ATTACHMENT A

[Attachment A consists of 15 pages]
DEVELOPMENT PLAN PROVISIONS – CONSOLIDATED 5 May 2016

ZONE SECTION
Residential Zone
Mid Suburban Policy Area 16

Desired Character - Mid Suburban Policy Area 16

This policy area will be characterised by a mix of dwelling types throughout, such as detached and semi-detached dwellings, interspersed with a range of well designed medium density housing on larger, wider allotments as well as on main road frontages and facing larger public open spaces.

It is desirable that dwellings be designed to complement and enhance the high quality pre and post World War Two building styles and incorporating setback, siting, materials, roof forms and features consistent with and enhancing the established character.

Development of detached and semi-detached dwellings up to two storeys in height is appropriate provided there is minimal overshadowing or overlooking of adjoining properties. Group dwellings and residential flat buildings are appropriate on larger, wider sites or those achieved through site amalgamation.

Objective 1
Development that contributes to the desired character of the policy area. Complies

PDC 1
Development should not be undertaken unless it is consistent with the desired character for the policy area. Complies

PDC 3
A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road or depth not less than that shown in the following table:

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Site area (square metres)</th>
<th>Minimum dimensions (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>400 (minimum)</td>
<td>10 - frontage</td>
</tr>
<tr>
<td></td>
<td>350 (minimum) for corner sites</td>
<td></td>
</tr>
<tr>
<td>Semi-detached</td>
<td>300 (minimum)</td>
<td>8 - frontage</td>
</tr>
<tr>
<td>Group dwelling</td>
<td>325 (average)</td>
<td>18 - frontage for regular site</td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
<td>8 - frontage for irregular site</td>
</tr>
<tr>
<td>Row dwelling</td>
<td>250 (minimum)</td>
<td>8 - frontage</td>
</tr>
</tbody>
</table>

O = Objective

PDC = Principle of Development Control
<table>
<thead>
<tr>
<th>Objective 1</th>
<th>A residential zone comprising a range of dwelling types</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective 2</td>
<td>Increased dwelling densities in close proximity to centres, public transport routes and public open space</td>
<td>Complies</td>
</tr>
<tr>
<td>PDC 1</td>
<td>The following forms of development are envisaged in the zone:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Domestic outbuilding in association with a dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Domestic structure</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Dwelling addition</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Small scale non-residential uses that serve the local community, for example:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Child care facilities</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Health and welfare services</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Open space</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Primary and secondary schools</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Recreation areas</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Shops, offices or consulting rooms</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Supported accommodation</td>
<td></td>
</tr>
<tr>
<td>PDC 6</td>
<td>Development should not exceed two storeys in height except where specified in the relevant policy area.</td>
<td>Complies</td>
</tr>
</tbody>
</table>

**O= Objective**  
**PDC = Principle of Development Control**
Development should be consistent with the building envelope requirements as shown in the figure below, except where a variation to the building envelope is specified in a particular policy area:

Partially complies – see body of report

O = Objective
PDC = Principle of Development Control
<table>
<thead>
<tr>
<th>Objective</th>
<th>Description</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.</td>
<td>Complies</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GENERAL SECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design and Appearance</td>
</tr>
<tr>
<td>Objective 1</td>
</tr>
<tr>
<td>PDC 1</td>
</tr>
<tr>
<td>PDC 2</td>
</tr>
<tr>
<td>PDC 9</td>
</tr>
</tbody>
</table>

O= Objective  
PDC = Principle of Development Control
| PDC 10 | 1. Except where specified in a zone, policy area or precinct, development should ensure that:  
(a) 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 3 pm on the 21 June.  
(b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June to at least the smaller of the following:  
   (i) half of the existing ground level open space  
   (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).  
(c) where overshadowing already exceeds the requirements contained in part (b), the area overshadowed should not increase by more than 20 per cent.  

PDC 11 | Buildings with upper level windows, balconies, terraces and decks should minimise direct overlooking of habitable rooms and private open spaces of dwellings through one or more of the following measures:  
(a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct  
(b) 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  
(c) 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  
(d) other than within the Urban Core Zone, sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above finished floor level.  

PDC 15 | Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.  

