolidated 4 April 2019)

Attachment 1

Proposal Plans and Supporting Information



Product Register Search (CT 6023/263)
 Date/Time 27/08/2020 02:18PM
 Customer Reference Hill 19439
 Order ID 20200827007871



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



Certificate of Title - Volume 6023 Folio 263

Parent Title(s) CT 5865/159
 Creating Dealing(s) ACT 11035359
 Title Issued 11/11/2008 Edition 1 Edition Issued 11/11/2008

Estate Type

FEE SIMPLE

Registered Proprietor

SEAN THOMAS KELLY
 PATRICIA JOSEPHINE KELLY
 OF LOT 2 JENKINS DRIVE SALISBURY PARK SA 5109
 AS JOINT TENANTS

Description of Land

LOT 1 PRIMARY COMMUNITY PLAN 24975
 IN THE AREA NAMED SALISBURY PARK
 HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
7117510	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title NIL

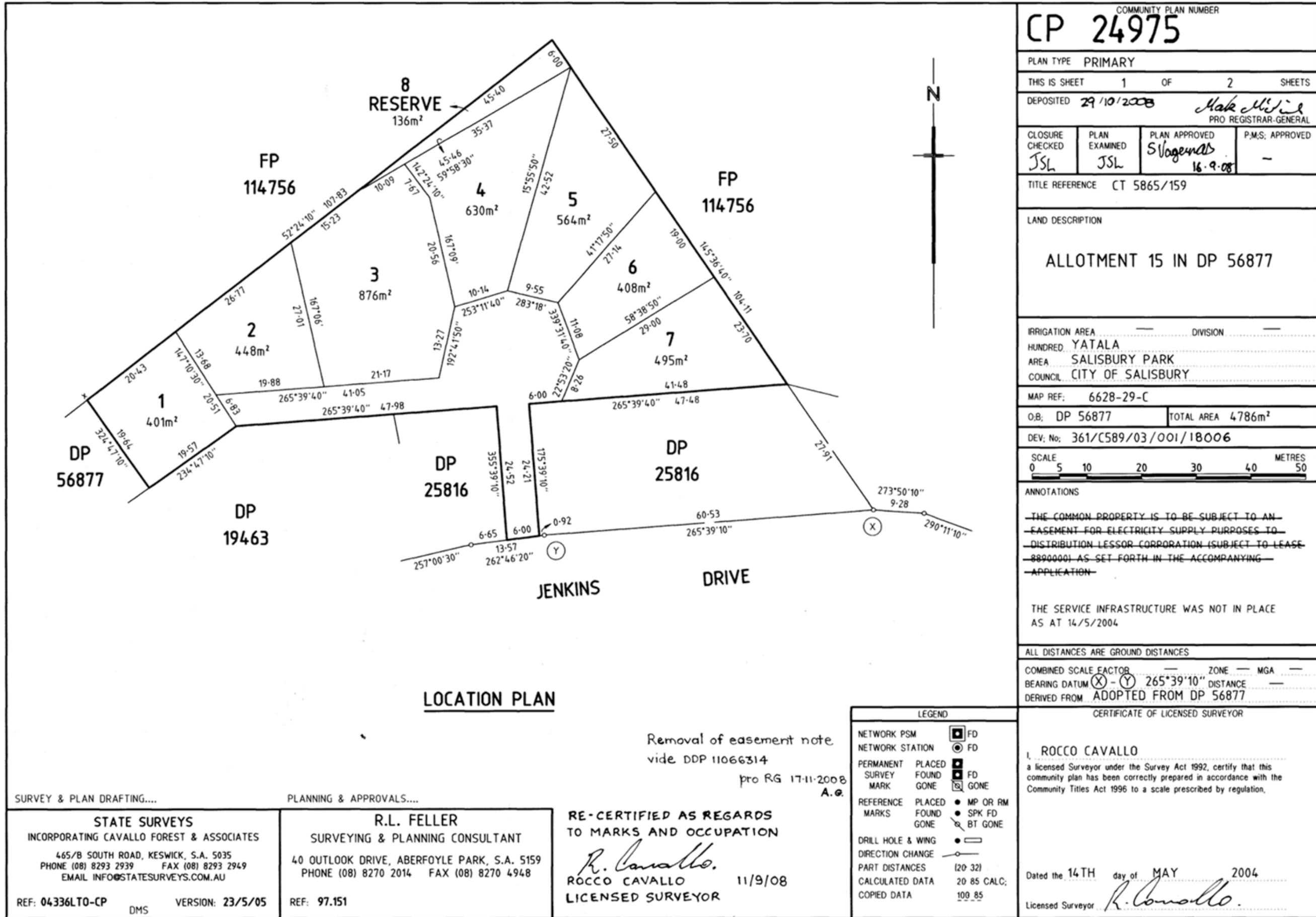
Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
17/09/2008	11035360	BY-LAWS	FILED
17/09/2008	11035361	SCHEME DESCRIPTION	FILED
29/10/2008	11058223	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes NIL

Administrative Interests NIL



COMMUNITY PLAN NUMBER CP 24975			
PLAN TYPE PRIMARY			
THIS IS SHEET 1 OF 2 SHEETS		DEPOSITED 29/10/2008	
CLOSURE CHECKED JSL		PLAN EXAMINED JSL	PLAN APPROVED Slogens 16.9.08
TITLE REFERENCE CT 5865/159			
LAND DESCRIPTION ALLOTMENT 15 IN DP 56877			
IRRIGATION AREA _____ DIVISION _____			
HUNDRED YATALA AREA SALISBURY PARK COUNCIL CITY OF SALISBURY			
MAP REF: 6628-29-C			
O.B: DP 56877		TOTAL AREA 4786m²	
DEV. No: 361/C589/03/001/18006			
SCALE 0 5 10 20 30 40 50 METRES			
ANNOTATIONS THE COMMON PROPERTY IS TO BE SUBJECT TO AN EASEMENT FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) AS SET FORTH IN THE ACCOMPANYING APPLICATION			
THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 14/5/2004			
ALL DISTANCES ARE GROUND DISTANCES			
COMBINED SCALE FACTOR _____ ZONE _____ MGA _____			
BEARING DATUM (X) - (Y) 265°39'10" DISTANCE _____			
DERIVED FROM ADOPTED FROM DP 56877			
CERTIFICATE OF LICENSED SURVEYOR			
ROCCO CAVALLO			
a licensed Surveyor under the Survey Act 1992, certify that this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation.			
Dated the 14TH day of MAY 2004			
Licensed Surveyor R. Cavallo			

LOCATION PLAN

Removal of easement note vide DDP 11066314 pro RG 17-11-2008 A. G.

LEGEND	
NETWORK PSM	FD
NETWORK STATION	FD
PERMANENT SURVEY MARK	PLACED FOUND GONE
REFERENCE MARKS	PLACED FOUND GONE
DRILL HOLE & WING	MP OR RM
DIRECTION CHANGE	SPK FD
PART DISTANCES	BT GONE
CALCULATED DATA	(20 32)
COPIED DATA	20 85 CALC. 100 85

SURVEY & PLAN DRAFTING....
STATE SURVEYS
INCORPORATING CAVALLO FOREST & ASSOCIATES
465/B SOUTH ROAD, KESWICK, S.A. 5035
PHONE (08) 8293 2939 FAX (08) 8293 2949
EMAIL INFO@STATESURVEYS.COM.AU
REF: 04336LTO-CP DMS VERSION: 23/5/05

PLANNING & APPROVALS....
R.L. FELLER
SURVEYING & PLANNING CONSULTANT
40 OUTLOOK DRIVE, ABERFOYLE PARK, S.A. 5159
PHONE (08) 8270 2014 FAX (08) 8270 4948
REF: 97.151

RE-CERTIFIED AS REGARDS TO MARKS AND OCCUPATION
R. Cavallo
ROCCO CAVALLO 11/9/08
LICENSED SURVEYOR

CHK JP

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 24975

THIS IS SHEET **2** OF **2** SHEETS

APPROVED

SW
16.9.08

DEPOSITED

29/10/2008

Mak Meril
PRO REGISTRAR-GENERAL

APPLICATION

11035359

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1,180	
2	1,245	
3	2,305	
4	1,490	
5	1,395	
6	1,155	
7	1,230	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I JEFFREY WOOD being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 28TH day of AUGUST 2008

Jeffrey Wood
Signature of Land Valuer

C24975

GENERAL NOTES:

- These drawings are to be read in conjunction with all other documents, schedules, specifications, engineering reports and plans. If any discrepancies occur or documents missing, contact site supervisor prior to commencement of any work.
- The structure shall be constructed in strict accordance with all current and relevant Australian standards. All contractors shall be familiar with the relevant standards and the building code of Australia prior to commencement of any work.
- All measurements are not to be scaled. Written dimensions will take precedence over scale. If dimensions are missing or needing clarification, contractors are to verify prior to commencement of any work.
- All dimensions shown on plans are to frame work and finished floor levels excluding external windows and doors. Dimensions are nominal and are subject to change if required.

SITE:

- All site set out dimensions shall be checked and verified prior to commencement of any work.
- Refer to civil engineering report and plans for Finished Floor Levels, Paving Levels, Retaining wall location and details, Stormwater details, any excavation and/or filling required.

SLAB:

- Exposed concrete slabs cannot be guaranteed to be free from chips, scratches, paint etc during construction. It is recommended that all external slabs have a tiled finish or to be poured separately close to handover (subject to extra coat) if a raw finish is desired.
- Slab setout plan is to be read in conjunction with current engineering report and plans. If any discrepancies occur or documents missing, contact site supervisor prior to commencement of any work.
- Concrete slab on ground to have 75mm exposed offset top edge set down 90mm will 10mm fall to top of paving unless noted otherwise.
- Collar protections shall be provided to all service penetrations unless noted otherwise.
- Homeguard to perimeter shall be provided if specified.
- Termite protection in accordance with NCC Part 3.1.3
- All locations of service penetrations shall be confirmed prior to commencement of any work.
- Where a dwelling is built on boundary, a stormwater sleeve is to be provided. Refer to engineering plans for details.
- Where the gas supply runs through strip footing a conduit of 50mm diameter must be provided at a depth of 450mm
- Slab rebates shall be 90mm with 10mm fall on the 75mm offset unless noted otherwise.
- Setdowns to porches, alfresco's and verandahs shall be 90mm unless noted otherwise.

FRAMING:

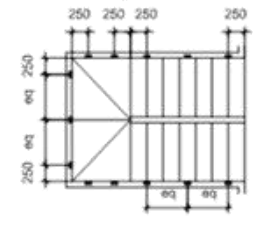
- Wall, floor and roof framing shall be designed in accordance with manufacturers details and specifications.
- All niche sizes are internal frame dimensions only. No allowance has been made for wall linings or tiling.
- Termite protection in accordance with NCC Part 3.1.3
- Protective coating for structural steel to be provided in moderate and extreme environments in accordance with the tables 3.4.4.7 (Structural Steel Members) of the BCA

ROOF:

- All gutters and downpipes shall be in accordance with NCC Part 3.5.2 & AS/NZS3500.3

STAIRS:

- All stairs to have a balustrade height of 1000mm with a 125mm max gap between balusters and handrails @ 865mm high.
- All handrails to staircases to be installed in accordance with NCC Vol 2 - 3.9.2.4
- Non slip finish to treads.
- Stairs trimmers shall be provided to all staircases for fixing of handrails. Trimmers are to be located 250mm in from all stair landings and from the start of every stair flight. Remainder shall be evenly spaced with not exceeding 600mm (REFER TO DETAIL BELOW)



WET AREA:

- All wet areas shall be constructed in accordance with the NCC Volume 2, SA Variation SA3
- All external above ground membranes shall be complying with AS 4654 Parts 1 & 2.
- Waterproofing membranes for external above ground use shall comply with BCA Vol 2 - Part 3.8.1.3
- NO Wet area setdown to upper floor unless noted otherwise.
- Floor traps to ALL wet areas, excluding WC's unless noted otherwise. Overflows to all plumbing fixtures MUST be used unless otherwise noted.
- Lift off hinges are to be provided where toilet pan is located within 1200mm of the door hinge.
- Exhaust fans are to be supplied to wet areas where no natural ventilation is provided discharging to vented roof space or atmosphere as noted.
- Refer to selections documentation for extent of wall and floor tiling. If any discrepancies occur, contact site supervisor prior to commencement of any work.
- Tiled ledge to bath to be provided unless shown otherwise.

CLADDING / LININGS:

- All roof, wall and floor claddings shall be installed in accordance with manufacturers details and specifications.
- Refer to current engineering report and plans for location and details of all control joints.
- Fire retardant sealant shall be provided to control joints for walls located on boundaries.
- Where brickwork occurs, it shall be in accordance with AS 3700 & BCA Section 3.3.
- Where rendered brickwork is nominated, the render shall be Cement render with Paint finish unless noted otherwise
- Where rendered AAC or Fibre Cement Sheet is nominated, the render shall be Acrylic render with Paint finish unless noted otherwise
- Where pliable building membranes are installed in the external wall, these will comply with AS 4200.1 and installed in accordance with AS 4200.2 & BCA Clause 3.8.7.2 - Pliable building membranes
- Where a 12.0m straight run of plasterboard ceiling occurs, a control joint shall be provided in accordance with manufacturers details.

WINDOWS AND DOORS:

- Refer to window and door schedule for exact sizes. If any discrepancies occur, contact site supervisor prior to commencement of any work.
- All timber external doors are recommended to swing inwards. Swinging doors outwards may void warranty requirements and create waterproofing and weathering issues
- All glazing to be in accordance with AS 1288
- Safety glazing in human impact areas including adjacent baths or showers to be in accordance with BCA Clause 3.6.4.5.
- All windows to upper floor to have a restricted opening of 100mm to comply with NCC requirements (Section 3.9.2.5) except where leading to a balcony.

WET AREA LEGEND:

- TR: Towel rail as specified at 1000mm AFL unless noted otherwise
- TRH: Toilet roll holder as specified at 750mm AFL unless noted otherwise
- HTR: Hand towel ring/rail as specified at 1400mm AFL unless noted otherwise
- RH: Robe hook as specified at 1800mm AFL unless noted otherwise
- SS: Shower shelf as specified at 1400mm AFL unless noted otherwise

ELECTRICAL:

- Self contained smoke alarm shall comply with AS3786 and be connected to the consumer mains power. If more than one smoke detector is provided, they must be interconnected. BCA part 3.7.2.2
- All light switches are to be located at 1050mm AFL unless noted otherwise
- AC, Security and HWS panels are to be located at 1400mm AFL unless noted otherwise
- All internal wall mounted batten lights are to be located at 2100mm AFL unless noted otherwise
- GPO's not located above benchtops are to be at 300mm AFL unless noted otherwise
- GPO's located above benchtops are to be at 1050mm AFL unless noted otherwise
- TV, data, HDMI, internal gas points and Foxtel points are to be at 300mm AFL unless noted otherwise
- All GPO's to wet areas excluding f'drys are to be located at 1050mm AFL unless noted otherwise
- All external water proof GPO's are to be located at 1200mm AFL unless noted otherwise
- Double GPO and water point to be provided in cupboard of inset trough for washing machine unless noted otherwise.
- Single GPO and water point to be provided in cupboard under sink for dishwasher provision where nominated.

BUSHFIRE:

- Refer to bushfire notes on plans for details.

ROLLER/PANEL LIFT DOOR HEAD HEIGHT CLEARANCE:

- 2100mm high door or 2440mm ceiling with full height door - 1980mm nom. total clearance
- 2400mm high door or 2740mm ceiling with full height door - 2280mm nom. total clearance

JOINERY:

Linens, P'trys and broom cupb'ds:

- 2440 ceilings: Laminated linen cupb'ds and p'trys are to be 2115mm high + 30mm top filler, with 4 x shelves unless noted otherwise. Intermediate support shall be provided where required.
- 2580 ceilings: Laminated linen cupb'ds and p'trys are to be 2115mm high + 30mm top filler, with 4 x shelves unless noted otherwise. Intermediate support shall be provided where required.
- 2730 ceilings: Laminated linen cupb'ds and p'trys are to be 2415mm high + 30mm top filler, with 4 x shelves unless noted otherwise. Intermediate support shall be provided where required.
- Broom cupb'ds are to be constructed as above except 1 shelf @ 1800mm AFL.
- Walk in Pantry shelving to have intermediate upright support where required.

Overhead cupb'ds:

- 2440 ceilings: Overhead cupb'ds are to be 515mm high (30mm filler) x 300mm deep (350mm for undermount rangehoods) with 1 x shelf unless noted otherwise.
- 2580 ceilings: Overhead cupb'ds are to be 515mm high (30mm filler) x 300mm deep (350mm for undermount rangehoods) with 1 x shelf unless noted otherwise.
- 2730 ceilings: Overhead cupb'ds are to be 815mm high (30mm filler) x 300mm deep (350mm for undermount rangehoods) with 1 x shelf unless noted otherwise.

Kitchen bench:

- Where a laminated kitchen bench length is over 3.6m, a bench joint is required.
- Where a stone kitchen bench length is over 3.0m and a width of 1.4m, a bench joint is required.
- Kitchen bench overhang shall be 200mm unless noted otherwise.
- Where a kitchen window sill is at bench height, the benchtop shall run over the timber frame to finish under window frame unless noted otherwise.

Laundry inset trough:

- 700mm wide (+30mm filler + 16mm end panel) x 900mm high laminated cupb'd with inset trough unless shown otherwise.
- Benchtop only to run full width of laundry only when selected as an upgrade and shown.

Vanities:

- Vanities with either standard basins or semi-inset basins shall be 900mm high with 1 x shelf unless noted otherwise.
- Vanities with above counter basins shall be 900mm high to top of basin with 1 x shelf unless noted otherwise.
- All wall hung vanities / basins to have concealed waste pipe run through wall frame (subject to proposed framing layout).

NOTE: Refer to New 2020 Rivergum Standard Details

Rev	Ch. ID	Issue Name	Date	Drawing Title
D1		Working Drawings (GA)	8/12/2020	General Notes
D2		Amendment to Bed1 window (ND)	4/02/2021	Design: ASPEN 42 G - BOS - Connected
D3		Construction Drawings (ND)	8/02/2021	Site: Lot 1 (#40) Jenking Drive SALISBURY PARK
				Customer: Mr E. A. Hill
				Reference No: 19439-WD01
				Scale @ A3: 1:1
				Drawn: HT -

CONSTRUCTION PLANS

Please Sign Here: _____

Date: _____

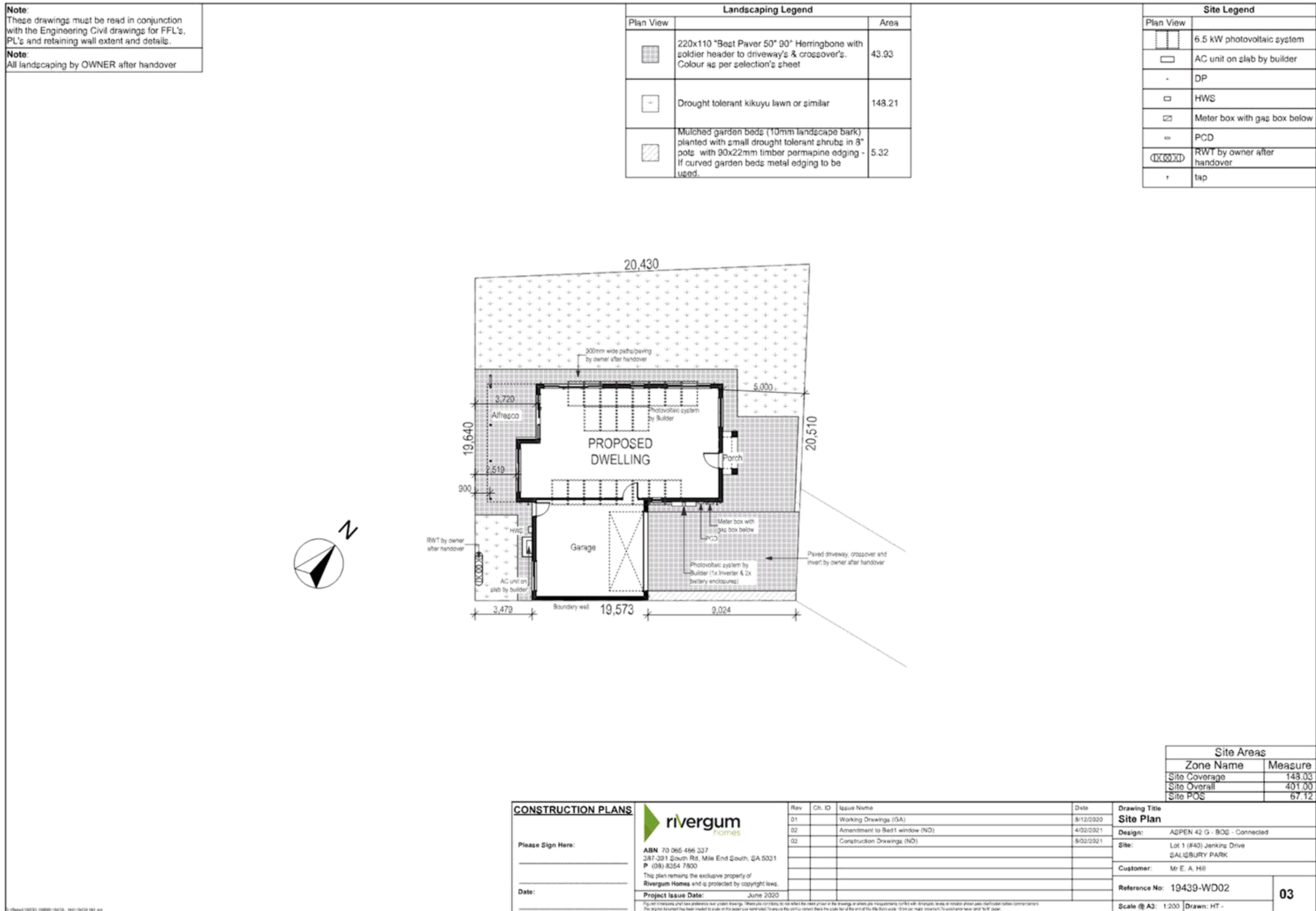
rivergum homes

ABN 70 065 486 337
387-391 South Rd, Mile End South, SA 5031
P (08) 8354 7800

This plan remains the exclusive property of Rivergum Homes and is protected by copyright laws.

Project Issue Date: June 2020

03



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Information

Windspeed: N3

Bushfire Zone: N/A

Construction: Timber Frame Construction

Title: Torrens

Note:
All internal doors to be 2340mm high. Refer to schedule for details.

Note:
Hatched area denotes 285mm dropped ceiling

Note:
Lift off hinges to Pdr 1 & Pdr 2

Note:
Canopy rangehood to Kitchen discharging to atmosphere via shaft by builder

Kitchen Notes:
- Soft close to all cupboard doors
- Tandembox soft close to drawers
- Drop front doors to overheads only

Wet Area Notes:
- Benchtops lowered to 850AFL
- Smart tile insert grates to all wet areas

Notes:
Photovoltaic System by Builder

Air Conditioner:
Builder to supply & install ducted reverse cycle air-conditioner (layout as per manufacturer's specification)

Note:
- Back to wall toilets throughout
- Above counter basins throughout

Energy Compliance:
Items supplied & installed by Builder:
(NON STANDARD ITEMS STILL TO BE COSTED)
-R6.0 insulation to ceilings excluding Garages, Carports, Porches, Alfrescos & Verandahs
-R1.5 insulation to Garage ceilings or any other ceiling with 9mm recessed edge Fibre Cement board
-R2.5 HP insulation to external walls excluding Garage external walls
-R2.0 insulation to internal walls
-R4.0 insulation between floors
(Plus vapour permeable sarking where applicable)

House Area	
Area Name	Measure
Alfresco	16.76
Garage	42.42
Living Lower	86.49
Living Upper	86.49
Porch	2.37
Total	234.53 m²

CONSTRUCTION PLANS

Please Sign Here:

Date:

ABN 70 065 496 337
387-391 South Rd, Mile End South, SA 5031
P (08) 8354 7800

This plan remains the exclusive property of Rivergum Homes and is protected by copyright laws.

Project Issue Date: June 2020

Rev	Ch. ID	Issue Name	Date
01		Working Drawings (GA)	8/12/2020
02		Amendment to Bed1 window (ND)	4/02/2021
02		Construction Drawings (ND)	8/02/2021

Drawing Title: Floor Plan GF

Design: ASPEN 42 G - BOS - Connected

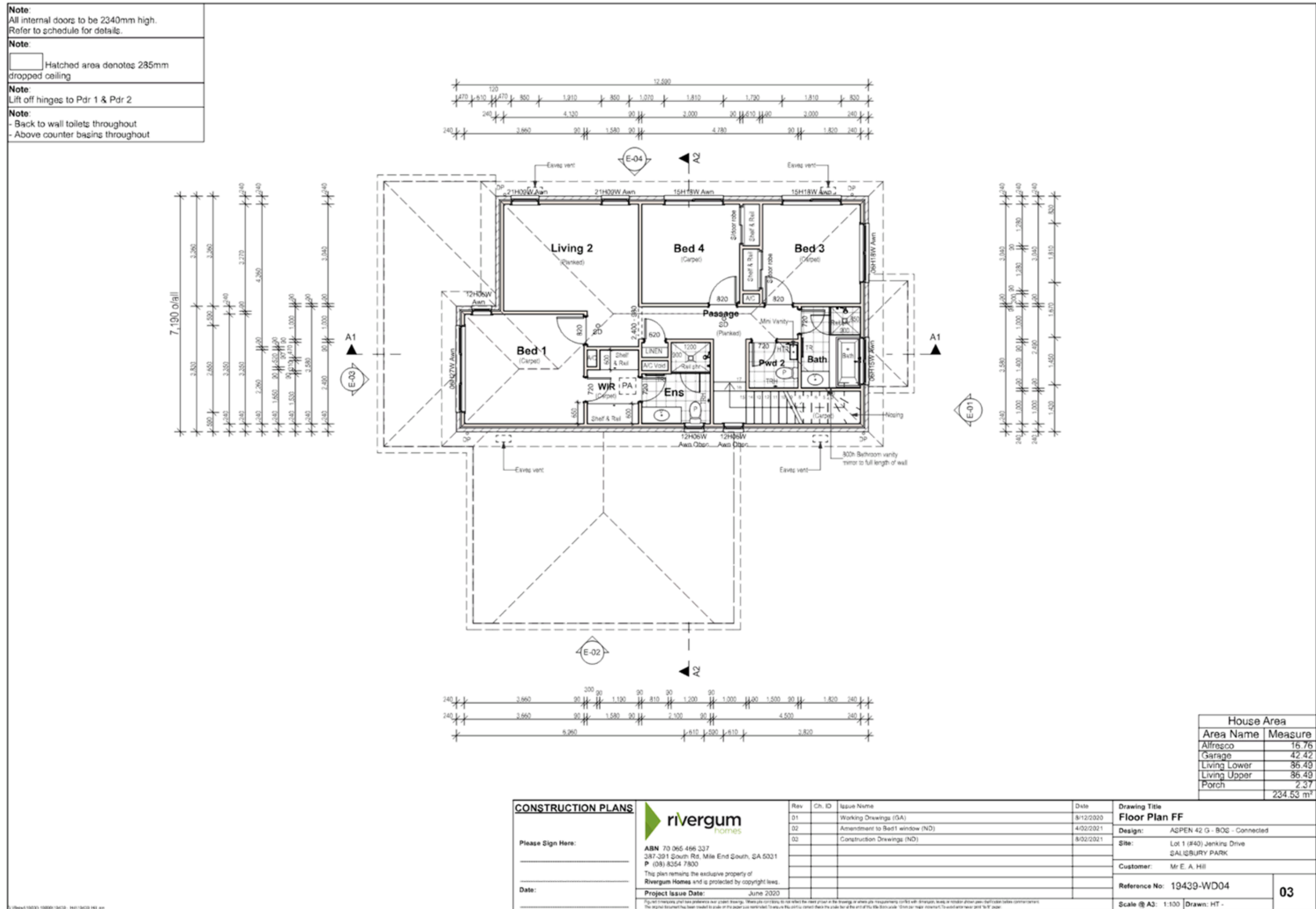
Site: Lot 1 (#40) Jenking Drive SALISBURY PARK

Customer: Mr E. A. Hill

Reference No: 19439-WD03

Scale @ A3: 1:100 **Drawn:** HT -

03

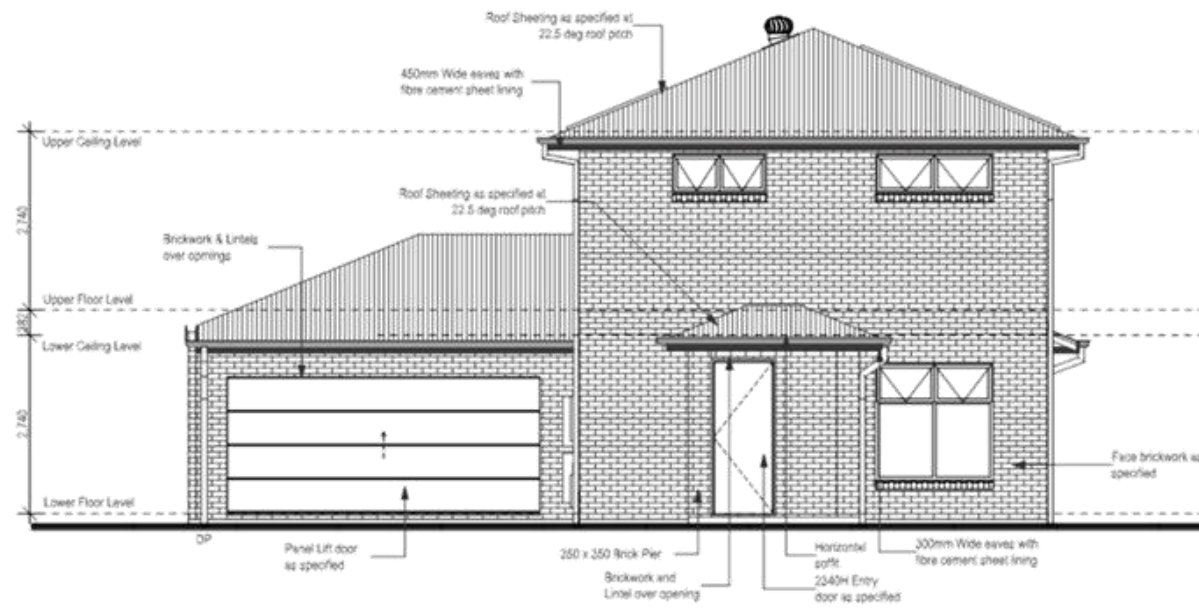


Note:
Control joints as per Engineer's specification for Brickwork only

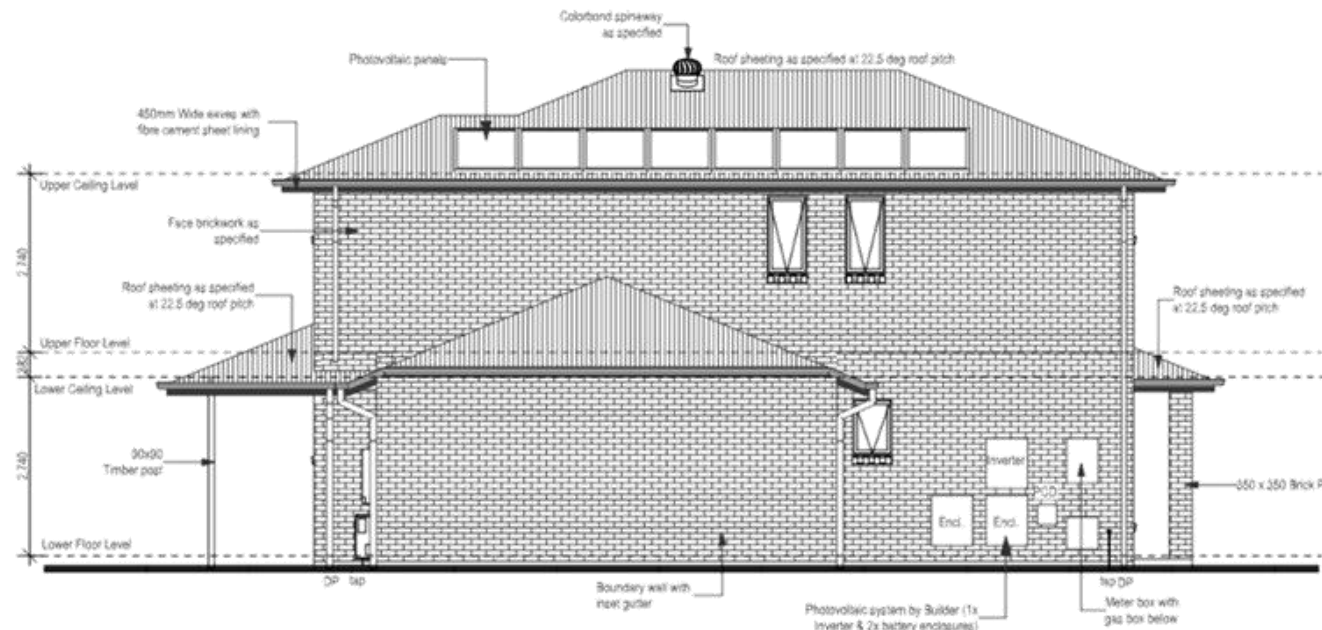
Note:
All window head heights to be at 2400mm. All doors to have timber trim above. Front elevation to be at eaves level OR 2400mm head height with brickwork and lintels above unless noted otherwise.

Note:
100mm Restricted opening to upper floor windows

Note:
Trusses have been designed to accommodate a maximum of 21 photovoltaic panels on the Northern roof elevation. Panels, system & provisions are not included



E-01 Elevation 1:100



E-02 Elevation 1:100

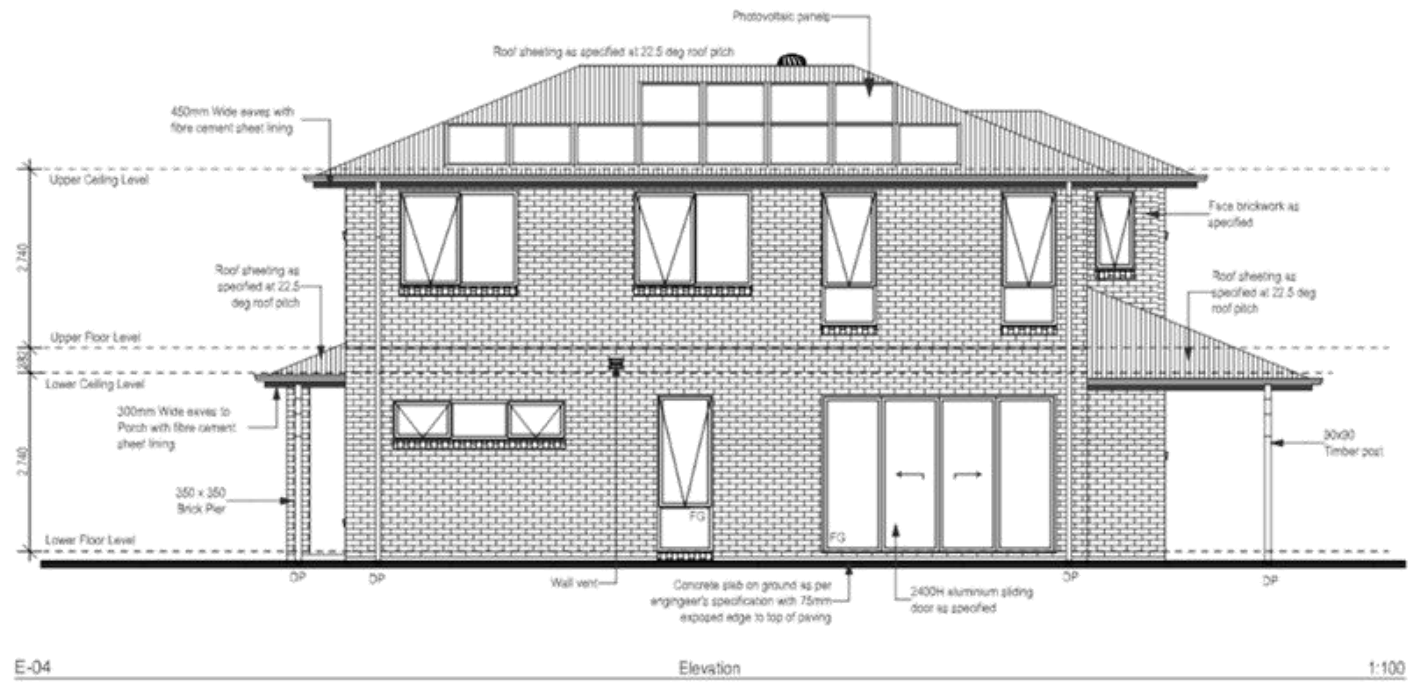
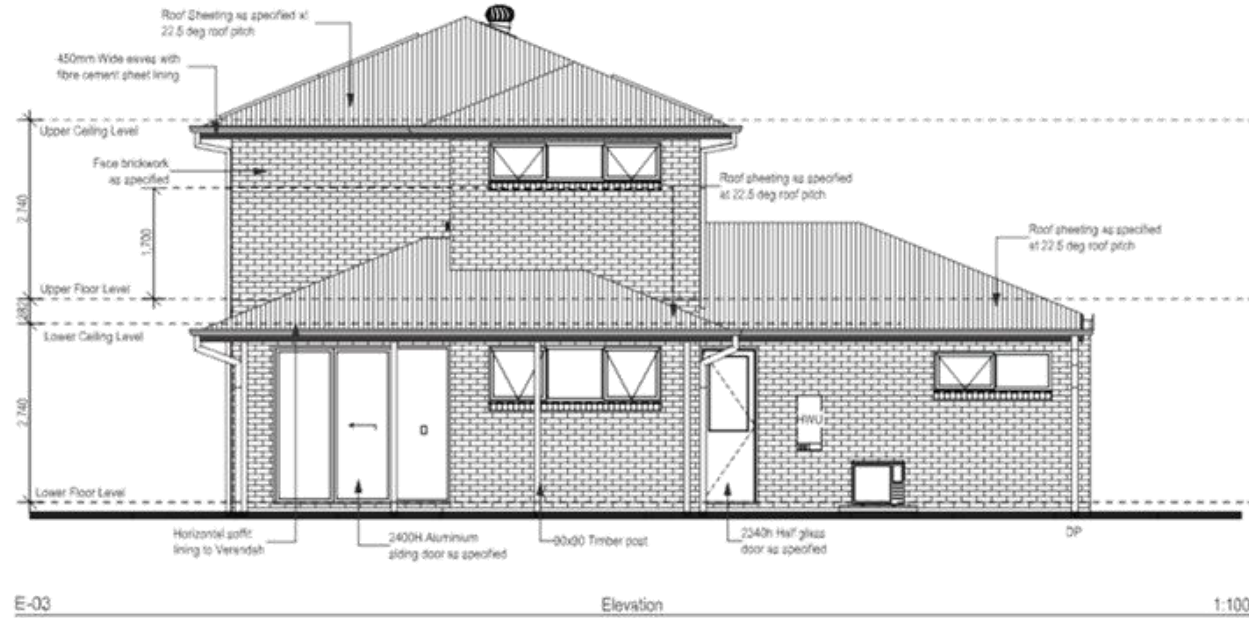
CONSTRUCTION PLANS		rivergum homes		Rev	Ch. ID	Issue Name	Date	Drawing Title	
Please Sign Here: Date:		ABN 70 065 466 337 387-391 South Rd, Mile End South, SA 5031 P (08) 8354 7800 This plan remains the exclusive property of Rivergum Homes and is protected by copyright laws. Project Issue Date: June 2020		D1		Working Drawings (GA)	8/12/2020	Elevations	
				D2		Amendment to Bed1 window (ND)	4/02/2021	Design: ASPEN 42 G - BOS - Connected	
				D2		Construction Drawings (ND)	8/02/2021	Site: Lot 1 (#40) Jenking Drive SALISBURY PARK	
								Customer: Mr E. A. Hill	
								Reference No: 19439-WD05	
								Scale @ A3: 1:100 Drawn: HT -	
								03	

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Information

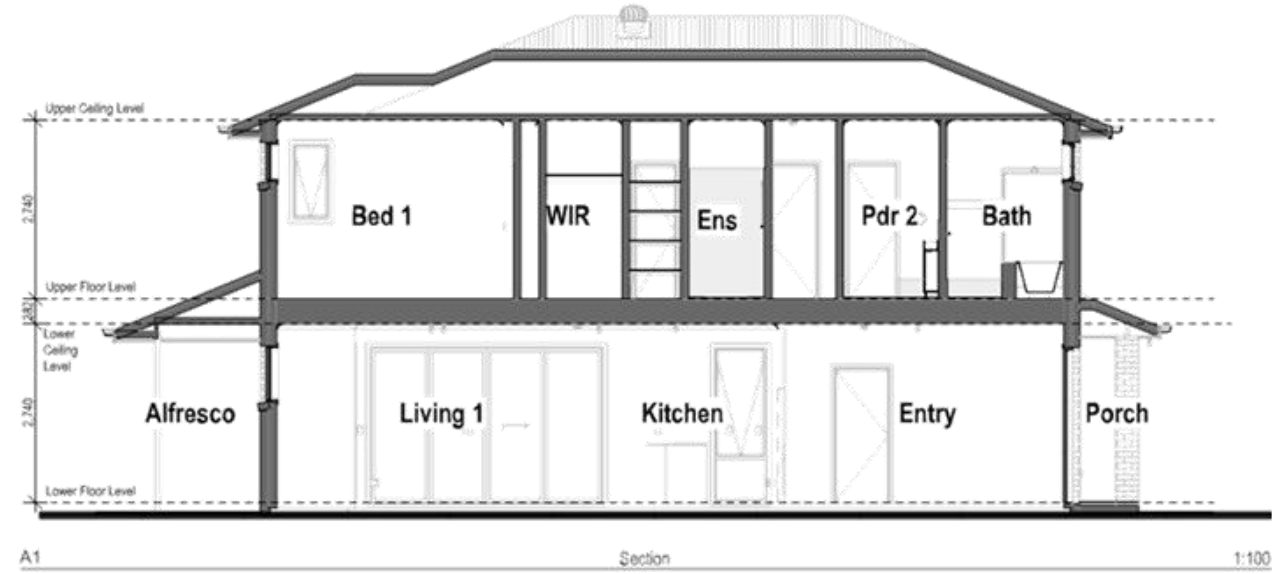
Note:
All window head heights to be at 2400mm.
All doors to have timber trim above.
Front elevation to be at eaves level OR
2400mm head height with brickwork and lintels
above unless noted otherwise.