O = Objective  
PDC = Principle of Development Control
| PDC 16 | Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas. | Complies |
| PDC 22 | Except in areas where a new character is desired, 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 function, appearance and/or desired character of the locality | Complies |
| 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: | Complies |

<table>
<thead>
<tr>
<th>Setback difference between buildings on adjacent allotments</th>
<th>Setback of new building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 2 metres</td>
<td>The same setback as one of the adjacent buildings, as illustrated below:</td>
</tr>
<tr>
<td></td>
<td><img src="image" alt="Diagram" /></td>
</tr>
</tbody>
</table>

When \( b \leq 2 \), setback of new dwelling = \( a \) or \( b \)

| Greater than 2 metres | At least the average setback of the adjacent buildings. |

**GENERAL SECTION**

**Landscaping, Fence and Walls**

<table>
<thead>
<tr>
<th>Objective 1</th>
<th>The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>PDC 2</td>
<td>Landscaping should: (a) include the planting of locally indigenous species where appropriate</td>
<td>Complies</td>
</tr>
</tbody>
</table>

**O= Objective**

**PDC = Principle of Development Control**
(b) be oriented towards the street frontage
(c) result in the appropriate clearance from powerlines and other infrastructure being maintained.

<table>
<thead>
<tr>
<th>GENERAL SECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective and Sustainable Development</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective</th>
<th>Description</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.</td>
<td>Complies</td>
</tr>
<tr>
<td>PDC 7</td>
<td>Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.</td>
<td>Complies</td>
</tr>
</tbody>
</table>

O = Objective
PDC = Principle of Development Control
<table>
<thead>
<tr>
<th>Objective</th>
<th>Description</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of a diverse community.</td>
<td>Complies</td>
</tr>
<tr>
<td>2</td>
<td>A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.</td>
<td>Complies</td>
</tr>
<tr>
<td>3</td>
<td>Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.</td>
<td>Complies</td>
</tr>
<tr>
<td>PDC 1</td>
<td>Residential allotments and sites should maximise solar orientation and have the area 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, pedestrian and cycling access and parking (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.</td>
<td>Complies</td>
</tr>
<tr>
<td>PDC 2</td>
<td>Residential allotments should be of varying sizes to encourage housing diversity.</td>
<td>Complies</td>
</tr>
<tr>
<td>PDC 4</td>
<td>Residential development should be designed to ensure living rooms have an external outlook.</td>
<td>Complies</td>
</tr>
<tr>
<td>PDC 5</td>
<td>Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings.</td>
<td>Complies</td>
</tr>
<tr>
<td>PDC 6</td>
<td>Garages, carports and residential outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.</td>
<td>Complies</td>
</tr>
</tbody>
</table>

O= Objective  
PDC = Principle of Development Control
Garages, carports and residential outbuildings should not dominate the streetscape and be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>60 square metres</td>
</tr>
<tr>
<td>Maximum wall height</td>
<td>3 metres</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>5 metres</td>
</tr>
<tr>
<td>Minimum setback from a primary road frontage</td>
<td>Garages and carports setback in accordance with the following: (a) within the Residential Zone or Residential Character Zone – at least 5.5 metres or 0.5 metres behind the main face of the associated dwelling, whichever is the greater distance from the primary frontage (b) no closer than any part of its associated dwelling and in any other case, be setback a minimum of 5.5 metres Outbuildings should not protrude forward of any part of its associated dwelling</td>
</tr>
<tr>
<td>Minimum setback from a secondary road frontage</td>
<td>0.9 metres or in-line with the existing dwelling</td>
</tr>
<tr>
<td>Minimum setback from a rear or side vehicle access way</td>
<td>0 metres</td>
</tr>
<tr>
<td>Maximum length along the boundary</td>
<td>8 metres or 50 per cent of the length along that boundary (which ever is the lesser)</td>
</tr>
<tr>
<td>Maximum frontage width of garage or carport with an opening facing a rear access lane</td>
<td>No maximum</td>
</tr>
<tr>
<td>Maximum frontage width of garage or carport with an opening facing the street</td>
<td>Less than 50 per cent of the allotment frontage provided the width does not exceed 6 metres within the Residential Zone or Residential Character Zone</td>
</tr>
</tbody>
</table>