Note:
100mm Restricted opening to upper floor
windows

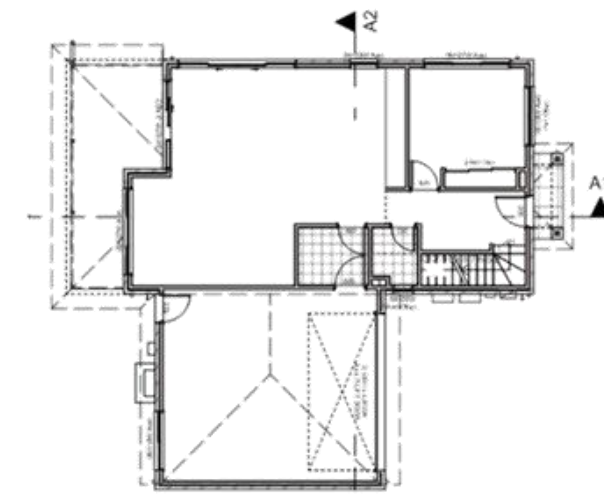
Note:
Trusses have been designed to accommodate a
maximum of 21 photovoltaic panels on the
Northern roof elevation. Panels, system &
provisions are not included



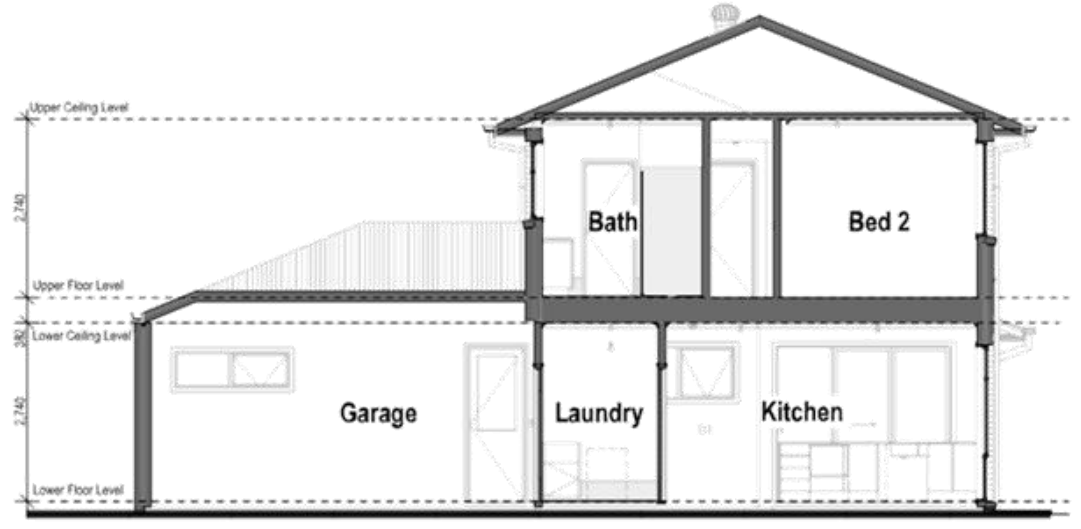
CONSTRUCTION PLANS Please Sign Here: Date:	 ABN 70 065 466 337 387-391 South Rd, Mile End South, SA 5031 P (08) 8354 7800 This plan remains the exclusive property of Rivergum Homes and is protected by copyright laws. Project Issue Date: June 2020	Rev 01 02 02	Ch. ID Working Drawings (GA) Amendment to Bed1 window (ND) Construction Drawings (ND)	Issue Name Working Drawings (GA) Amendment to Bed1 window (ND) Construction Drawings (ND)	Date 8/12/2020 4/02/2021 8/02/2021	Drawing Title Elevations Design: ASPEN 42 G - BOS - Connected Site: Lot 1 (#40) Jenking Drive SALISBURY PARK Customer: Mr E. A. Hill Reference No: 19439-WD06 Scale @ A3: 1:100 Drawn: HT	03
		<small>Fig. not to scale unless otherwise stated. All dimensions are in millimeters unless otherwise stated. All dimensions are in millimeters unless otherwise stated. The original document has been scanned to create this PDF. The original document is the only valid version of this drawing. All dimensions are in millimeters unless otherwise stated.</small>					



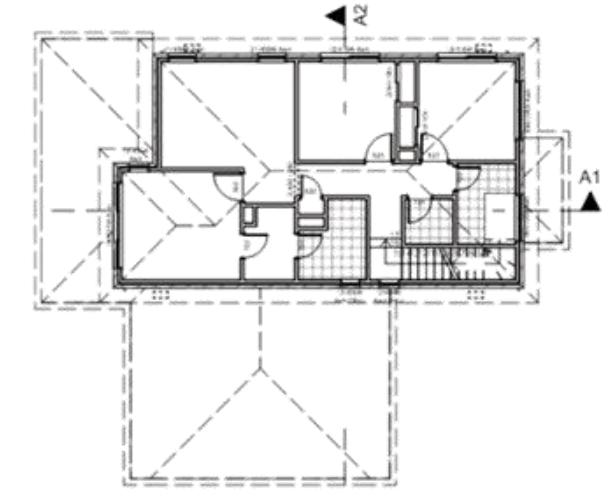
A1 Section 1:100



Floor Plan Section GF 1:200

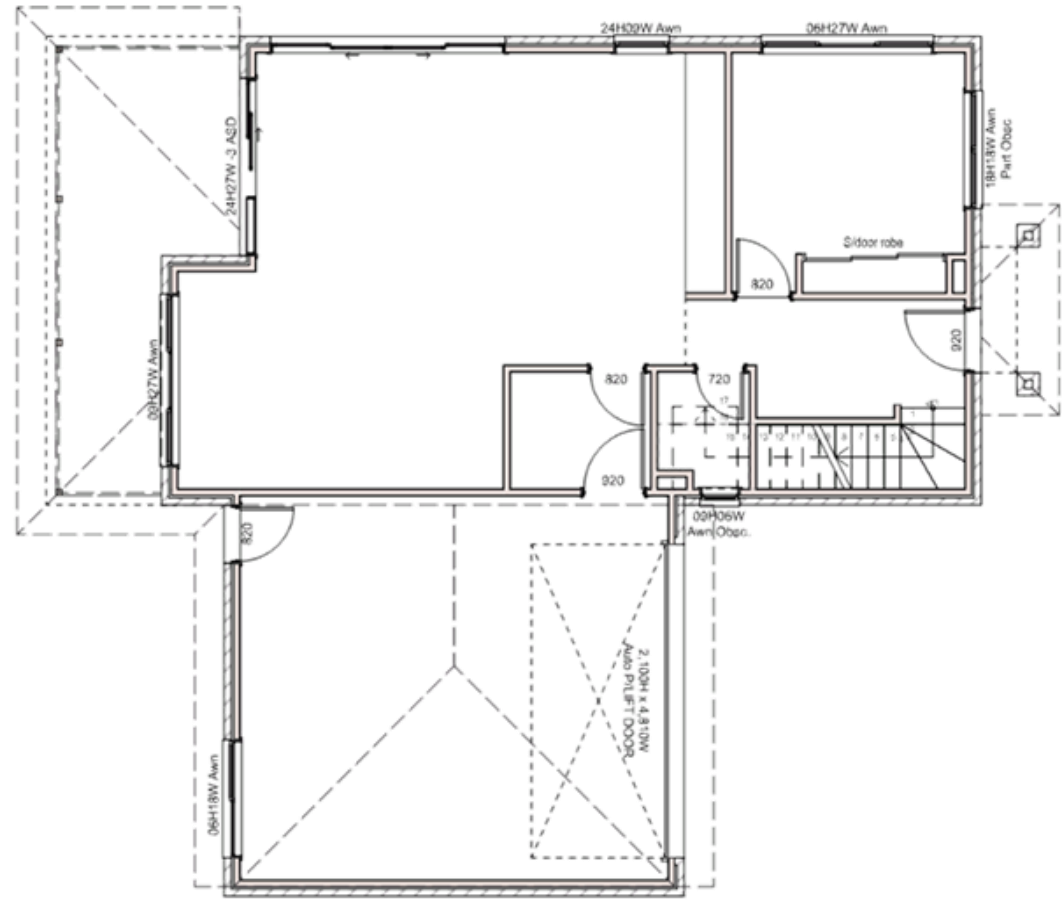


A2 Section 1:100

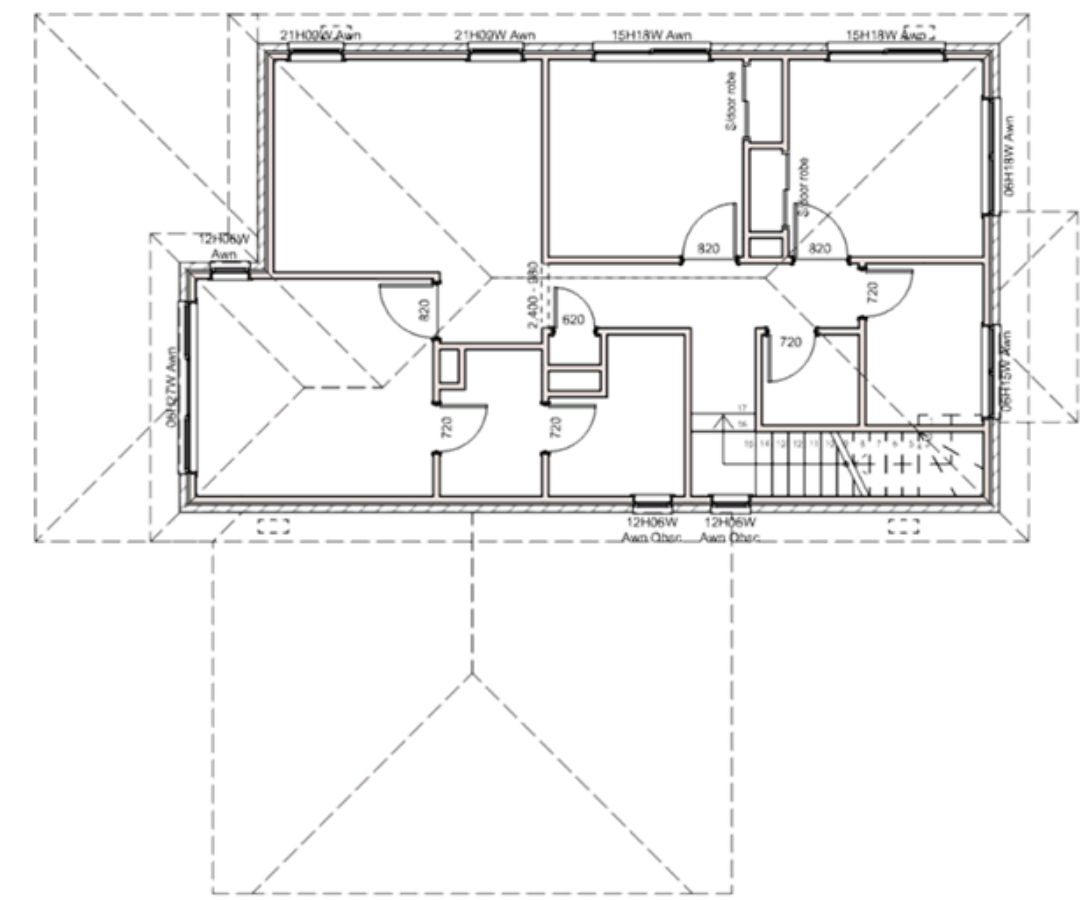


Floor Plan Section FF 1:200

CONSTRUCTION PLANS		 ABN 70 065 496 337 387-391 South Rd, Mile End South, SA 5031 P (08) 8354 7900 This plan remains the exclusive property of Rivergum Homes and is protected by copyright laws. Project Issue Date: June 2020	Rev	Ch. ID	Issue Name	Date	Drawing Title	
Please Sign Here:				D1		Working Drawings (GA)	8/12/2020	Section
Date:			D2		Amendment to Bed1 window (ND)	4/02/2021	Design: ASPEN 42 G - BOS - Connected	
			D3		Construction Drawings (ND)	8/02/2021	Site: Lot 1 (#40) Jenking Drive SALSBURY PARK	
							Customer: Mr E. A. Hill	
							Reference No: 19439-WD15	
							Scale @ A3:	03
							Drawn: HT -	

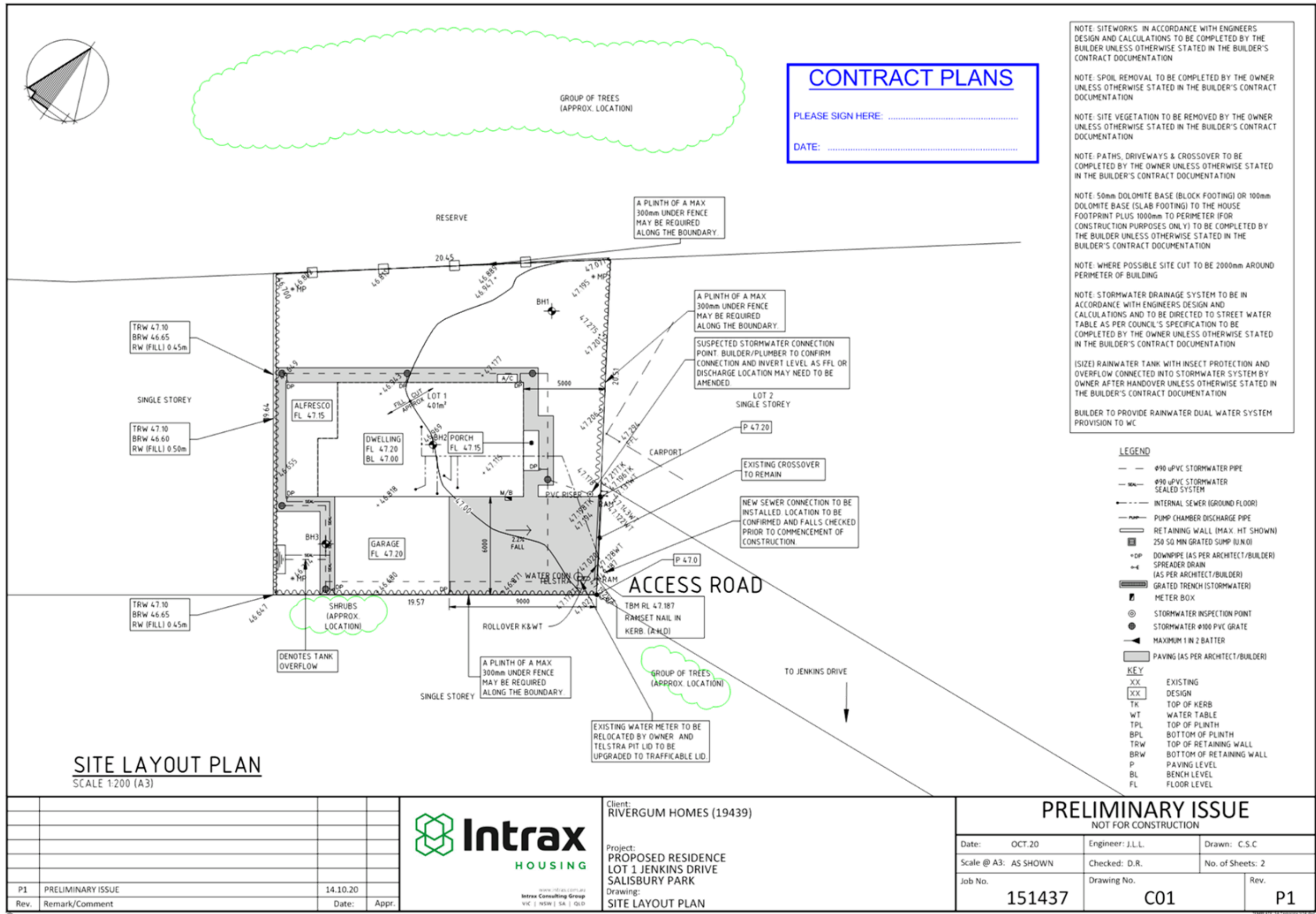


Timber Framing Layout GF 1:100



Timber Framing Layout FF 1:100

CONSTRUCTION PLANS		 ABN 70 065 466 337 387-391 South Rd, Mile End South, SA 5031 P (08) 8354 7800 This plan remains the exclusive property of Rivergum Homes and is protected by copyright laws. Project Issue Date: June 2020	Rev	Ch. ID	Issue Name	Date	Drawing Title	
Please Sign Here:				D1		Working Drawings (GA)	8/12/2020	Timber Framing
Date:			D2		Amendment to Bed1 window (ND)	4/02/2021	Design:	ASPEN 42 G - BOS - Connected
			D2		Construction Drawings (ND)	8/02/2021	Site:	Lot 1 (#40) Jenking Drive SALISBURY PARK
							Customer:	Mr E. A. Hill
							Reference No:	19439-WD16
							Scale @ A3:	03
							Drawn:	HT -



NOTES:

- 'C' DENOTES RISER AND SCREW ON INSPECTION CAP AT FINISH SURFACE LEVEL OR CLEANING EYE IN DOWNPIPE FOR RODDING (AND / OR FLUSHING) PURPOSES AT 'DEAD END' BRANCHES.
- STORMWATER PIPES TO HAVE A MIN. FALL OF 0.5% (1 IN 200)
- DO NOT USE SEAMED SHEET METAL DOWN PIPES OR FITTINGS WITH A PRESSURISED SYSTEM.
- SEALED SYSTEM TO BE CONSTRUCTED TO PRESSURE LINE STANDARD (SOLVENT WELDED JOINTS FOR PVC PIPES) STATIC TESTED BEFORE BACKFILLING.
- FLUSHING AND MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER

DETAIL A

PLAN

SECTION 1-1

PROVIDE LEAF GUARDS AT DOWN PIPE INLETS.

REFER TO DETAIL 'A'

EXTENSION TO BE IN LINE WITH DRAIN SYSTEM OR ANGLED AT 45°, MAX.

BOUNDARY INSPECTION POINT 'T' RISER AND SCREW ON CAP AT FINISHED SURFACE FOR FLUSHING.

BOUNDARY

ROAD/COMMON DRIVEWAY

Ø90 OUTLET PIPE ACROSS FOOTPATH TO COUNCIL REGULATIONS.

Ø90 MIN. PVC PIPE

Ø150 RISER

Ø150 ELBOW

ACCESS COUPLING AND SCREW ON CAP

REDUCING SOCKET

Ø90 PVC

PRECAST CONCRETE INSPECTION POINT COVER AND SURROUND SET IN AT PAVING LEVEL

PAVING

'A' S.I.O. (SURFACE INSPECTION OPENING)

DP (DOWN PIPE)

TANK

'C' S.I.O.

BOUNDARY LINE

COMMON DRIVEWAY

REFER TO RECOMMENDATIONS & SITE INVESTIGATIONS:
 COMPANY: INTRAX CONSULTING ENGINEERS
 REF. No.: 151437
 DATED: 14.10.2020
 SITE CLASS: H1-D
 DESIGN CLASS: H1-D

REFER TO ARCHITECTURAL WORKING DRAWINGS:
 COMPANY: RIVERGUM HOMES
 REF. No.: 19439
 DATED: TBC

THE DESIGN SHOULD BE READ IN CONJUNCTION WITH THE DOCUMENTATION REFERENCED ABOVE.

NOTE: ALL STORMWATER PIPES DISCHARGING TO KERB & GUTTER ARE TO BE IN ACCORDANCE WITH COUNCIL STANDARD (TYPICAL).

DOWNPIPE LOCATIONS TO BE CONFIRMED WITH ARCHITECT'S DRAWING

SEWER LAYOUT IS INDICATIVE ONLY. BUILDER/PLUMBER TO CONFIRM SEWER LAYOUT, CHECK FALLS AND INVERT LEVELS PRIOR TO CONSTRUCTION.

NOTE: THIS IS AN ENGINEERING DETAIL SURVEY BOUNDARIES ARE INDICATIVE ONLY. ALL TREE SIZES ARE APPROXIMATE ONLY. REFER TO CERTIFICATE OF TITLE FOR EASEMENT DETAILS.

NOTES:

- ALL STORMWATER PIPES SHALL BE LAID AS PER AS 3500 TO ACHIEVE MINIMUM COVER AND GRADE (0.5% MIN) U.O. IF COVER CAN NOT BE ACHIEVED ENCASE PIPE IN 100 THICK CONCRETE.
- BEDDING AND BACK-FILLING AROUND STORMWATER PIPES SHALL CONFORM TO AS 3725-1989.
- PROVIDE LAGGING TO ALL PIPE PENETRATIONS THROUGH FOOTING BEAMS.
 UP TO H1-D CLASS SITE: 20MM THICK LAGGING
 H2-D - E-D CLASS SITE: 40MM THICK LAGGING
- SEWER & STORMWATER CONNECTIONS FOR THIS SITE:
 UP TO M-D CLASS SITE FLEXIBLE CONNECTIONS NOT REQUIRED
 H1-D, H2-D & E-D CLASS SITE: FLEXIBLE CONNECTIONS ARE REQUIRED
- 'T' DENOTES 1000LITRE RETENTION TANK IN ACCORDANCE WITH THE AMENDED REQUIREMENTS OF THE BCA ENSURE TANK WATER IS PLUMBED TO AT LEAST A WATER CLOSET OR A WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS.
 - THE INLET AND OVERFLOW OF THE TANK MUST BE FITTED WITH MOSQUITO-PROOF, NON DEGRADABLE SCREENS FORMED FROM Ø0.315MM MATERIAL AND HAVE A MINIMUM OF 6X7 OPENINGS SQCM.
- ALL SERVICE LINES ARE SHOWN APPROXIMATELY AND OFFSET ACCORDINGLY FOR DRAFTING PURPOSES. GENERAL LAYOUTS OF THESE SERVICE LINES ARE TO BE FOLLOWED, HOWEVER SPECIFIC OFFSET AND POSITIONING OF THESE LINES IS TO BE DETERMINED BY THE LICENSED INSTALLER ON SITE AT THE TIME OF CONSTRUCTION.

±104.89	SPOT HEIGHT	⊙	SEWER MANHOLE
HW	HABITABLE WINDOW	⊕	ELECTRICITY PIT
H 108.30		EC	ELECTRICITY CABINET
S 106.30		⚠	TBM
NHW	NON-HABITABLE WINDOW	WV	WATER VALVE
H 108.30		⚡	LIGHTPOLE
S 106.30		⊕	WATER TAP
DOOR	DOOR	W	WATER METER
H 108.30		●	POWER POLE
B 106.30		⬆	P.S.M.
GP	GRADED PIT	FH	FIRE HYDRANT
SEP	SIDE ENTRY PIT	FP	FIRE PLUG
JP	JUNCTION PIT	SV	SEWER VENT
UNK	UNKNOWN PIT	IS	SEWER INSPECTION SHAFT
TEL	TELSTRA PIT	—	SIGN
GM	GAS METER	GV	GAS VALVE
		EvS	EVERGREEN TREE HEIGHT 5m SPREAD 3m

CONTRACT PLANS

PLEASE SIGN HERE:

DATE:

	<p>Client: RIVERGUM HOMES (19439)</p> <p>Project: PROPOSED RESIDENCE LOT 1 JENKINS DRIVE SALISBURY PARK</p> <p>Drawing: SITE LAYOUT DETAILS - SHEET 1</p>	<p>PRELIMINARY ISSUE</p> <p>NOT FOR CONSTRUCTION</p> <table border="1" style="width: 100%;"> <tr> <td>Date: OCT.20</td> <td>Engineer: J.L.L.</td> <td>Drawn: C.S.C</td> </tr> <tr> <td>Scale @ A3: AS SHOWN</td> <td>Checked: D.R.</td> <td>No. of Sheets: 2</td> </tr> <tr> <td>Job No. 151437</td> <td>Drawing No. C02</td> <td>Rev. P1</td> </tr> </table>	Date: OCT.20	Engineer: J.L.L.	Drawn: C.S.C	Scale @ A3: AS SHOWN	Checked: D.R.	No. of Sheets: 2	Job No. 151437	Drawing No. C02	Rev. P1
Date: OCT.20	Engineer: J.L.L.	Drawn: C.S.C									
Scale @ A3: AS SHOWN	Checked: D.R.	No. of Sheets: 2									
Job No. 151437	Drawing No. C02	Rev. P1									

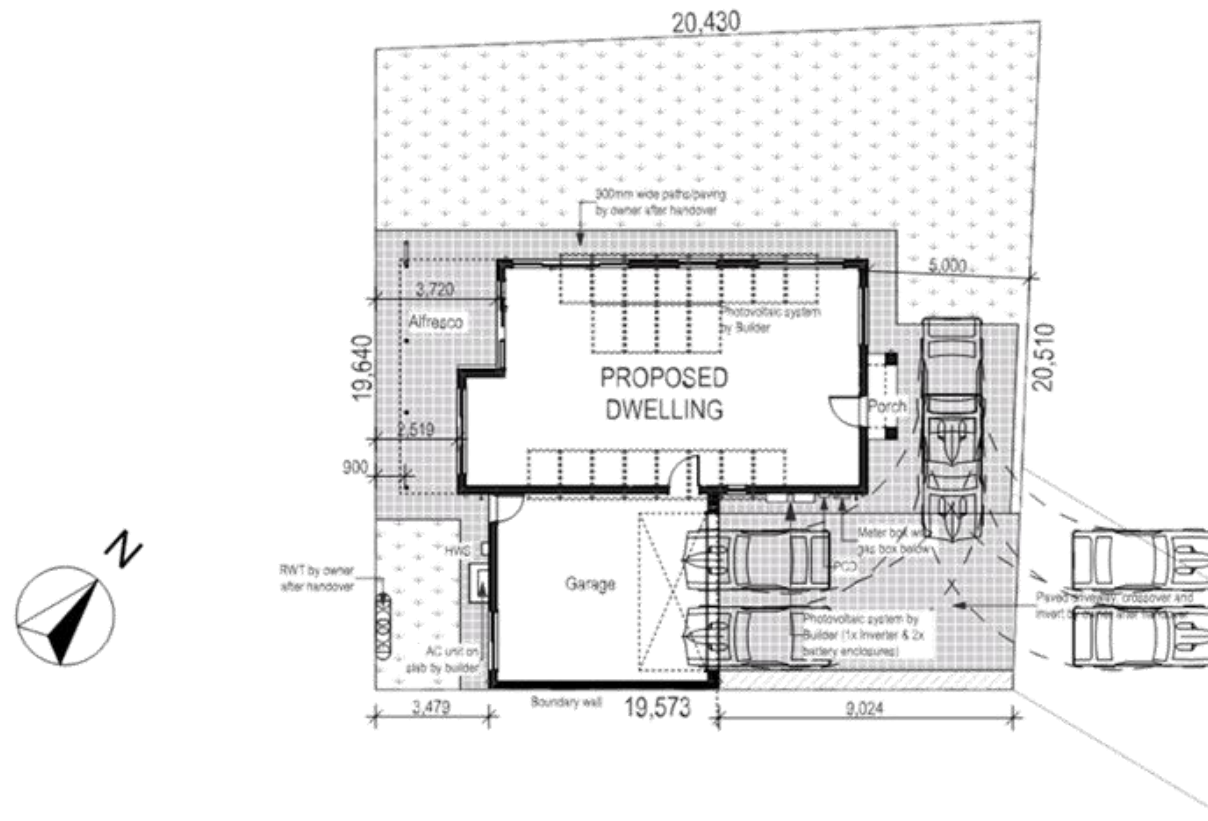
This drawing is copyright to Intrax Consulting Engineers. No part of this drawing shall be used for any other purpose without the prior written consent of Intrax Consulting Engineers.

Note:
These drawings must be read in conjunction with the Engineering Civil drawings for FFL's, PL's and retaining wall extent and details.

Note:
All landscaping by OWNER after handover

Landscaping Legend		
Plan View	Description	Area
	220x110 "Best Paver 50° 90° Herringbone with soldier header to driveway's & crossover's. Colour as per selection's sheet	43.93
	Drought tolerant kikuyu lawn or similar	148.21
	Mulched garden beds (10mm landscape bark) planted with small drought tolerant shrubs in 8" pots with 90x22mm timber permapine edging - If curved garden beds metal edging to be used.	5.32

Site Legend	
Plan View	Description
	6.5 kW photovoltaic system
	AC unit on slab by builder
	DP
	HWS
	Meter box with gas box below
	PCD
	RWT by owner after handover
	tap



Site Areas	
Zone Name	Measure
Site Coverage	148.03
Site Overall	401.00
Site POS	67.12

CONSTRUCTION PLANS

Please Sign Here: _____

Date: _____

rivergum homes

ABN 70 065 466 337
387-391 South Rd, Mile End South, SA 5031
P (08) 8354 7800

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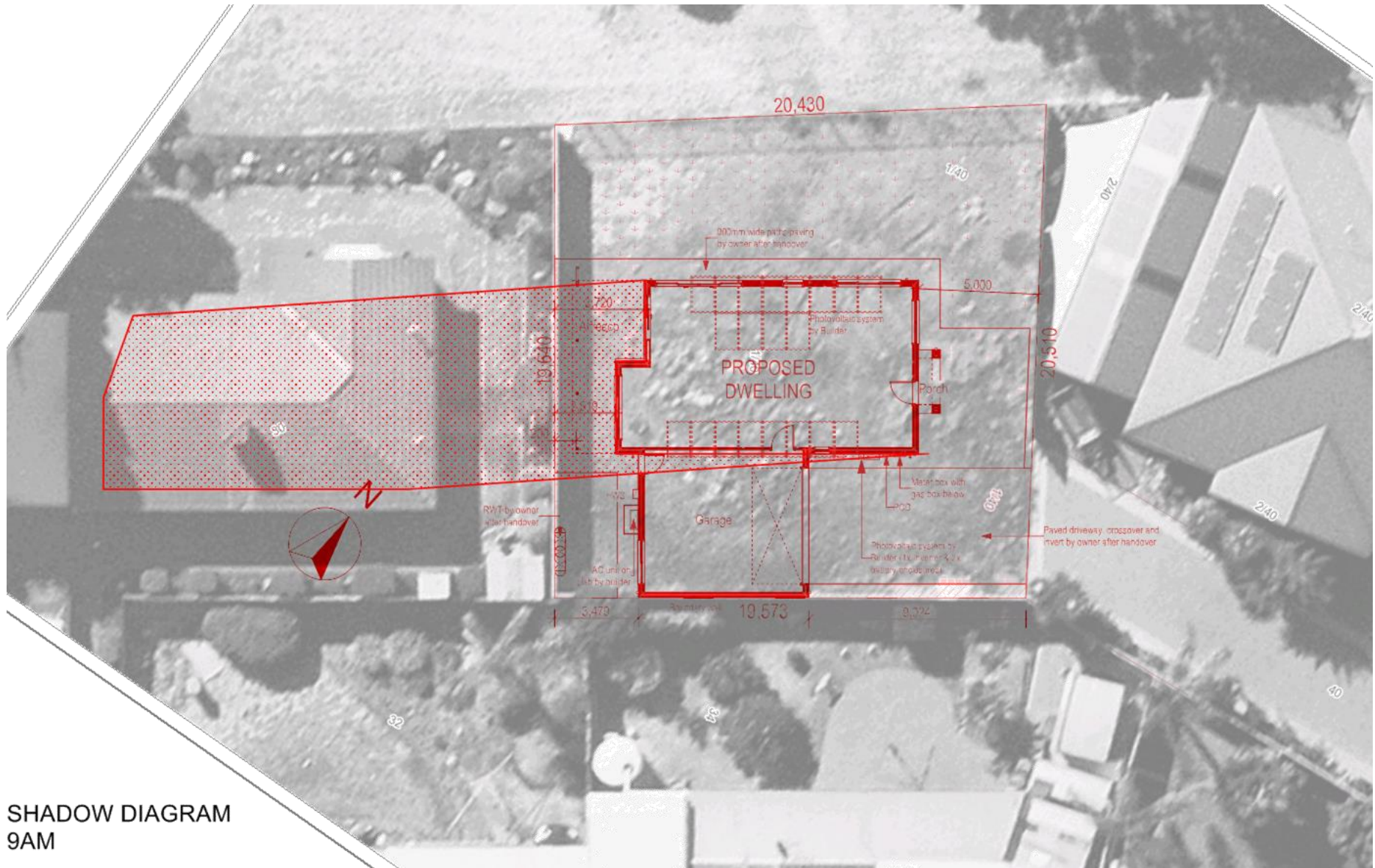
Project Issue Date: June 2020

Rev	Ch. ID	Issue Name	Date
D1		Working Drawings (GA)	8/12/2020
D2		Amendment to Bed1 window (ND)	4/02/2021
D2		Construction Drawings (ND)	8/02/2021
D4		Amendment to kitchen window and brickwork to garage	15/03/2021
D6		Amendment - Energy requirements (HT)	23/03/2021

Drawing Title	Site Plan
Design:	ASPEN 42 G - BOS - Connected
Site:	Lot 1 (#40) Jenking Drive SALISBURY PARK
Customer:	Mr E. A. Hill
Reference No:	19439-WD02
Scale @ A3:	1:200
Drawn:	HT -

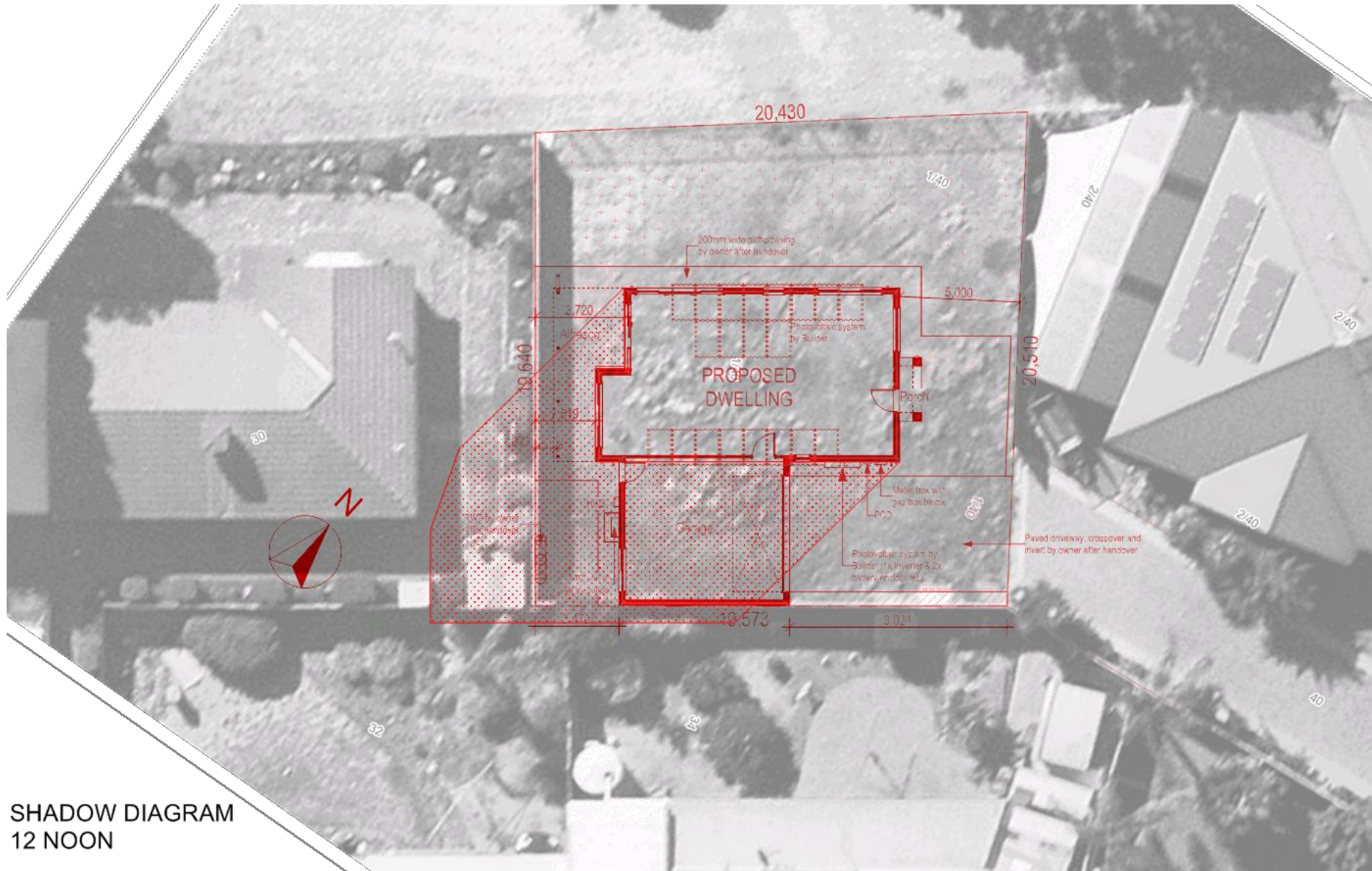
05

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Information

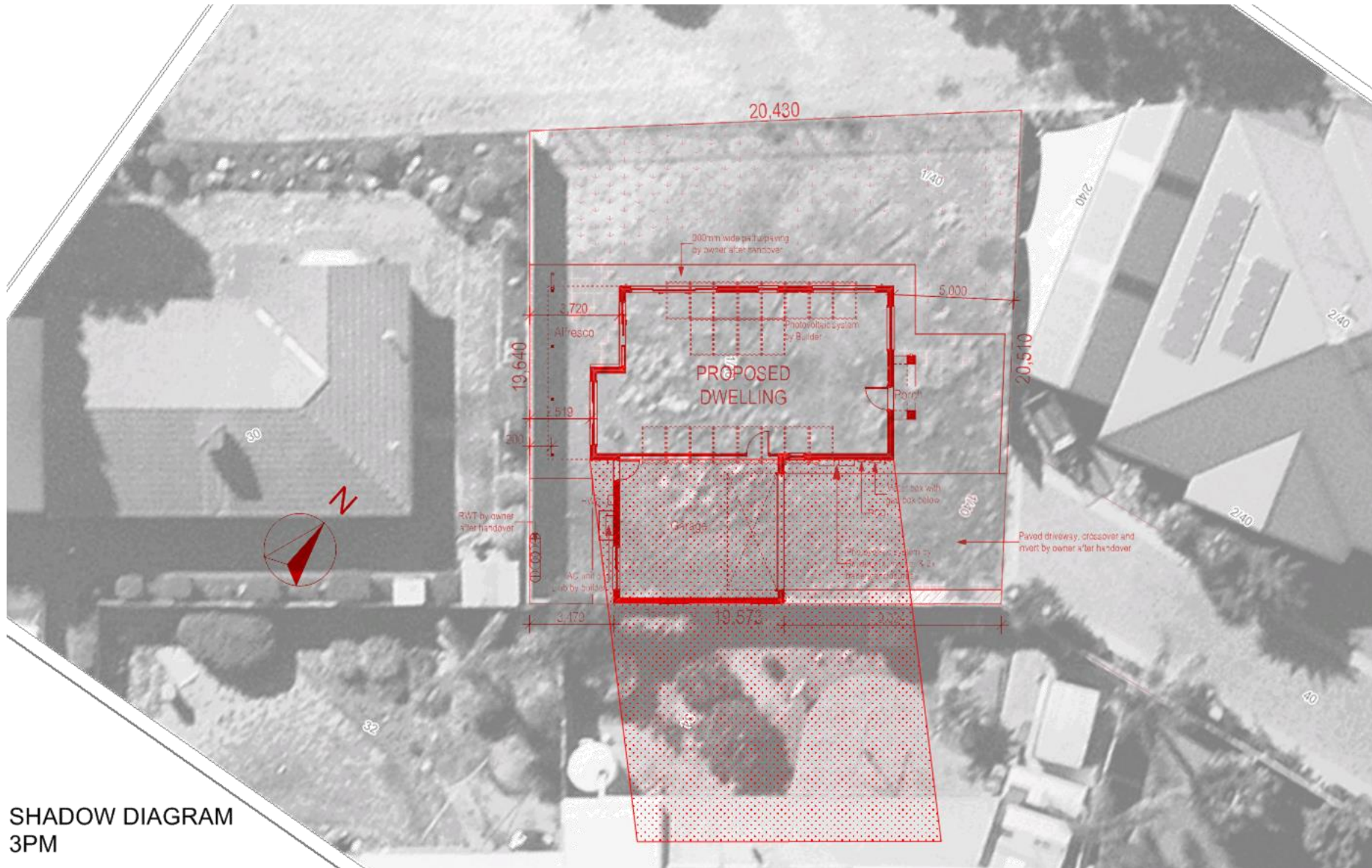


SHADOW DIAGRAM
9AM

Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Information



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Information



Item 8.1.1 - Attachment 1 - Proposal Plans and Supporting Information

Attachment 2

Notice of Category 2 Development and Copy of Representations

**DEVELOPMENT ACT 1993
CITY OF SALISBURY**

NOTICE OF APPLICATION FOR CATEGORY 2 DEVELOPMENT
Pursuant to Section 38(4) of the *Development Act 1993*

An application for development has been lodged with the Council for assessment. The details are as follows:

APPLICATION NO:	361/2556/2020/2A
APPLICANT:	Rivergum Homes Pty Ltd C/- URPS Pty Ltd Suite 12, 154 Fullarton Rd ROSE PARK SA 5067
NATURE OF DEVELOPMENT:	TWO STOREY DWELLING
LOCATION:	Unit 1 / 40 Jenkins Drive, Salisbury Park SA 5109
CERTIFICATE OF TITLE:	CT-6023/263
ZONE:	Residential

The application may be examined at the Salisbury Community Hub located at 34 Church Street, Salisbury during normal business hours (8.30am – 5pm Monday to Friday) and on Council's web site at www.salisbury.sa.gov.au. Any person or body may make representations in writing, or by email development@salisbury.sa.gov.au, concerning this application and should address their representation to the Chief Executive Officer at PO Box 8, Salisbury or representations@salisbury.sa.gov.au. Representations must be received **no later than Friday 5th March 2021**.