O = Objective

PDC = Principle of Development Control
| PDC 12 | Private open space (available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:  
(a) to be accessed directly from the internal living areas of the dwelling  
(b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy  
(c) to take advantage of, but not adversely affect, natural features of the site  
(d) to minimise overlooking from adjacent buildings  
(e) to achieve separation from bedroom windows on adjoining sites  
(f) to have a northerly aspect to provide for comfortable year round use  
(g) not to be significantly shaded during winter by the associated dwelling or adjacent development  
(h) to be partly shaded in summer  
(i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality  
(j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site. | Complies |
| --- | --- |
| PDC 14 | For each dwelling in the Residential Zone or Residential Character Zone that has a ground floor level, private open space should:  
(a) contain one primary useable part, directly accessible from a living room within the dwelling consistent with the following requirements:  
(b) not be covered by verandas by more than 30 per cent and to not include any areas to be used for the parking of motor vehicles  
(c) be located behind the building line  
(d) be provided at the following rates and in accordance with the following requirements: | Partially complies – see body of report |

**O= Objective**  
**PDC = Principle of Development Control**
<table>
<thead>
<tr>
<th>Zone / Policy Area</th>
<th>Detached dwelling</th>
<th>Group dwelling</th>
<th>Site area</th>
<th>Site area 250 square metres or less</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inner Suburban</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Policy Areas 15, Mid Suburban Policy Area 16, Western Edge Policy Area 17, West Lakes General Policy Area 18</td>
<td>Semi-detached dwelling</td>
<td>Residential flat building</td>
<td>greater than 250 square metres</td>
<td></td>
</tr>
<tr>
<td></td>
<td>25 per cent of the site area</td>
<td>80 square metres per dwelling</td>
<td>20 per cent of the site area or 60 square metres per dwelling (whichever is the greater) where an allotment is adjacent or abuts a public road that is adjacent a coastal reserve or zone, the River Torrens Linear Park, the lake at West Lakes or a public reserve with an area of at least 2500 square metres</td>
<td></td>
</tr>
<tr>
<td></td>
<td>20 per cent of the site area</td>
<td></td>
<td>60 square metres per dwelling (whichever is the greater)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>60 square metres per dwelling (whichever is the greater)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PDC 15  Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.  Complies

PDC 16  Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools, and non-permeable paved areas) to:
(a) assist with ease of drainage
(b) allow for effective deep planting
(c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.  Complies

O = Objective  
PDC = Principle of Development Control
**GENERAL SECTION**

**Transportation and Access**

<table>
<thead>
<tr>
<th><strong>PDC 23</strong></th>
<th>Development should be provided with safe and convenient access which:</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(a) avoids unreasonable interference with the flow of traffic on adjoining roads</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) provides appropriate separation distances from existing roads or level crossings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(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</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.</td>
<td></td>
</tr>
</tbody>
</table>

| **PDC 29** | Access points onto public roads should be limited to two with only one access point allowed where a site is less than 20 metres in width. | Complies |

| **PDC 38** | Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with Table ChSt/2 – Off Street Vehicle Parking Requirements. | Complies |

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**O** = Objective  
**PDC** = Principle of Development Control
<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Number of Required Car Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling (detached and semi-detached)</td>
<td>2 on site car parking spaces, one of which is covered (the second space can be tandem)</td>
</tr>
<tr>
<td>Dwelling (group, row and residential flat buildings)</td>
<td></td>
</tr>
<tr>
<td>Dwelling size</td>
<td>Number of bedrooms</td>
</tr>
<tr>
<td>----------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>1 km radius from a District Centre or &lt;200 metre radius from a railway station, light rail or busway stop Any other circumstances (except for Integrated Medium Density Policy Area 20)</td>
<td></td>
</tr>
<tr>
<td>Large 3+bedrooms or floor area &gt;130 square metres</td>
<td>1.25</td>
</tr>
<tr>
<td>Medium 2 bedrooms or floor area of 75 square metres to 130 square metres</td>
<td>1.00</td>
</tr>
<tr>
<td>Small 1 bedroom or floor area &lt;75 square metres</td>
<td>0.75</td>
</tr>
</tbody>
</table>