Each person making a submission should indicate whether they wish to appear personally, or be represented by another party, in support of their submission. Please note that should you nominate to be heard in support of your representation, you will be required to attend a Council Assessment Panel meeting held at the Council offices, scheduled on the fourth Tuesday of each month at 6.00pm (unless otherwise advised).

Please note that pursuant to Section 38(8) of the *Development Act 1993*, a copy of each representation received will be forwarded to the applicant to allow them to respond to all representations received.

This development is classified as a Category 2 development under the Development Act. Please be aware that there is no right of appeal against Council's decision.

Signed: Katherine Thrussell, Development Officer

Date: 22 February 2021

THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application No:	361/2556/2020/2A
Applicant:	Rivergum Homes Pty Ltd
Location:	Unit 1 / 40 Jenkins Drive, Salisbury Park SA 5109
Nature of Development:	TWO STOREY DWELLING

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Michael Misak - Cindy Misak
ADDRESS: 32 Jenkins^{Dr} Salisbury park
PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- The owner/occupier of the property located at: 32 Jenkins^{Dr} Salisbury park
- Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- Support the proposed development.
- Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

It will impact on our privacy as they will have direct view into our back-yard and outdoor area. Also the house will block our view of the trees.

PTO

361/2556/2020/2A

It will devalue our property
We were told the house was going to be a single story, which we do not have a problem with.

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

PTO

CATEGORY 2

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
- Appearing personally,
- OR**
- Represented by the following person:
- Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Friday 5th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: [Signature]

Date: 26/2/21

Please complete this checklist to ensure your representation is valid:

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on **Friday 5th March 2021**.

CATEGORY 2



STATEMENT OF REPRESENTATION
 Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
 PO Box 8, SALISBURY SA 5108
 Email: representations@salisbury.sa.gov.au

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application No:	361/2556/2020/2A
Applicant:	Rivergum Homes Pty Ltd
Location:	Unit 1 / 40 Jenkins Drive, Salisbury Park SA 5109
Nature of Development:	TWO STOREY DWELLING

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): TERENCE JOHN & JULIE MAY HOBBS
 ADDRESS: 34 JENKINS DRIVE SALISBURY PARK SA 5109
 PHONE NO: [REDACTED] .. EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- The owner/occupier of the property located at: 34 JENKINS DR SALISBURY PK 5109
- Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- Support the proposed development.
- Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

WE OBJECT TO A 2 STOREY DWELLING BEING BUILT AS IT WILL BLOCK OUR VIEW OF THE TREES OF THE PARK AND WILL GIVE THEM DIRECT VIEW OF OUR BACKYARD & OUTDOOR AREA

PTO

Item 8.1.1 - Attachment 2 - Notice of Category 2 Development and Copy of Representations

361/2556/2020/2A

WE WERE TOLD RECENTLY THAT A SINGLE STOREY HOUSE WOULD BE BUILT THERE NOT 2 STOREY. WE FEEL THAT A 2 STOREY HOUSE WOULD DTRACT FROM THE VALUE OF OUR PROPERTY. IT IS AN INVASION OF OUR PRIVACY.

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

BUILDING A SINGLE STOREY HOUSE

PTO

CATEGORY 2

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:

Appearing personally,

OR

Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Friday 5th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

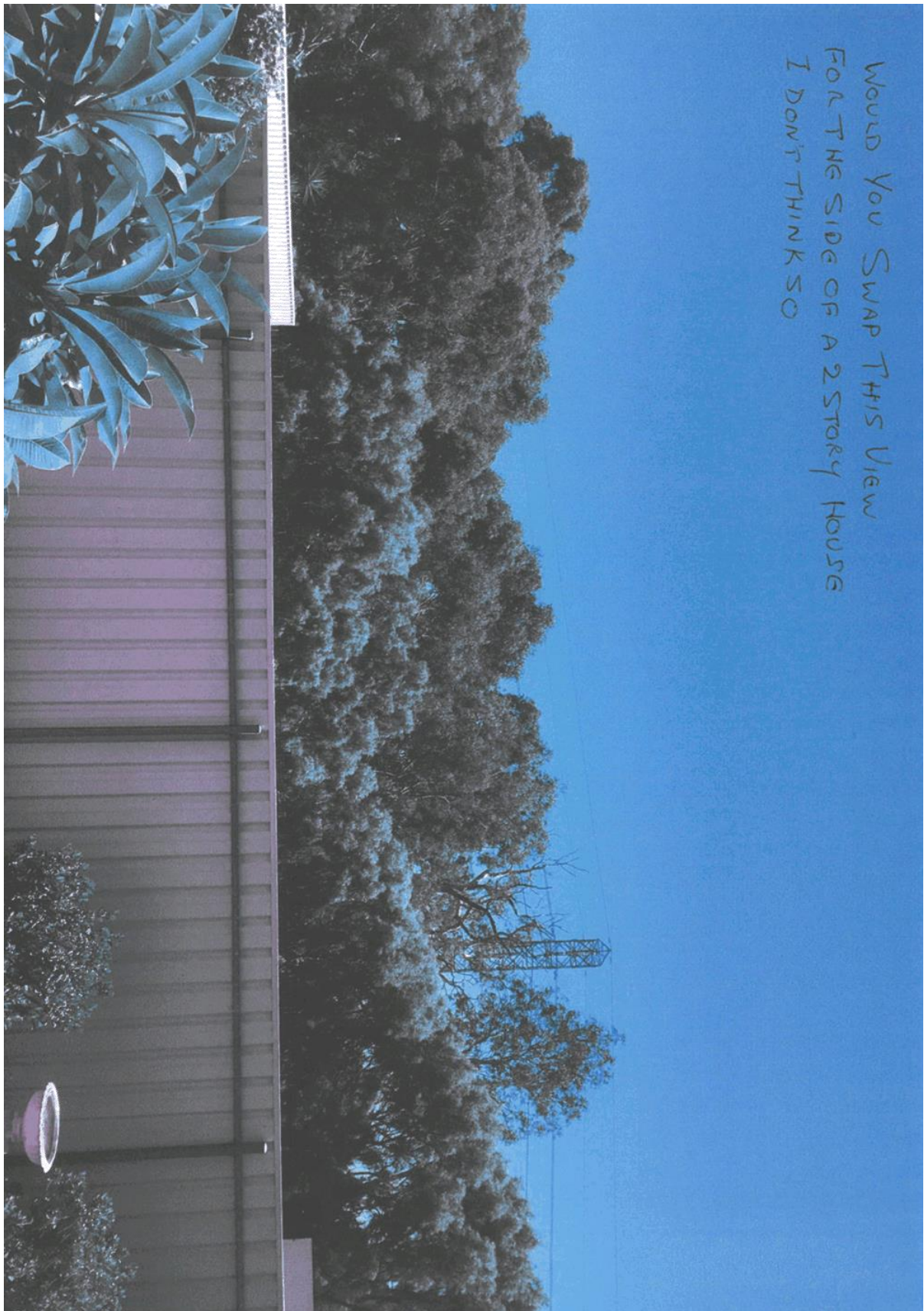
I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: 

Date: 26/02/2021

Please complete this checklist to ensure your representation is valid:

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on **Friday 5th March 2021**.



Item 8.1.1 - Attachment 2 - Notice of Category 2 Development and Copy of Representations

CATEGORY 2



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

- 3 MAR 2021

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application No:	361/2556/2020/2A
Applicant:	Rivergum Homes Pty Ltd
Location:	Unit 1 / 40 Jenkins Drive, Salisbury Park SA 5109
Nature of Development:	TWO STOREY DWELLING

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): MARGARET AND JOHN RICHARDS
 ADDRESS: 38, JENKINS DRIVE, SALISBURY PARK 5109
 PHONE NO: [REDACTED] EMAIL:

I am: (please tick one of the following boxes as appropriate)

- The owner/occupier of the property located at: 38, JENKINS DRIVE
- Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- Support the proposed development.
- Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

OUR REASONS FOR OPPOSING THE DEVELOPMENT ARE AS FOLLOWS:-
 ① IT IS OUR UNDERSTANDING THAT A COMMUNITY AGREEMENT STATES NO TWO STOREY DWELLINGS OR TRANSPORTABLES ARE TO BE DEVELOPED ON SITE.

PTO

Item 8.1.1 - Attachment 2 - Notice of Category 2 Development and Copy of Representations

361/2556/2020/2A

- ② THERE ARE NO OTHER TWO STOREY DWELLINGS IN THE VICINITY OF THIS STRUCTURE.
- ③ TWO STOREY DWELLINGS SHOULD NOT BE ERECTED IN THE MIDDLE OF SINGLE STOREY DWELLINGS, IT INFRINGES ON PEOPLES PRIVACY.
- ④ THE DWELLING OVERLOOKS NEARLY EVERY OTHER PROPERTY.

ACCESS WHILE DEVELOPING

① WE STRONGLY OPPOSE THE USE OF THE DRIVEWAY RUNNING ALONG THE BACK OF HOUSES 38, 36, 34, 32. ESPECIALLY WHEN THERE IS AN ALTERNATIVE ACCESS POINT. THE DRIVEWAY IS TOO NARROW TO TAKE HEAVY EQUIPMENT AND LONG VEHICLES NEEDED FOR THE DEVELOPMENT. TAKING INTO ACCOUNT THEY NEED TO TURN AROUND.

② WHEN 40/2 WAS DEVELOPED IT WAS OPEN LAND, SINCE THEN FENCES AND CARPORTS HAVE BEEN ERECTED, RESTRICTING ACCESS MORE. HAVING SEEN FOUR OTHER DWELLINGS BEING ERECTED WE KNOW TOO WELL HOW DIFFICULT IT CAN BE TO ACCESS, AND THE DAMAGE CAUSED TO KERBS AND PAVERS. WE DON'T WANT ANY RISK TO OUR PROPERTY BEING DAMAGED

My concerns would be addressed by: (state changes/actions to the proposal sought)

① BUILDING A SINGLE STOREY DWELLING IN AN AREA THAT IS PREDOMINATELY SINGLE STOREY DEVELOPMENTS.

ALTERNATIVE ACCESS WHILE DEVELOPING

BY USING THE ACCESS WHICH RUNS DOWN THE SIDE OF DWELLINGS 30, 32, 28 WHICH IS MORE OPEN AND EASIER TO ACCESS THE DEVELOPMENT WOULD ELIMINATE ANY POSSIBILITY OF DAMAGING EXISTING PROPERTIES. IN OUR OPINION THIS IS A MORE REALISTIC ACCESS POINT DURING DEVELOPMENT.

PTO

CATEGORY 2

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

Do not wish to be heard in support of my representation.

Wish to be heard in support of my representation, and I will be:

Appearing personally,

OR

Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Friday 5th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: M. Richards
J.C. Richards

Date: 3 13 21

Please complete this checklist to ensure your representation is valid:

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on **Friday 5th March 2021**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Application No:	361/2556/2020/2A
Applicant:	Rivergum Homes Pty Ltd
Location:	Unit 1 / 40 Jenkins Drive, Salisbury Park SA 5109
Nature of Development:	TWO STOREY DWELLING

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Robert Howard
ADDRESS: 2/40 JENKINS DRIVE SALISBURY PARK SA 5109
PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- The owner/occupier of the property located at: 2/40 JENKINS DRIVE SALISBURY PARK SA 5109
- Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- Support the proposed development.
- Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

See attached sheet
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PTO

Item 8.1.1 - Attachment 2 - Notice of Category 2 Development and Copy of Representations

361/2556/2020/2A

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

See attached sheet

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PTO

Item 8.1.1 - Attachment 2 - Notice of Category 2 Development and Copy of Representations

CATEGORY 2

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:

Appearing personally,

OR

Represented by the following person:


Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Friday 5th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: 

Date: 04 Feb 2021.

Please complete this checklist to ensure your representation is valid:

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on **Friday 5th March 2021**.

In supporting the development proposal at 1/40 Jenkins Drive, Salisbury Park 5109 I have some immediate concerns/issues.

- Currently the proposed site at 1/40 Jenkins Drive, Salisbury Park is severely and completely cover in Cowtrop, which is a declared weed in South Australia. If disturbed in any way, it will cause a massive spread of the weed beyond the property. There are already minor outbreaks of Cowtrop along foot paths around Salisbury Park.
 - **Solution:** Have the property carefully and thoroughly cleared before any of the development is commenced.
 - Salisbury Council may be able to assist the landowner through Council's weed control program.
- During construction on the development site, access will be required either via the shared driveway in the gated community or have alternate access.
 - If the access is via the shared driveway the landowner will need to be made aware that restoration of any damage will need to be carried out immediately following completion of construction on the development site.
 - Access to adjoining properties will also be maintained at all times.
 - **Solution:** Alternate access could be assisted by Salisbury Council via Council's access to Jenkins and Harry Bowey Reserves through the driveway between 28 and 30 Jenkins Drive. This would allow easy access to the northern side of the development site. The Reserve land is currently stable and could manage vehicle traffic during construction on the development site.

5-3-2021- 8:55am
Wendy

CATEGORY 2



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

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Application No:	361/2556/2020/2A
Applicant:	Rivergum Homes Pty Ltd
Location:	Unit 1 / 40 Jenkins Drive, Salisbury Park SA 5109
Nature of Development:	TWO STOREY DWELLING

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Frank Fewaro
ADDRESS: 21 Jenkins DR Salisbury PK
PHONE NO: [REDACTED] EMAIL:

I am: (please tick one of the following boxes as appropriate)

- The owner/occupier of the property located at: 21 Jenkins Drive
- Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- Support the proposed development.
- Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

Firstly, All other houses are single story in this entire area. 2. Houses #32 & #34 (possibly #36) will be affected negatively (privacy, view to park etc) Not fair after so many years as rate-
PTO

Item 8.1.1 - Attachment 2 - Notice of Category 2 Development and Copy of Representations

361/2556/2020/2A

-payers. Plus, if allowed, how
many more 2 storey will be
allowed in future & wreck aesthetics
of this area?

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

Build a single storey!

PTO

CATEGORY 2

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
- Appearing personally,
- OR**
- Represented by the following person:
- Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Friday 5th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

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Signature:

Date: 11 3 21

Please complete this checklist to ensure your representation is valid:

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on **Friday 5th March 2021**.

CATEGORY 2



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury
PO Box 8, SALISBURY SA 5108
Email: representations@salisbury.sa.gov.au

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Application No:	361/2556/2020/2A
Applicant:	Rivergum Homes Pty Ltd
Location:	Unit 1 / 40 Jenkins Drive, Salisbury Park SA 5109
Nature of Development:	TWO STOREY DWELLING

YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Chris Oakley
ADDRESS: 36 Jenkins Drive Salisbury Park
PHONE NO: [REDACTED] EMAIL: ... [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- The owner/occupier of the property located at: 36 Jenkins Drive Salisbury Park!
- Other (please state):

YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- Support the proposed development.
- Oppose the proposed development.

Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.

I oppose the proposed development for privacy reasons. The second story will have direct views into my backyard and house

PTO

Item 8.1.1 - Attachment 2 - Notice of Category 2 Development and Copy of Representations

361/2556/2020/2A

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My concerns would be addressed by: *(state changes/actions to the proposal sought)*

Windows on the second floor on
the eastern and southern sides to
be frosted.

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PTO

Item 8.1.1 - Attachment 2 - Notice of Category 2 Development and Copy of Representations

CATEGORY 2

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I/We:

Do not wish to be heard in support of my representation.

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Appearing personally,

OR

Represented by the following person:

Contact details:

(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Friday 5th March 2021, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: 

Date: 5/3/21

Please complete this checklist to ensure your representation is valid:

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on **Friday 5th March 2021**.

Attachment 3

Applicant Response to Representations

Ref: 21ADL-0592

24 March 2021

Ms Katherine Thrussell
Development Office Planning
City of Salisbury

By email: kthrussell@salisbury.sa.gov.au



Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650

urps.com.au

Dear Katherine

DA 361/2556/2020/3A – Response to Representations

Introduction

Thank you for forwarding the representations received during the Category 2 public notification period.

Representations were received from:

- Michael and Cindy Misak of 32 Jenkins Drive, Salisbury Park
- Terence and Julie Hobbs of 34 Jenkins Drive, Salisbury Park
- Margaret and John Richards of 38 Jenkins Drive, Salisbury Park
- Robert Howard of 2/40 Jenkins Drive, Salisbury Park
- Frank Ferraro of 21 Jenkins Drive, Salisbury Park
- Chris Oakley of 36 Jenkins Drive, Salisbury Park

The representors generally object to the proposed development with the exception of Robert Howard who supports the proposed development but has some concerns.

A map illustrating the location of the subject land and representors' residences is shown below.

H:\Synergy\Projects\20ADL\20ADL-0592 - Lot 1 Jenkins Drive, Salisbury Park - RG19439\Application\Draft documents working\210324_C2_v1_Response to Reprs.docx





Figure 1 The Subject Land (yellow), representors objecting (red) and representor supporting with concerns (orange)



Representations and Response

The representors are concerned with:

- The two storey nature of the proposed dwelling
- Overlooking and privacy
- Loss of views
- Access during construction
- Site/weed management
- Affect on property values

Two Storey Nature

Some of the neighbours are concerned that the proposed dwelling is two storeys in a locality where single storey development prevails.

The subject land is located in the Residential Zone of the Salisbury Development Plan. The Residential Zone seeks a variety of dwelling types and densities and the Zone’s Desired Character states that dwellings of up to 4 storeys are envisaged in some





locations (i.e. close to centres, public transport and significant open space). The Desired Character recognises that much of the Zone will transform and be of a form and scale compatible with adjoining residential development. This does not mean that new development must be the same as existing development. In particular, the Desired Character states:

...there will be an increase in the number of dwellings of two or more storeys. Such development will recognise the proximity of adjoining development and will be designed and sited to maintain the privacy of adjoining dwellings and their private open space areas, and will be designed to integrate with the existing built form.

Plainly, two storey dwellings are acceptable in the Residential Zone. In the case of the subject zone, they are also considered acceptable because:

- The dwelling is designed to maintain privacy of adjoining dwellings and their private open space through the use of high level windows (with high sill heights) and obscure glazing to minimise the opportunities for direct overlooking to the west, south and east of the site; upper level windows on the north facing orientation are suitably designed to minimise direct overlooking from nearby private open space (refer further discussion below)
- The proposed dwelling is of a conventional design of a brick veneer construction and Colorbond roof, and
- The upper level is setback 6 metres from the southern boundary of the site nearest the representors who object to the built form.

In addition to the above, one representor has indicated that the Community Agreement restricts two storey dwellings. We have reviewed the Development Contract, Community Scheme and the By Laws for the Community Plan 24975, all of which are registered with the Lands Titles Office. None of these documents restrict the construction of two storey buildings on the subject land (or other sites within the Community Division).

Overlooking and Privacy

Some representors are concerned that the proposed development will overlook their properties and reduce privacy.

Windows facing west, south and east at the upper level are either:

- Obscured to a height of 1.7 metres above the upper floor level, or
- Permanently obscured where the sill height is less than 1.7 metres.

This design response is entirely consistent with Residential Development Principle 29 which specifies the ways in which direct overlooking is minimised:



Principle 29 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.7 metres or be permanently screened to a height of not less than 1.7 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.

In respect of the upper-level windows on the northern elevation, there were no objections to those windows and it is noted that they overlook the adjacent reserve. Any views outward from the upper floor would be indirect and in any event overlook buildings or only a small portion of private open space of the adjacent properties.

Loss of Views

Some representors are concerned that the proposed development will result in a loss of views toward the reserve at the northern edge of the site.

The General Section's Design and Appearance section Principle 5 states:

Principle 5 **Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.**

While it is acknowledged that the proposed dwelling will be constructed to the rear of existing dwellings, it is, as outlined above, an anticipated kind of development. In this respect, an anticipated development cannot be considered to "unreasonably" restrict views. I also recognise that a single storey dwelling constructed on the subject land with a conventional pitched roof would also restrict views toward the treetops at the rear of the subject land. For these reasons, I contend that the proposed development will not unreasonably restrict existing views.

Access during Construction

Representors have suggested that alternative access arrangements should be made during construction of the proposed dwelling.

During construction, access will be gained over the common property which is permitted under the endorsed Development Contract for this Community Scheme. This is the only practical means for access during construction of the dwelling.

Site/Weed Management

One representor is concerned with existing weeds/pest plants and requests that the site is fully cleared prior to construction.

The site will be suitably cleared/maintained prior to construction on site.



Affect on Property Values

One representor is concerned that the proposed development will "devalue" their property.

The Environment, Resources and Development Court have held that impacts on property values are not a relevant planning consideration.

Conclusion

Thanks for the opportunity to respond to the concerns of the representors. As outlined in our initial correspondence, the proposed development is consistent with the relevant provisions of the Residential Zone and more generally the Development Plan's quantitative guidelines in respect of design, amenity and functionality. It follows that the proposed development warrants Development Plan Consent.

Please call me if you have any questions on 8333 7999.

Yours sincerely

A handwritten signature in black ink that reads 'Simon Channon'.

Simon Channon
Principal Consultant

Attachment 4
Extract of Relevant Development Plan Provisions
(Consolidated 4 April 2019)



Salisbury Council

Consolidated – 4 April 2019

Please refer to the Salisbury Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.



Government of South Australia
Department of Planning,
Transport and Infrastructure

Consolidated - 4 April 2019



Department of Planning, Transport and Infrastructure

Level 5
50 Flinders Street
Adelaide

Postal Address
GPO Box 1815
Adelaide SA 5001

Phone (08) 7109 7007

Email dpti.pddpacoordinator@sa.gov.au
Internet www.saplanningportal.sa.gov.au



City of Salisbury

12 James Street
Salisbury

Postal Address
PO Box 8
Salisbury SA 5108

Phone (08) 8406 8222
Fax (08) 8303 0782

Email city@salisbury.sa.gov.au
Internet www.salisbury.sa.gov.au

Consolidated - 4 April 2019

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General Section

Crime Prevention

OBJECTIVES

- 1 A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
 - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
 - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
 - (a) screen planting areas susceptible to vandalism
 - (b) planting trees or ground covers, rather than shrubs, alongside footpaths
 - (c) planting vegetation other than ground covers a minimum distance of two metres from footpaths to reduce concealment opportunities.
- 7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 9 Public toilets should be located, sited and designed:
 - (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
 - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

Salisbury Council
General Section
Crime Prevention

11. Development should be designed to maximise surveillance of open space, pedestrian routes, centres and residential areas by:
- (a) orienting the frontages and entrances of buildings towards the public street
 - (b) avoiding screens, high walls, carports and landscaping that obscure direct views to public areas
 - (c) placing the entrances of buildings opposite each other across a street, or group entrances of multiple dwelling developments onto a commonly visible area to provide maximum mutual surveillance
 - (d) arranging living areas, windows, access ways and balconies to overlook open space and recreation areas and provide observation points to all areas of a site, particularly entrances and car parks.

Design and Appearance

OBJECTIVES

- 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
 - (a) articulation
 - (b) colour and detailing
 - (c) small vertical and horizontal components
 - (d) design and placing of windows
 - (e) variations to facades.
- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
 - (a) the visual impact of the building as viewed from adjoining properties
 - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.
- 6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers.
- 8 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
- 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

Salisbury Council
General Section
Design and Appearance

- 10 Development should provide clearly recognisable links to adjoining areas and facilities.
- 11 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 15 Outdoor lighting should not result in light spillage on adjacent land.
- 16 Balconies should:
- be integrated with the overall architectural form and detail of the building
 - be sited to face predominantly north, east or west to provide solar access
 - have a minimum area of 2 square metres.

Development Adjacent Heritage Places

- 17 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table Sal/4 - State Heritage Places](#).
- 18 Development on land adjacent to a State or local heritage place, as listed in [Table Sal/4 - State Heritage Places](#) should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

- 19 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
- windows of habitable rooms
 - upper-level private balconies that provide the primary open space area for a dwelling
 - solar collectors (such as solar hot water systems and photovoltaic cells).

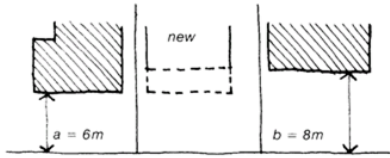
Visual Privacy

- 20 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:
- off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
 - building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
 - screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 21 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes

Building Setbacks from Road Boundaries

- 22 The setback of buildings from public roads should:
- (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - (b) contribute positively to the streetscape character of the locality
 - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

23 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below: 
Greater than 2 metres	At least the average setback of the adjacent buildings.

When $b > a \leq 2$, setback of new dwelling = a or b

- 24 Except where specified in a particular zone, policy area, or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table Sal/1 - Building Setbacks from Road Boundaries](#).
- 25 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 26 Development likely to encroach within a road widening setback under the *Metropolitan Adelaide Road Widening Plan Act 1972* should be set back sufficiently from the boundary required for road widening.

Salisbury Council
General Section
Energy Efficiency

Energy Efficiency

OBJECTIVES

- 1 Development designed and sited to conserve energy.
- 2 Development that provides for on-site power generation including photovoltaic cells and wind power.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should provide for efficient solar access to buildings and open space all year around.
- 2 Buildings should be sited and designed:
 - (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings
 - (b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

On-site Energy Generation

- 3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
 - (a) taking into account overshadowing from neighbouring buildings
 - (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
- 4 Public infrastructure and lighting, should be designed to generate and use renewable energy.

Landscaping, Fences and Walls

OBJECTIVES

- 1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.
- 2 Functional fences and walls that enhance the attractiveness of development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
 - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
 - (b) enhance the appearance of road frontages
 - (c) screen service yards, loading areas and outdoor storage areas
 - (d) minimise maintenance and watering requirements
 - (e) enhance and define outdoor spaces, including car parking areas
 - (f) maximise shade and shelter
 - (g) assist in climate control within and around buildings
 - (h) minimise heat absorption and reflection
 - (i) maintain privacy
 - (j) maximise stormwater re-use
 - (k) complement existing vegetation, including native vegetation
 - (l) contribute to the viability of ecosystems and species
 - (m) promote water and biodiversity conservation.
- 2 Landscaping should:
 - (a) include the planting of locally indigenous species where appropriate
 - (b) be oriented towards the street frontage
 - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
- 3 Landscaping should not:
 - (a) unreasonably restrict solar access to adjoining development
 - (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

Salisbury Council
General Section
Landscaping, Fences and Walls

- (c) introduce pest plants
 - (d) increase the risk of bushfire
 - (e) remove opportunities for passive surveillance
 - (f) increase leaf fall in watercourses
 - (g) increase the risk of weed invasion
 - (h) obscure driver sight lines
 - (i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.
- 4 Fences and walls, including retaining walls, should:
- (a) not result in damage to neighbouring trees
 - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
 - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
 - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
 - (e) assist in highlighting building entrances
 - (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
 - (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
 - (h) be constructed of non-flammable materials.

Orderly and Sustainable Development

OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development contained within existing townships and settlements and located only in zones designated for such development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

Salisbury Council
General Section
Residential Development

Residential Development

OBJECTIVES

- 1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.
- 2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 4 The regeneration of selected areas identified at zone and/or policy area levels.
- 5 Affordable housing and housing for aged persons provided in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle access and off street parking
 - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.
- 5 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of 2 to 4 storey buildings.
- 6 High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of over 4 storey buildings.

Design and Appearance

- 7 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 8 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.

- 9 The design of residential flat buildings should:
- (a) define individual dwellings in the external appearance of the building
 - (b) provide transitional space around the entry
 - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

Overshadowing

- 10 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
- (a) windows of habitable rooms, particularly living areas
 - (b) ground-level private open space
 - (c) upper-level private balconies that provide the primary open space area for any dwelling
 - (d) access to solar energy.
- 11 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9 am and 5 pm on the 21 June.
- 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following:
- (a) half of the existing ground-level open space
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).

Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.

Garages, Carports and Outbuildings

- 13 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 14 Garages and carports facing the street should not dominate the streetscape.
- 15 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

- 16 Dwellings should be set back from allotment or site boundaries to:
- (a) contribute to the desired character of the area
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 17 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
- (a) minimise the visual impact of buildings from adjoining properties
 - (b) minimise the overshadowing of adjoining properties.

Salisbury Council
General Section
Residential Development

- 18 Side boundary walls in residential areas should be limited in length and height to:
- minimise their visual impact on adjoining properties
 - minimise the overshadowing of adjoining properties.
- 19 Carports and garages should be set back from road and building frontages so as to:
- contribute to the desired character of the area
 - not adversely impact on the safety of road users
 - provide safe entry and exit
 - not dominate the appearance of dwellings from the street.

Site Coverage

- 20 Site coverage should be limited to ensure sufficient space is provided for:
- pedestrian and vehicle access and vehicle parking
 - domestic storage
 - outdoor clothes drying
 - a rainwater tank
 - private open space and landscaping
 - front, side and rear boundary setbacks that contribute to the desired character of the area
 - convenient storage of household waste and recycling receptacles.

Private Open Space

- 21 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
- to be accessed directly from the internal living areas of the dwelling
 - generally at ground level to the side or rear of a dwelling and screened for privacy
 - to take advantage of but not adversely affect natural features of the site
 - to minimise overlooking from adjacent buildings
 - to achieve separation from bedroom windows on adjoining sites
 - to have a northerly aspect to provide for comfortable year-round use
 - to not be significantly shaded during winter by the associated dwelling or adjacent development
 - to be shaded in summer.
- 22 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 23 Where an onsite wastewater disposal system is required, areas required for soakage trenches or similar should not be included in private open space calculations.

Salisbury Council
General Section
Residential Development

Noise

- 31 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 32 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 33 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 34 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 35 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
 - (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

- 36 The number of driveway crossovers should be minimised and appropriately separated to optimise the provision of on-street visitor parking and preserve and enhance street character including opportunities for landscaping, tree planting and fences.
- 37 On-site parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 38 Parking areas and internal driveways servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 39 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
 - (a) serve users efficiently and safely
 - (b) not dominate internal site layout

- (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 40 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 41 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

- 42 Undercroft garaging of vehicles should occur only where:
- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
 - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).
- 43 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.
- 44 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 45 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

- 46 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration
 - (b) the accommodation has a small floor area relative to the associated main
 - (c) adequate outdoor space
 - (d) adequate on-site car parking is provided
 - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling.

Swimming Pools and Outdoor Spas

- 47 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.

Transportation and Access

OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
 - (a) provide equitable access to a range of public, community and private transport services for all people
 - (b) ensure a high level of safety
 - (c) effectively support the economic development of the State
 - (d) have minimal negative environmental and social impacts
 - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
 - (a) provides safe and efficient movement for all motorised and non-motorised transport modes
 - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
 - (c) provides off street parking
 - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.
- 5 Safe and convenient freight movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

Salisbury Council
General Section
Transportation and Access

- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway crossovers affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

- 14 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public and community transport stops and activity centres.
- 15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with:
 - (a) open space networks, recreational trails, parks, reserves and recreation areas
 - (b) Adelaide's Metropolitan Open Space System.
- 16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
 - (a) showers, changing facilities, and secure lockers
 - (b) signage indicating the location of bicycle facilities

- (c) secure bicycle parking facilities provided at the rate set out in [Table Sal/3 - Off Street Bicycle Parking Requirements](#).
- 20 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 21 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

Access

- 22 Development should have direct access from an all weather public road.
- 23 Development should be provided with safe and convenient access which:
 - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
 - (b) provides appropriate separation distances from existing roads or level crossings
 - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land such as recreation areas.
- 25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
 - (a) limited to local roads
 - (b) shared between developments.
- 26 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 27 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to or from the road.
- 28 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to or from the road.
- 29 Driveways, access tracks and parking areas should be designed and constructed to:
 - (a) follow the natural contours of the land
 - (b) minimise excavation and/or fill
 - (c) minimise the potential for erosion from run-off
 - (d) avoid the removal of existing vegetation
 - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

Access for People with Disabilities

- 30 Development should be sited and designed to provide convenient access for people with a disability.
- 31 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Salisbury Council
General Section
Transportation and Access

Vehicle Parking

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table Sal/2 - Off Street Vehicle Parking Requirements](#) or [Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies) unless an agreement is reached between the Council and the applicant for a reduced number of parking spaces where one of the following applies:
- a financial contribution is paid into the Council Car Parking Funds specified by the Council, in accordance with the gazetted rate per car park associated with the 'Car Park Fund Areas' identified on [Concept Plan Map Sal/27 - Salisbury District Centre Car Park Fund Area](#), [Concept Plan Map Sal/29 - Ingle Farm District Centre Car Park Fund Area](#) and [Concept Plan Map Sal/32 - Mawson Lakes Town Centre Car Parking Fund Area](#)
 - it can be demonstrated that fewer car parks would be required to meet the car parking needs associated with the development.
- 33 Development should be consistent with [Australian Standard AS 2890 Parking facilities](#).
- 34 Vehicle parking areas should be sited and designed in a manner that will:
- facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
 - not inhibit safe and convenient traffic circulation
 - result in minimal conflict between customer and service vehicles
 - avoid the necessity to use public roads when moving from one part of a parking area to another
 - minimise the number of vehicle access points to public roads
 - avoid the necessity for backing onto public roads
 - where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
 - not dominate the character and appearance of a site when viewed from public roads and spaces
 - provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 35 Vehicle parking areas should be designed to reduce opportunities for crime by:
- maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
 - incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
 - being appropriately lit
 - having clearly visible walkways.
- 36 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.

- 37 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 38 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 39 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.
- 40 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Vehicle Parking for Residential Development

- 41 On-site vehicle parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 42 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.

Vehicle Parking for Mixed Use and Corridor Zones

- 43 Loading areas and designated parking spaces for service vehicles should:
 - (a) be provided within the boundary of the site
 - (b) not be located in areas where there is parking provided for any other purpose.
- 44 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
 - (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
 - (b) complement the surrounding built form in terms of height, massing and scale
 - (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.
- 45 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

Undercroft and Below Ground Garaging and Parking of Vehicles

- 46 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:
 - (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties

Salisbury Council
General Section
Transportation and Access

- (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings to undercroft areas are integrated with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development).
- 47 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

Zone Section

Salisbury Council
Zone Section
Residential Zone

Residential Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 A zone primarily accommodating a range of dwellings to meet the diverse needs and preferences of the community.
- 4 Revitalisation of under-utilised suburbs, particularly public housing areas, to facilitate the provision of a greater mix of housing types and improved residential amenity.
- 5 Residential development designed and insulated to minimise effects of predicted aircraft noise and industrial noise.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone covers a substantial portion of the Council area and is home to a large and diverse population. The zone is suitable for a range of low to medium density housing, with higher density in appropriate locations. In addition to housing and open space, the zone will also contain a variety of community related, non-residential land uses that contribute to the creation of pleasant, connected, well serviced and socially inclusive neighbourhoods.

A full range of dwelling types on a variety of allotment sizes will be provided, including affordable housing, special needs housing and housing for the aged in appropriate locations. Housing form will be diverse and cater for different household sizes, life cycle stages and housing preferences and will be cost-effective, energy efficient and will make efficient use of available sites. Older neighbourhoods will experience change through turnover in population and ageing of existing residents which will generate a need for more housing diversity as well as changes in density and different services and facilities to complement these changes.

Residential development will reflect a variety of building styles, yet where a consistent character exists, new buildings will be designed to harmonise with that which is existing in terms of form, mass, scale, colours and textures of materials and setback distances. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include windows, doors and balconies that overlook the street and areas of public open space to promote surveillance and community interaction.

Setbacks to local streets will be used to enable landscaping to be provided to soften the built form and improve amenity for residents and pedestrians. The visual and physical impact of vehicle access points will be minimised by reducing both the number of access points and the width of associated crossovers and driveways. Sealed surfaces will be minimised to reduce stormwater run-off and to also provide opportunities for landscaping to improve visual amenity. Development will seek to protect and retain regulated trees that contribute to the character of the area.

In order to achieve a compact urban form an overall increase in the residential density is desirable in select locations, in keeping with the objectives for development in the Zone, although it is anticipated that the predominant form of housing will remain detached dwellings at low to medium density throughout much of the zone. Co-ordinated infill housing, redevelopment and refurbishment of existing housing are encouraged

to maximise use of the community investment in facilities and services in existing residential areas that are located close to centres and community services. Opportunities exist to gradually develop under-utilised and vacant land within established areas, particularly when a specific housing need arises within the population, but also as an opportunity for improving access to existing services and facilities. Co-ordinated and efficient development of larger sites containing multiple allotments is encouraged in order to achieve greater housing density and diversity.

Medium density forms of housing including semi-detached dwellings, row dwellings, residential flat buildings and group dwellings are encouraged in areas with good access to services and facilities. Concentrated nodes of medium density development of up to 4 storeys in height are anticipated in areas close to centres, public transport and significant public open space, and are to be developed in a co-ordinated and orderly manner. Typically this will involve the amalgamation of sites and will result in development that compliments the prevailing character. A transition in building height will be necessary to ensure issues of overlooking is minimised and solar access maintained.

Development will be of a form and scale compatible with adjoining residential development. As part of the increase in residential density there will be an increase in the number of dwellings of two or more storeys. Such development will recognise the proximity of adjoining development and will be designed and sited to maintain the privacy of adjoining dwellings and their private open space areas, and will be designed to integrate with the existing built form.

Development of land with a known history of a potentially contaminating activity will occur once the site has been assessed and remediated to the standard necessary to ensure it is safe and suitable for the proposed use.

Development in areas which adjoin industrial land uses and areas affected by aircraft noise as identified in [Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure](#) should be designed, sited and constructed to minimise the effects of noise.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary or secondary school
 - recreation area
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible in form, scale and design with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality

Salisbury Council
Zone Section
Residential Zone

- (c) does not detrimentally impact on the amenity of nearby residents
 - (d) will not undermine the efficient operation of nearby centres.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should be undertaken in accordance with the following Concept Plan Maps:
- (a) [Concept Plan Map Sal/21 - Paralowie Residential Area 3](#)
 - (b) [Concept Plan Map Sal/22 - Burton Residential Area 1](#)
 - (c) [Concept Plan Map Sal/23 - Direk Residential Area](#)
 - (d) [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#)
 - (e) [Concept Plan Map Sal/25 - Paralowie Residential Area 1](#)
 - (f) [Concept Plan Map Sal/26 - Paralowie Residential Area 2](#)
 - (g) [Concept Plan Map Sal/27 - Salisbury Downs Residential Area 1.](#)
- 7 Residential development should only occur within the area marked 'Lot 23' or 'Lot 24' on [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#) where it is developed in accordance with all of the following:
- (a) the construction of a 2.4 metre high acoustical fence, which is comprised of double-sided fibre cement sheeting that has a density of not less than 12.5 kilograms per square metre, along the north-west and south-west boundaries of the land
 - (b) service areas are located between the noise source and the living areas of the dwelling
 - (c) dwellings utilise suitable sound insulation methods such as double-glazing to windows, roof and wall insulation
 - (d) the number of wall openings facing the noise source are minimised.
- 8 Direct vehicular access should not be provided onto Smith Road, Barker Road or Bridge Road.
- 9 Where remnant vegetation is located within road reserves it should be preserved and protected against loss, damage and disfigurement.
- 10 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 11 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area for allotments less than 450 square metres	60 square metres
Maximum floor area for allotment greater than 450 square metres	72 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	3 metres

Affordable Housing

- 12 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 13 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

Land Division

- 14 Land division should create a 5 metre landscaped reserve to limit direct vehicle access where allotments are created fronting the following roads:
 - (a) Martins Road, Parafield Gardens and Paralowie
 - (b) Burton Road, Burton and Paralowie
 - (c) Bolivar Road, Burton and Paralowie
 - (d) Willochra Road, Salisbury.