Add for visitors per dwelling (not applicable to row dwellings) 0.25 0.25

O = Objective
PDC = Principle of Development Control
<table>
<thead>
<tr>
<th>PDC 39</th>
<th>Development should be consistent with Australian Standard AS 2890 Parking facilities.</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>PDC 40</td>
<td>Vehicle parking areas should be sited and designed to:</td>
<td>Complies</td>
</tr>
<tr>
<td></td>
<td>(a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) not inhibit safe and convenient traffic circulation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(d) result in minimal conflict between customer and service vehicles</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(e) avoid the necessity to use public roads when moving from one part of a parking area to another</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(f) minimise the number of vehicle access points onto public roads</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(g) avoid the necessity for vehicles to reverse onto public roads</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(h) where practical, 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</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(i) not dominate the character and appearance of a site when viewed from public roads and spaces</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.</td>
<td></td>
</tr>
<tr>
<td>PDC 47</td>
<td>On-site parking should be provided having regard to:</td>
<td>Complies</td>
</tr>
<tr>
<td></td>
<td>(a) the number, nature and size of proposed dwellings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) proximity to centre facilities, public and community transport within walking distance of the dwellings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(d) availability of on-street car parking</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).</td>
<td></td>
</tr>
<tr>
<td>PDC 48</td>
<td>Vehicle parking areas servicing more than one dwelling should be of a size and location to:</td>
<td>Complies</td>
</tr>
<tr>
<td></td>
<td>(a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) reinforce or contribute to attractive streetscapes.</td>
<td></td>
</tr>
</tbody>
</table>

**O** = Objective  
**PDC** = Principle of Development Control
<table>
<thead>
<tr>
<th><strong>GENERAL SECTION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Waste</strong></td>
</tr>
<tr>
<td>PDC 5</td>
</tr>
</tbody>
</table>

O = Objective  
PDC = Principle of Development Control
[Attachment B consists of 24 pages]
1 **Development Application Form**  
*Development Act 1993*

To lodge your application online, please [click here](#).  
(Lodging online automatically includes all relevant forms – Powerline Clearance Declaration, Demolition Proposal, etc)

Please complete all mandatory fields marked with (*).

The completed form must be accompanied by all required documents as specified in the “Requirements Checklists” (Planning Consent and Building Rules Consent) and the applicable fees.

Applications submitted that do not include the prerequisite information listed in the “Requirements Checklists” will be returned for resubmission by the applicant once they are complete.

To avoid duplication, please *do not* lodge any other version of your application.

**Office Use Only:**

<table>
<thead>
<tr>
<th>DA Number</th>
<th>Property Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>252/1</td>
<td></td>
</tr>
</tbody>
</table>

Date Lodged: Received By:

---

1. **Application Details:**

1.1. Application Type*:

| ☑ | Development Plan Consent - Planning Only  
(Includes approval to prune or remove a regulated or significant tree) |
| ☐ | Development Approval - Both Planning and Building |
| ☐ | Building Rules Consent - Building Only       |
| ☐ | Non-Complying                               |

1.2. Location of Proposed Development*:

<table>
<thead>
<tr>
<th>Street Number: 4</th>
<th>(or) Lot Number: 147</th>
<th>Street: <strong>LANARK AVE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburb: <strong>SEATON</strong></td>
<td>SA</td>
<td>Postcode: <strong>5023</strong></td>
</tr>
<tr>
<td>DP: <strong>3792</strong></td>
<td></td>
<td>Section Number:</td>
</tr>
<tr>
<td>(Full/Part) Hid:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1.3. Certificate of Title*:

<table>
<thead>
<tr>
<th>Volume: <strong>5702</strong></th>
<th>Folio: <strong>670</strong></th>
</tr>
</thead>
</table>

Copy of Certificate of Title supplied with application*?  
| ☑ | Yes |
| ☐ | No |

(Please note: if the CT is not supplied, a charge of $40 per CT will be included in your application fee. This excludes applications for regulated or significant trees, minor variations, demolitions and internal fit outs.)

1.4. Cost of the Proposed Development*:

$400,000.00

City of Charles Sturt 72 Woodville Road, Woodville, South Australia 5011 T 08 8408 1111 F 08 8408 1122 www.charlessturt.sa.gov.au
### 1.5. Detailed Description of Proposed Development*

- Carport
- Domestic Garage
- Demolition *(please complete the separate Demolition Proposal Form)*
- Shop Fit Out
- Verandah
- Swimming Pool
- Fence
- Tenancy Number:
- Name of Shop:
- Number of Free Standing Illuminated Signs:
- Number of Wall Signs:
- Number of Fascia Signs:

#### Regulated or Significant Tree *(please complete the separate Regulated or Significant Tree Proposal Form)*

- New Dwelling
  - Single-Storey
  - Multi-Storey
  - Number of Dwellings: 2
  - Type of Dwelling: Semi-Detached
  - Number of levels:

- Dwelling Addition/Alteration
  - Single-Storey
  - Two-Storey

- Mixed Use Development
  - Number of Dwellings:
  - Retail floor space: \( m^2 \)
  - Office floor space: \( m^2 \)
  - Number of levels above ground floor:
  - Number of car parks:

- Warehouse or Industry and associated office with ancillary landscaping and car parking
  - Single-Storey
  - Multi-Storey
  - Number of levels:

- Other (provide details):

- Amended Applications
  - Previous DA Number: 252/
  - List Amendments:

- Staged Development
  - List Stages:

### 1.6. Additional Description of Proposed Development Information:

NEW VACANT TORREN TITLE BLOCK AT FRONT AND TWO DWELLINGS AT THE REAR

### 1.7. Does a regulated or significant tree exist on the site or on adjoining land which might be affected (including damage to tree roots) by the proposed development*?

- Yes
- No
2. Details of Parties*:

Please complete the following details (please note that all correspondence will be addressed to the applicant. In the event of multiple applicants, the addressee will be the first named):

### 2.1. Applicant Details:

<table>
<thead>
<tr>
<th>Name (Company/Dr/Miss/Mr/Mrs/Ms)*:</th>
<th>HUNG MANH NGUYEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Postal Address*:</td>
<td>66 HOPE TOWN AVE, KIUSBURN, SA 5084</td>
</tr>
<tr>
<td>Email (for Council to use to contact)*:</td>
<td><a href="mailto:hnn1957@gmail.com">hnn1957@gmail.com</a></td>
</tr>
<tr>
<td>Phone 1*:</td>
<td>0413 458 003</td>
</tr>
<tr>
<td>Phone 2:</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
</tbody>
</table>

### 2.2. Builder Details:

- **Not Required**
- **To be advised**
- **Same as Applicant**
- **Owner/Builder**
- **Licensed Builder**

<table>
<thead>
<tr>
<th>Builder*:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Postal Address*:</td>
<td></td>
</tr>
<tr>
<td>Licence Number*:</td>
<td></td>
</tr>
<tr>
<td>Email (for Council to use to contact)*:</td>
<td></td>
</tr>
<tr>
<td>Phone 1*:</td>
<td></td>
</tr>
<tr>
<td>Phone 2:</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
</tbody>
</table>

### 2.3. Owner(s) of Subject Land Details:

- **Same as Applicant**
- **Same as Builder**

<table>
<thead>
<tr>
<th>Name 1 (Company/Dr/Miss/Mr/Mrs/Ms)*:</th>
<th>BRANKO GOLUB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name 2 (Company/Dr/Miss/Mr/Mrs/Ms):</td>
<td>ANDELKA GOLUB</td>
</tr>
<tr>
<td>Postal Address*:</td>
<td>31A LIBERTY GROVE, WOODVILLE GARDENS, SA 5012</td>
</tr>
<tr>
<td>Email (for Council to use to contact)*:</td>
<td><a href="mailto:danijelg@live.com">danijelg@live.com</a></td>
</tr>
<tr>
<td>Phone 1*:</td>
<td>0400 347 329</td>
</tr>
<tr>
<td>Phone 2:</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
</tbody>
</table>

### 2.4. Contact Person for Further Information (if other than the applicant):

- **Same as Applicant**

<table>
<thead>
<tr>
<th>Name 1 (Company/Dr/Miss/Mr/Mrs/Ms)*:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Email (for Council to use to contact)*:</td>
<td></td>
</tr>
<tr>
<td>Phone 1*:</td>
<td></td>
</tr>
<tr>
<td>Phone 2:</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
</tbody>
</table>

3. Has The Construction Industry Training Fund Act 1993 Levy been paid*?

- **Yes** (include a copy of your receipt with this application)
- **No** (Payment must be made directly with the Construction Industry Training Board and can be paid online at http://www.citb.org.au/CITFLevy/Paylevyonline/PayLevy.aspx)
- **N/A** (If development cost is below $15,000)
4. Site Declarations – New Dwellings Only*:

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1. Was the allotment created on or after 1 September 2009?</td>
<td>☒ No</td>
<td></td>
</tr>
<tr>
<td>4.2. Does the site have connection to or is capable of being connected to a sewage system or waste control system which complies with the Public and Environmental Health Act, 1987?</td>
<td>☒ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>4.3. Was the site, to the best of your knowledge and belief, subject to site contamination as a result of a previous use of the land or a previous activity on the land?</td>
<td>☒ No</td>
<td></td>
</tr>
</tbody>
</table>