PROCEDURAL MATTERS**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where it complies with all of the following: <ol style="list-style-type: none"> it does not move, rotate or incorporate flashing lights it does not wholly or partly consist of bunting, streamers, flags, wind vanes and the like if attached to a building, it does not wholly or partly extend above the top of the wall or the fascia.
Amusement machine centre	
Consulting room	Except where: <ol style="list-style-type: none"> the total floor area is less than 100 square metres the site does not front an arterial road.
Crematorium	
Dairy	
Dwelling where it is contained within the 'Concept Area Boundary' identified on Concept Plan Map Sal/22 - Burton Residential Area 1	Except where the dwelling has a maximum height of no more than one-storey above natural ground level.
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: <ol style="list-style-type: none"> the total floor area is less than 100 square metres the site does not front an arterial road.
Petrol filling station	Except where it comprises alterations or additions to a petrol filling station existing at 20 January 1994.
Prescribed mining operations	
Public service depot	
Residential flat building within the Salisbury Residential Policy Area 18	

Salisbury Council
Zone Section
Residential Zone

Form of Development	Exceptions
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 250 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Table Section

Table Sal/2 - Off Street Vehicle Parking Requirements

The following vehicle parking requirements do not apply:

- (a) to the Mixed Use (Bulky Goods, Entertainment, Leisure) Zone except where the form of development is light industry whereby the rates for Industry, warehouse, stores are applicable
- (b) to development that is subject to the requirements in [Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).

Form of Development	Number of Required Car Parking Spaces
Accommodation	
Aged Care / retirement home	1 space per unit
Serviced apartment	1 space per unit plus 1 space per employee
Motel	1 space per unit
Commercial	
Bulky goods outlet	3 spaces per 100 square metres of gross leasable floor area
Cinema	1 space per 4 cinema seats
Hotel Public bar	1 space per 2 square meters of floor area available to the public
Lounge or beer garden	1 space per 6 square metres of floor area available to the public
Gaming room	1 space per 2 machines
Office	1 space per 25 square metres, with a minimum of 4 spaces per office
Restaurant	Greater of 1 space for every 3 seats or 1 space for every 15 square metres of dining area
Service trade premises	3 spaces per 100 square metres
Shop	7 spaces per 100 square metres of gross leasable area for shops outside of centre zones 5 spaces per 100 square metres of gross leasable area for shops within centre zones
Community/civic	
Child care centre	1 space per 4 children
Community centre	10 spaces per 100 square metres of total floor area
Library	4 spaces per 100 square metres
Place of worship	Greater of 1 space for every 3 seats or every 3 attendees
Dwellings	

Salisbury Council
Table Section
Table Sal/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Detached dwelling Semi Detached Dwelling Row Dwelling	2 spaces per dwelling, one of which is to be covered
Residential flat building Multiple dwelling Group dwelling	1 space per dwelling, plus 0.5 on-site visitor car parking spaces per dwelling
Industry, warehouses, stores	
Office component	1 space per 30 square metres
Plus	Plus
Non-office component	
Up to 200 square metres	1 space per 50 square metres
Plus 200-2000 square metres	1 additional space for every 75 square metres
Plus greater than 2000 square metres	1 additional space for every 150 square metres
Or	Or
For labour intensive industries, inclusive of office component (whichever ever is greater)	0.75 car parking spaces per employee
Medical	
Consulting room	10 per 100 square metres of total floor area, with a minimum of 3 spaces per tenancy
Hospital	2.5 spaces per bed
Nursing home	1 space for every 4 beds

The following vehicle parking requirements apply to development specifically within the **Mixed Use (Bulky Goods, Entertainment and Leisure) Zone**:

Form of Development	Minimum number of required vehicle parking spaces
All forms of development (except Light Industry)	3 spaces per 100 square metres of gross leasable floor area

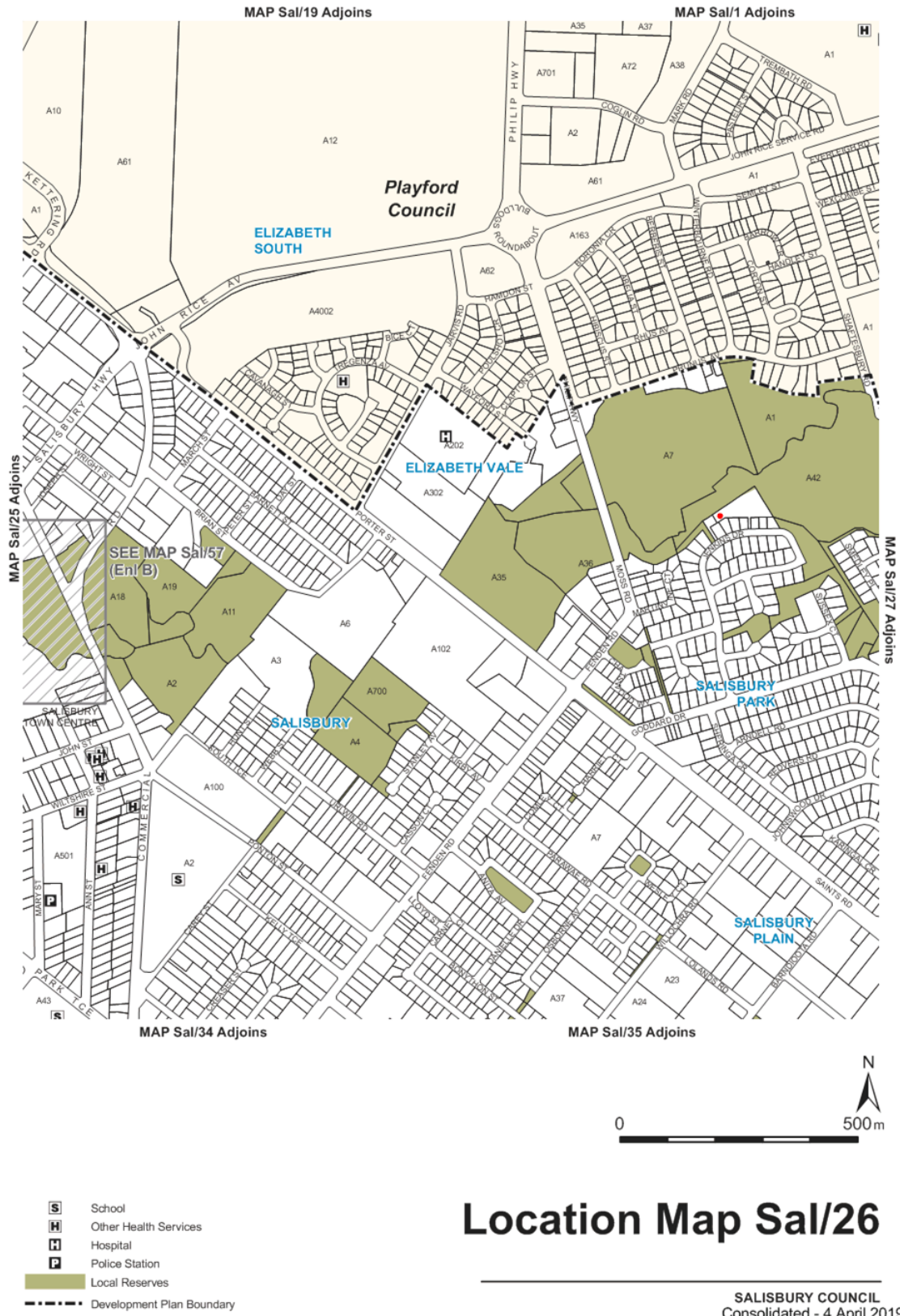
Mapping Section

Map Reference Tables

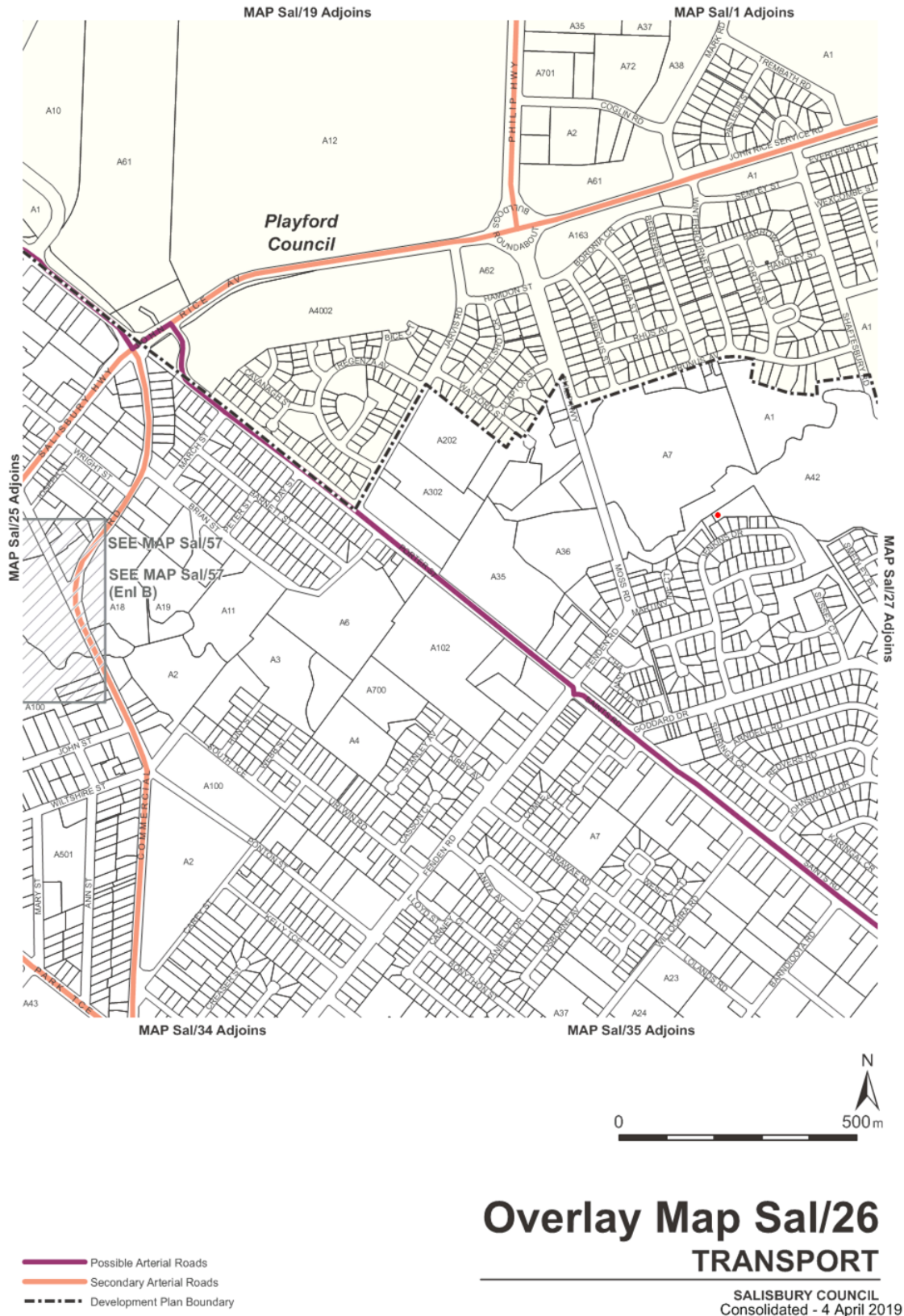
Spatial Extent Maps

Bushfire Risk Maps

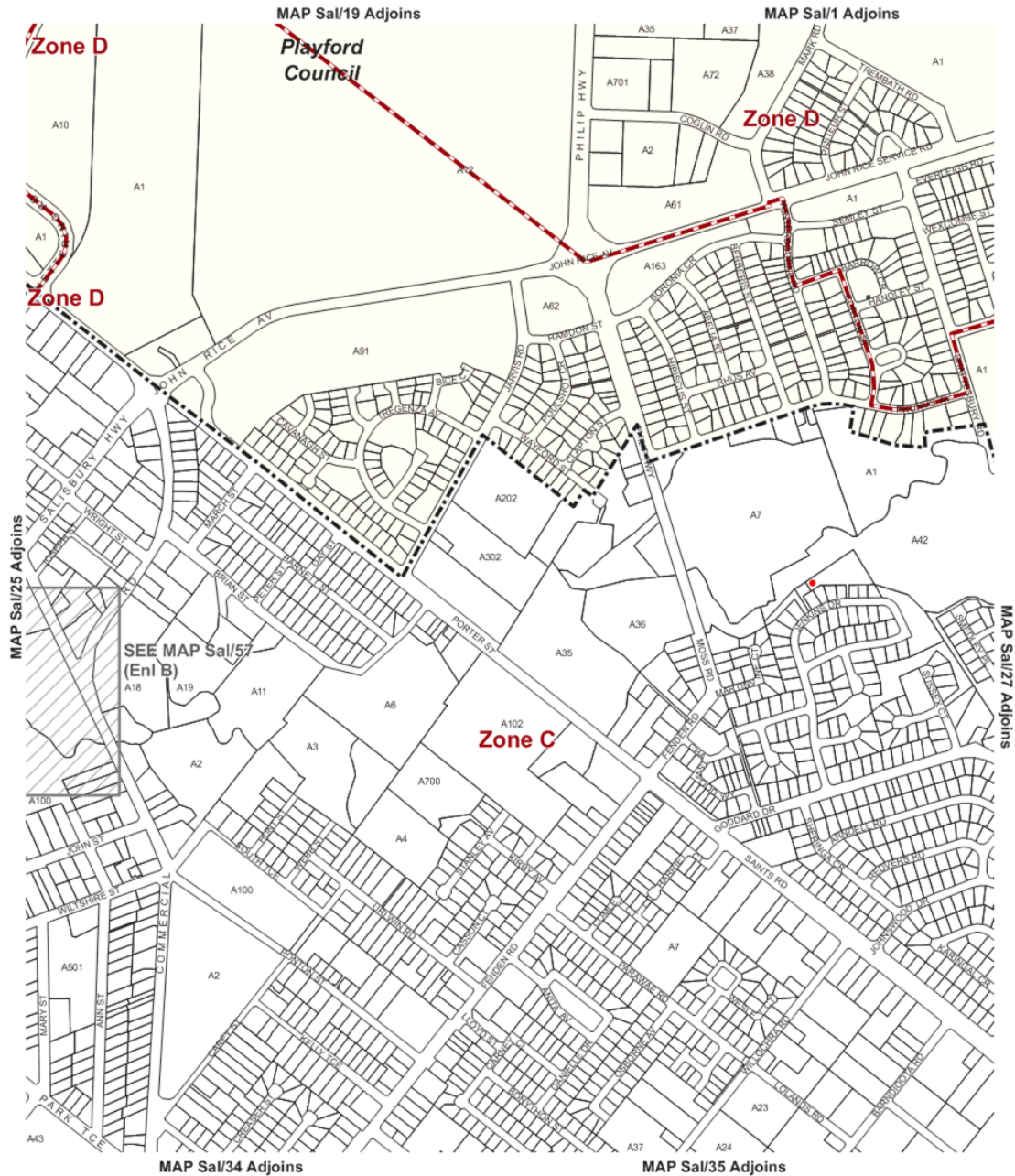
Concept Plan Maps



Item 8.1.1 - Attachment 4 - Extract of Relevant Development Plan Provisions (Consolidated 4 April 2019)



Item 8.1.1 - Attachment 4 - Extract of Relevant Development Plan Provisions (Consolidated 4 April 2019)



NOTE: Airport Building Heights should be read in conjunction with concept plan map showing heights for Edinburgh Defence Airfield

Airport Building Heights
 Referral to Commonwealth Secretary
 for Dept. of Transport and Regional Services
Zone C All Structures Exceeding 15 metres above existing ground level
Zone D All Structures Exceeding 45 metres above existing ground level

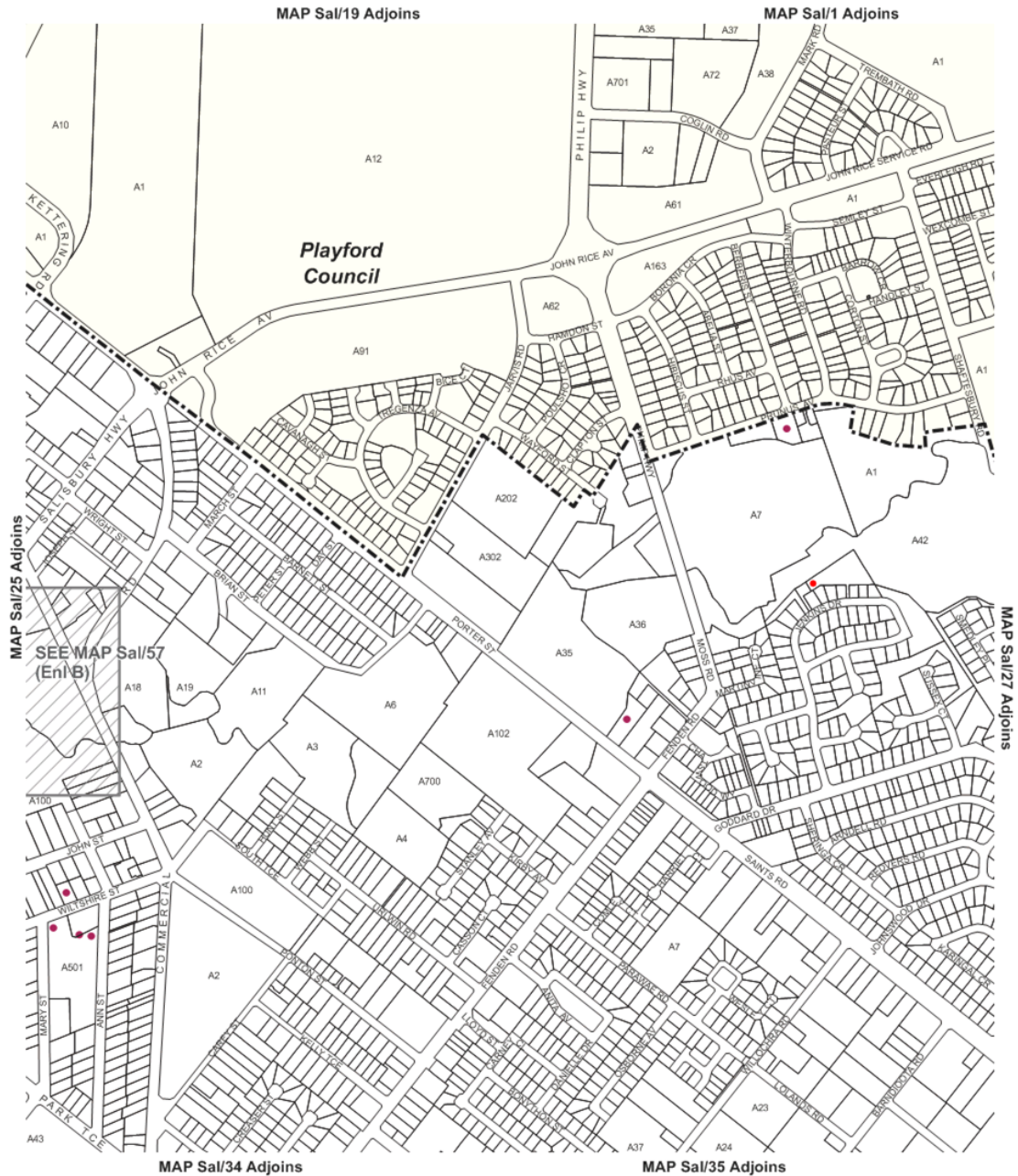


Overlay Map Sal/26 DEVELOPMENT CONSTRAINTS

- Airport Building Heights
- Development Plan Boundary

SALISBURY COUNCIL
 Consolidated - 4 April 2019

Item 8.1.1 - Attachment 4 - Extract of Relevant Development Plan Provisions (Consolidated 4 April 2019)



Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.

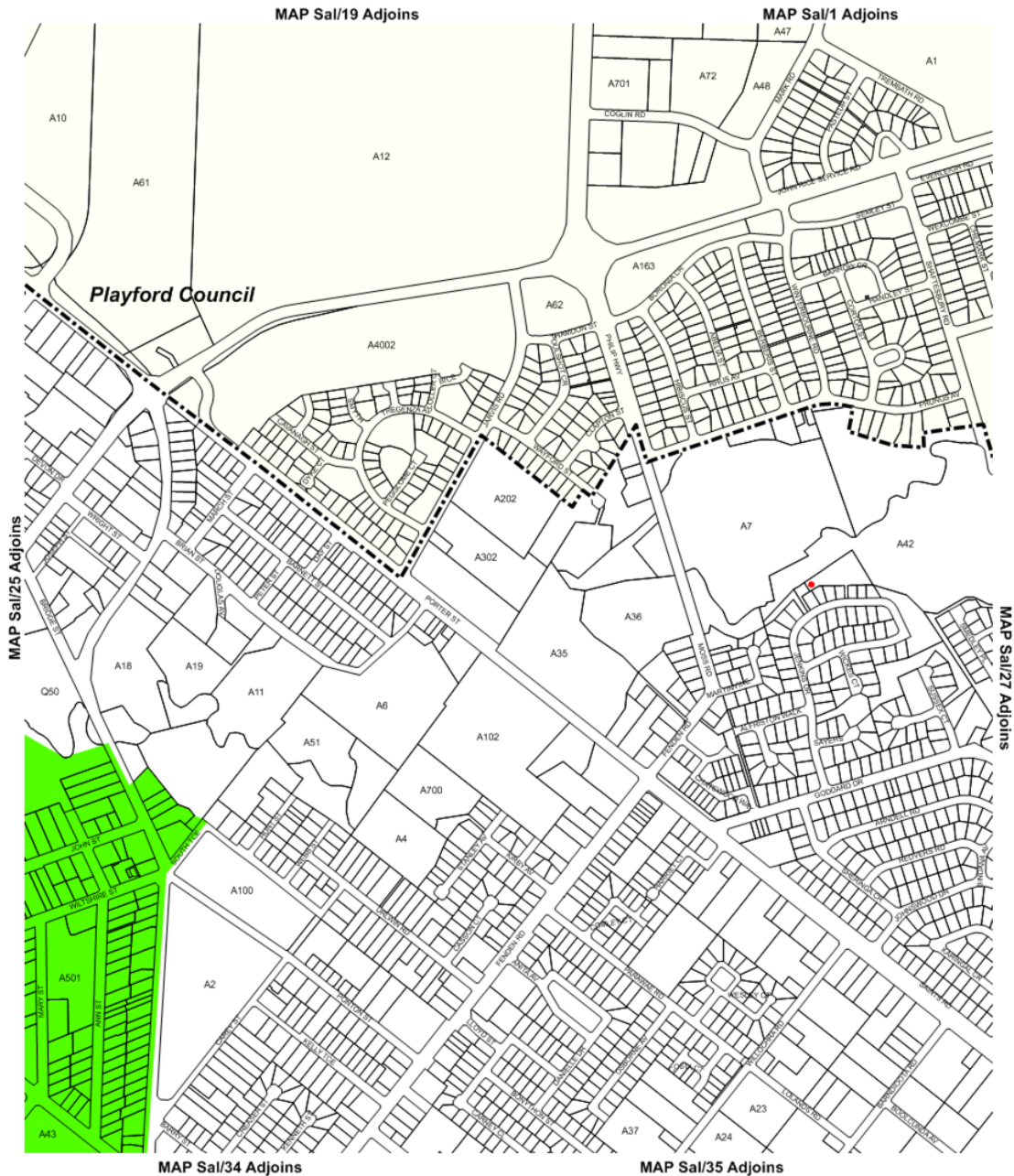


- State heritage place
- - - - - Development Plan Boundary

Overlay Map Sal/26 HERITAGE

SALISBURY COUNCIL
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Item 8.1.1 - Attachment 4 - Extract of Relevant Development Plan Provisions (Consolidated 4 April 2019)

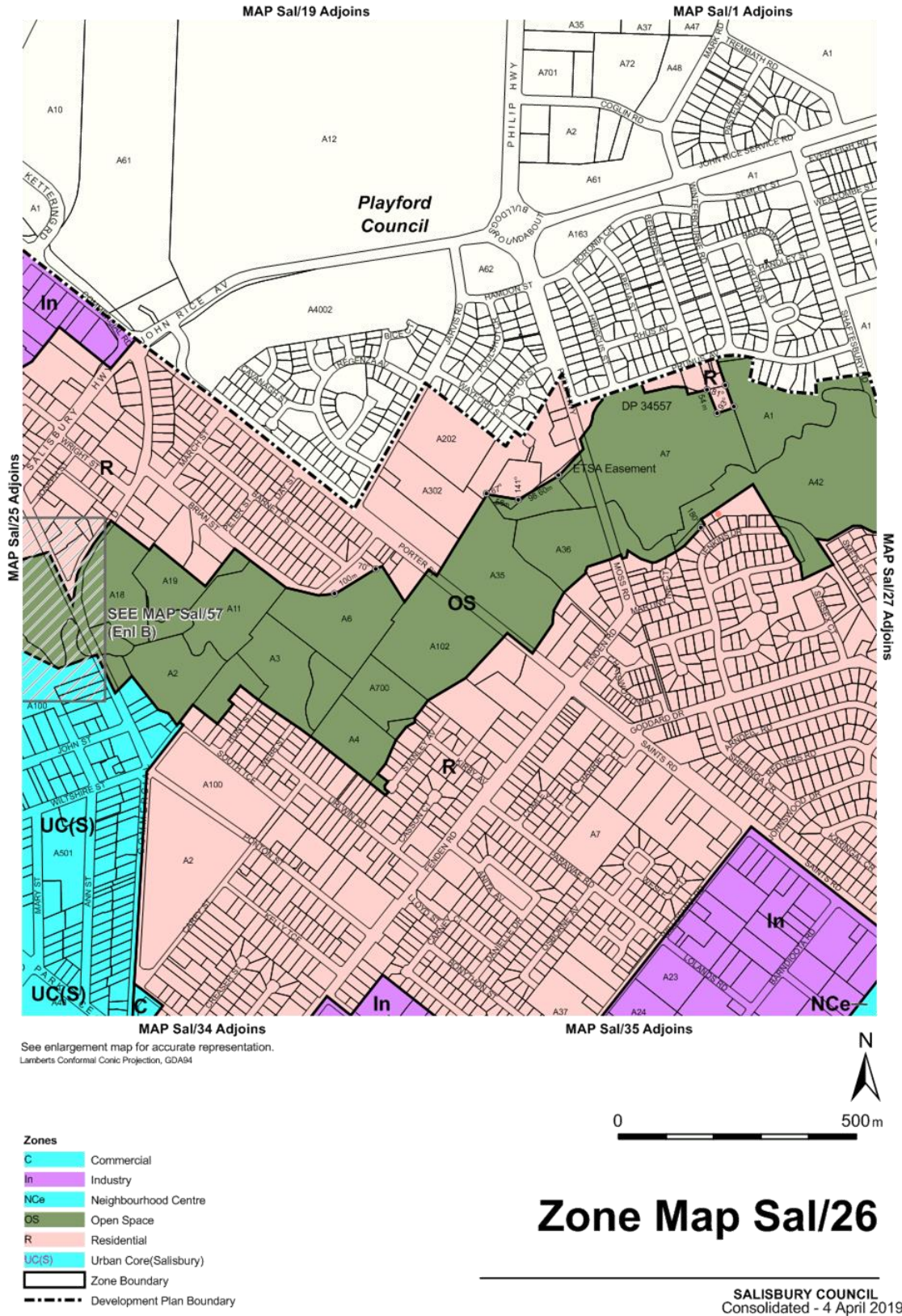


Noise and Air Emissions Designated Area
 Development Plan Boundary

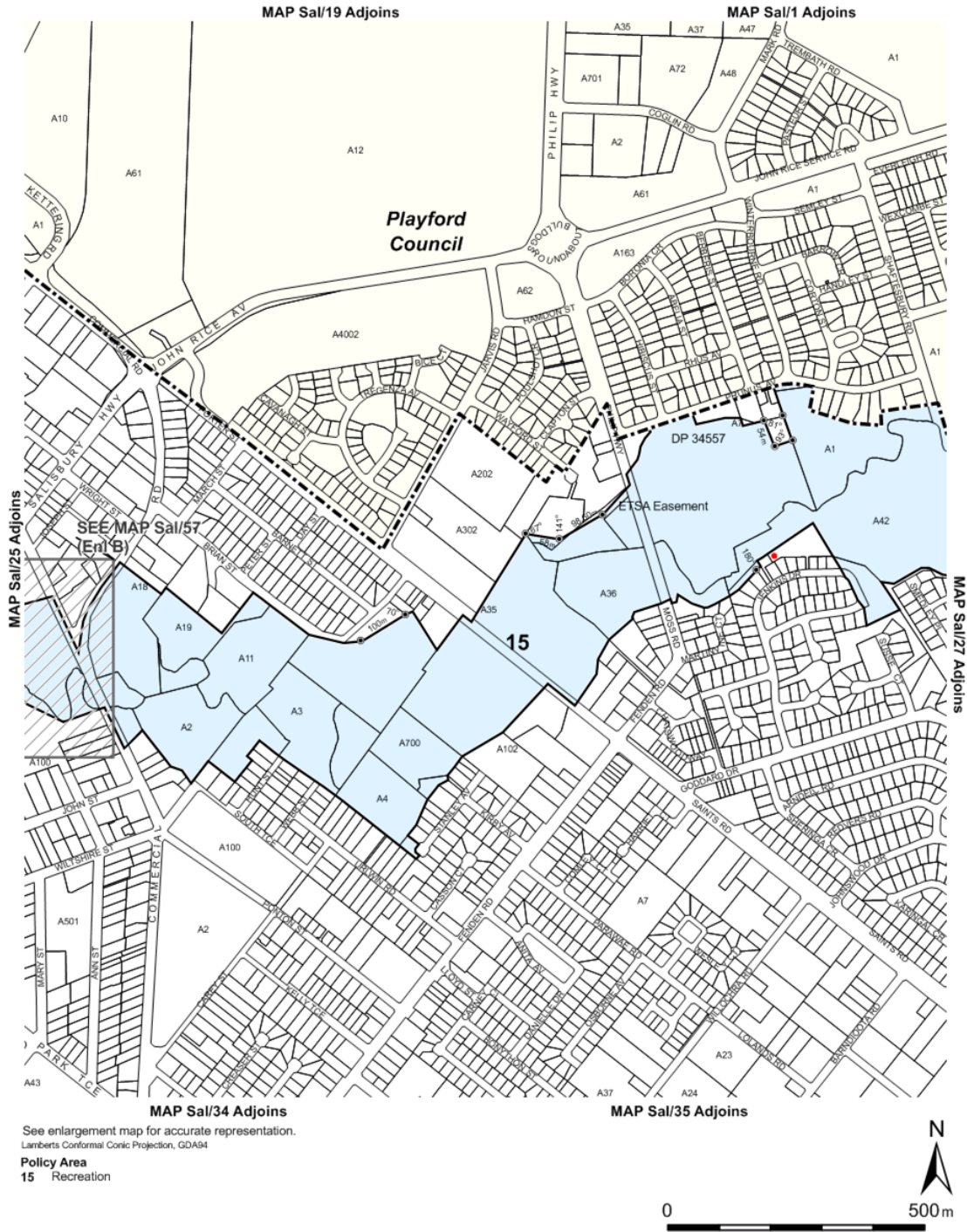
Overlay Map Sal/26 NOISE AND AIR EMISSIONS

SALISBURY COUNCIL
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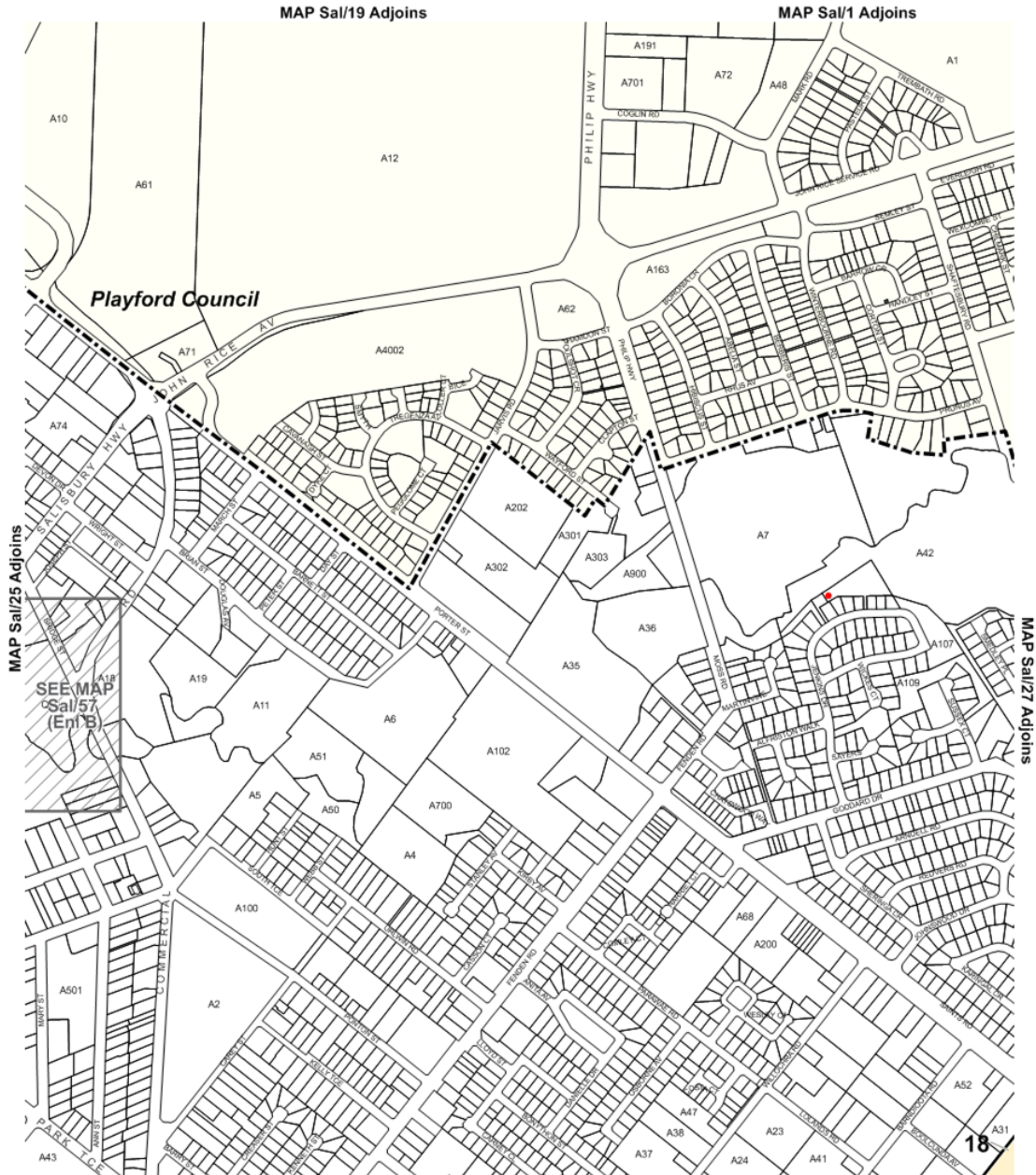


Policy Area Map Sal/26

Policy Area Boundary
 Development Plan Boundary

SALISBURY COUNCIL
Consolidated - 4 April 2019

Item 8.1.1 - Attachment 4 - Extract of Relevant Development Plan Provisions (Consolidated 4 April 2019)



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Precinct

18 Saints Road Neighbourhood Centre

- Precinct Boundary
- Development Plan Boundary

Precinct Map Sal/26

SALISBURY COUNCIL
Consolidated - 4 April 2019

Item 8.1.1 - Attachment 4 - Extract of Relevant Development Plan Provisions (Consolidated 4 April 2019)

ITEM	8.2.1
	COUNCIL ASSESSMENT PANEL
DATE	28 April 2021
HEADING	Policy for the Assessment Panel Review of Decisions of the Assessment Manager
AUTHOR	Chris Zafiroopoulos, Assessment Manager, City Development
CITY PLAN LINKS	4.4 We plan effectively to address community needs and identify new opportunities

SUMMARY This report provides the Panel information in relation to the policy for reviewing a decision of the Assessment Manager under the *Planning, Development and Infrastructure Act 2016*. This further information is in response to discussion at recent Panel meetings regarding the options for the Panel in relation to the conduct of a review of a decision of the Assessment Manager.

RECOMMENDATION

1. That the information be noted and the report be received.
Or
2. The Council Assessment Panel resolves to amend the *Policy for the review of a decision of the Assessment Manager* to:
 - a. Include a new clause 3(d) to read “*An applicant may provide a written submission in support of his or her application for review*”.
 - b. Amend clause 10 to read “*Except where provided in clause 3(d), the Panel will not receive submissions or addresses from any party*”.

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Policy for the review of a decision of the Assessment Manager

1. BACKGROUND

- 1.1 The Panel considered two policy templates produced by the LGA for review of decisions of the Assessment Manager and at its meeting in December 2020 resolved to adopt the *simplified policy template* subject to the inclusion of a clause that excludes the public and staff involved in the prescribed matter from attending during the deliberation of the matter.
- 1.2 This report provides information in relation to additional matters considered by the Marion and the Norwood, Payneham and St Peters Panels on their policies.

2. REPORT

- 2.1 The Marion Panel adopted the simplified policy and added a clause that allows an applicant to provide additional information to support their application for review. The additional clause reads:

An applicant may provide a written submission in support of his or her application for review.

- 2.2 If the Panel wished to adopt a similar policy position, it may add the additional clause as a new clause 3(d). In addition, clause 10 should be amended to include at the start ...*Except where provided in clause 3(d),...*

- 2.3 The Norwood, Payneham and St Peters Panel adopted the simplified policy but have not included a clause that allows the submissions of additional information. That Panel has added a clause that provides it will hold its deliberations in camera, similar to that adopted by the Salisbury Panel.

- 2.4 The policy Adopted by the Salisbury Panel is provided in Attachment 1.

3. CONCLUSION / PROPOSAL

- 3.1 The Panel considers the information in relation to the *Policy for the review of a decision of the Assessment Manager*.

CO-ORDINATION

Officer: AM
Date: 13.04.21



COUNCIL ASSESSMENT PANEL

Policy for the review of a decision of the Assessment Manager

22 December 2020

LEGISLATIVE FRAMEWORK

1. This Policy applies in addition to the statutory requirements for the review by the Council Assessment Panel/Regional Assessment Panel (Panel) of A decision of an Assessment Manager as set out in Part 16, Division 1 of the Planning, Development and Infrastructure Act 2016 (Act).

COMMENCING A REVIEW

2. An application for review must relate to a prescribed matter, as defined in Section 201 of the Act, for which an Assessment Manager was the relevant authority.
3. An application for review must be:
 - a. made using the Application to Assessment Panel for Assessment Manager's Decision Review (the Form);
 - b. lodged in a manner identified on the Form; and
 - c. lodged within one month of the applicant receiving notice of the Prescribed Matter, unless the Presiding Member in his or her discretion grants an extension of time.
4. In determining whether to grant an extension of time, the Presiding Member may consider:
 - a. the reason for the delay;
 - b. the length of the delay;
 - c. whether any rights or interests of other parties would be affected by allowing the review to be commenced out of time;
 - d. the interests of justice;
 - e. whether the applicant has, or is within time to, appeal the prescribed matter to the ERD Court; and
 - f. any other matters the Presiding Member considers relevant.

MATERIALS FOR REVIEW HEARING

5. The Assessment Manager shall collate for the Panel:
 - a. all materials which were before the Assessment Manager (or delegate) at the time of the decision on the Prescribed Matter, including but not limited to:
 - i. application documents, reports, submissions, plans, specifications or other documents submitted by the applicant;
 - ii. internal and/or external referral responses; and
 - b. any report from Council staff or an external planning consultant written for the Assessment Manager;
 - c. any assessment checklist used by the Assessment Manager or delegate when making the decision on the Prescribed Matter;
 - d. any other information requested by the Presiding Member.
6. The Assessment Manager (or delegate) must prepare a report to the Panel setting out the details of the relevant development application, the prescribed matter the subject of the review and the reasons for the Assessment Manager (or delegate's) decision on the Prescribed Matter.

REVIEW HEARING

7. The Assessment Manager must advise the applicant of the time and date of the Panel meeting at which the review application will be heard.
8. On review, the Panel will consider the Prescribed Matter afresh.
9. Information, materials and submissions which were not before the Assessment Manager at the time of the decision on the Prescribed Matter will not be considered by the Panel.
10. The Panel will not receive submissions or addresses from any party.
11. The Presiding Member may permit Panel members to ask questions or seek clarification from the applicant and/or the Assessment Manager, in his or her discretion.
12. The Assessment Manager must be present at the Panel meeting to respond to any questions or requests for clarification from the Panel.
13. Where the decision on the Prescribed Matter was made by a delegate of the Assessment Manager, the delegate may appear in place of the Assessment Manager.
14. The Presiding Member will invite all Panel Members to speak on any matter relevant to the review.
15. The Panel may resolve to defer its decision if it considers it requires additional time or information to make its decision.
16. Pursuant to regulation 13(2)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017* the Panel will exclude the public and staff involved in the prescribed matter from attendance during the deliberation of the matter under this policy.

OUTCOME ON REVIEW HEARING

17. The Panel may, on a review:
 - a. affirm the Assessment Manager's decision on the Prescribed Matter;
 - b. vary the Assessment Manager's decision on the Prescribed Matter; or
 - c. set aside the Assessment Manager's decision on the Prescribed Matter and substitute its own decision.
18. An applicant should be advised in writing of the Panel's decision by the Assessment Manager.