5. Site Declarations – New Dwellings, Dwelling Additions and Carports/Garages Only*:

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1. If the proposed building includes a garage/carport, does it gain driveway access from?</td>
<td>☒ An existing driveway or authorised access point; or</td>
<td>☐ A mountable or rollover kerb; or</td>
</tr>
<tr>
<td>5.2. Is there a tree on council land in the way of works, or within 2m of the proposed works?</td>
<td>☒ Yes</td>
<td>☐ No</td>
</tr>
</tbody>
</table>

Approximate height of tree: m
Approximate trunk circumference: m

* All trees will be assessed by Council’s Technical Arboriculture Officer; if the tree is required to be removed all removal costs will be charged back to Applicant. All removal works will be done by Council’s Arboriculture Team.

5.3. If you have answered ‘Question 5.1’ above, please complete the following information:

| Driveway crossover required width: | 5.0 m |
| Material type to be used: | ☒ Concrete | Colour: | Style: |
| ☐ Paved | Colour: | Style: |

6. Current Land and Property Use (eg dwelling, shop, industry, warehouse):

| Residential | Commercial | Industrial |
| Public Land | Educational | Vacant |

6.2. Historic Use of Land:

| Residential | Commercial | Industrial |
| Public Land | Educational | Vacant |

6.3. Are there any Easements on the land? | ☒ No |

6.4. Is there a brush fence within 3 metres of the proposed building work? | ☒ No |
### 7. Building Classification Details*
#### 7.1. Building Classification Sought*

| Class 1(a) — Detached dwelling, semi-detached dwelling/ group dwellings/ row dwelling(s) | Class 1(b) — Boarding house/ guest house/ multiple dwelling with total area of all floors not exceeding 300sqm |
| Class 2 — Residential flat building | Class 3 — Residential accommodation i.e. motel/ hotel/ backpackers/ hostel/ accommodation for aged care or health care |
| Class 4 — A dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building | Class 5 — Office building |
| Class 6 — Shop (including café, restaurant, kiosk, hairdressers) | Class 7 — Warehouse (building to be used for storage, display or produce for sale by wholesale or car parking) |
| Class 8 — Manufacturing or laboratory | Class 9 — Public buildings (i.e. schools, hospitals, libraries, doctors surgery) |
| Class 10 (a) — Non-habitable Outbuilding (garage, carport, verandah) | Class 10(b) — Fence, retaining wall, swimming pool |

#### 7.2. Present Classification(s)*:

| Class 1(a) — Detached dwelling, semi-detached dwelling/ group dwellings/ row dwelling(s) | Class 1(b) — Boarding house/ guest house/ multiple dwelling with total area of all floors not exceeding 300sqm |
| Class 2 — Residential flat building | Class 3 — Residential accommodation i.e. motel/ hotel/ backpackers/ hostel/ accommodation for aged care or health care |
| Class 4 — A dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building | Class 5 — Office building |
| Class 6 — Shop (including café, restaurant, kiosk, hairdressers) | Class 7 — Warehouse (building to be used for storage, display or produce for sale by wholesale or car parking) |
| Class 8 — Manufacturing or laboratory | Class 9 — Public buildings (i.e. schools, hospitals, libraries, doctors surgery) |
| Class 10 (a) — Non-habitable Outbuilding (garage, carport, verandah) | Class 10(b) — Fence, retaining wall, swimming pool |

### 8. Commercial/Industrial Applications*

| Not Applicable (skip to question 9) |

#### 8.1. Number of employees:

|  |

#### 8.2. Number of males:

|  |

#### 8.3. Number of females:

|  |

#### 8.4. (Institutional buildings) Number of persons accommodated:

|  |

#### 8.5. (Assembly buildings) Number of occupants:

|  |
   Please refer to Development Information Guide DS1 – Application Fee on Council’s website.

10. Decision Notification Distribution*:
    Decision Notices and associated documentation will be distributed by email if less than 5mb and the applicant’s email address is included in the Applicant Details section on page 3 of this form. When greater than 5mb in size and where an email address is not provided, the decision documentation will be distributed on a CD.

11. Powerline Clearance Declaration*:
    Does your application require a Powerline Clearance Declaration?

    | Yes (please complete the separate Powerline Clearance Declaration of Applicant Form) | No and accept the charge
    |                                                                                | (If determined by the Assessing Officer that a Powerline Clearance Declaration is required, your application will be referred to the Technical Regulator and you will be charged the applicable fee of $213 or higher depending on the development cost and your application may result in a minimum 6 week delay.)

12. Development Privacy Policy*:
    I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 and Development Act 1993 and where public notification is required may be made available on Council’s website. Information included within this application will be publicly available on Council’s website within the Development Application Register and On Line Development Application Tracking system.

    Details provided by the applicant, written representations and other technical reports form part of the reports attached to Council’s agenda. The agenda, minutes and accompanying report is made available on Council’s website. Information, including names and addresses recorded in these documents can therefore be searched by the various website search engines.

    | Agree*

13. Council Privacy Policy*:
    By submitting this form, I consent to the City of Charles Sturt collecting, retaining and using my personal information provided in line with Council’s Privacy Policy.

    | Agree*

Signed*: __________________________ Date*: 6/9/2016
Application Fee

This development information guide outlines the components of the development application fee. The fee must be paid to Council so that your development application can be assessed.

Requirements: A Council officer will calculate your application fee at the time of lodgement. You may use the following table as a guide only to estimate the fee for your application.

<table>
<thead>
<tr>
<th>Nature of Fee</th>
<th>As at 1 July 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lodgement (excluding Swimming Pool / Spa and / or Safety Fence)</td>
<td></td>
</tr>
<tr>
<td>If the development cost is &lt; $5,000</td>
<td>$61.00</td>
</tr>
<tr>
<td>If the development cost is $5,001 -</td>
<td>$130.00</td>
</tr>
<tr>
<td>If the development is Non-complying and</td>
<td>$98.00</td>
</tr>
<tr>
<td>If this is a secondary lodgement (i.e. building approval separate to planning approval), add:</td>
<td>$61.00</td>
</tr>
<tr>
<td>Lodgement – Swimming Pool / Spa and / or Safety Fence</td>
<td></td>
</tr>
<tr>
<td>For a Swimming Pool / Spa / Safety Fence only application</td>
<td>$243.00</td>
</tr>
<tr>
<td>For a Swimming Pool / Spa / Safety Fence application associated with other building works</td>
<td></td>
</tr>
<tr>
<td>If the development cost is &lt; $5,000</td>
<td>$243.00</td>
</tr>
<tr>
<td>If the development cost is &gt; $5,001</td>
<td>$312.00</td>
</tr>
<tr>
<td>Schedule 1a Application Fee (Building Rules Only)</td>
<td>$51.00</td>
</tr>
<tr>
<td>Certificate of Title Search (if Certificate not supplied)</td>
<td>$40.00</td>
</tr>
<tr>
<td>Planning Consent</td>
<td></td>
</tr>
<tr>
<td>Complying Consent</td>
<td></td>
</tr>
<tr>
<td>Dev cost &lt; $10,000</td>
<td>$38.25</td>
</tr>
<tr>
<td>Dev cost &lt; $100,000</td>
<td>$105.00</td>
</tr>
<tr>
<td>Dev cost &gt; $100,000</td>
<td>cost x 0.125%</td>
</tr>
<tr>
<td>Non Complying</td>
<td></td>
</tr>
<tr>
<td>Dev cost &lt; $10,000</td>
<td>$52.50</td>
</tr>
<tr>
<td>Dev cost &lt; $100,000</td>
<td>$124.00</td>
</tr>
<tr>
<td>Dev cost &gt; $100,000</td>
<td>cost x 0.125%</td>
</tr>
<tr>
<td>Notification</td>
<td></td>
</tr>
<tr>
<td>Category 2/3 public notification</td>
<td>$105.00</td>
</tr>
<tr>
<td>*Advertising fee (GST Inc.)</td>
<td>$620.00</td>
</tr>
<tr>
<td>Non Complying</td>
<td></td>
</tr>
<tr>
<td>Referral to Government Agencies (&lt; $1000 000)</td>
<td>$213.00</td>
</tr>
<tr>
<td>Referral to Government Agencies (&gt; $1000 000)</td>
<td>$363.00</td>
</tr>
<tr>
<td>- Affordable Housing</td>
<td></td>
</tr>
<tr>
<td>- Airport Building Height</td>
<td></td>
</tr>
<tr>
<td>- Coast Protection</td>
<td></td>
</tr>
<tr>
<td>- DAC</td>
<td></td>
</tr>
<tr>
<td>- EPA</td>
<td></td>
</tr>
<tr>
<td>- Ground Water</td>
<td></td>
</tr>
<tr>
<td>- Heritage SA</td>
<td></td>
</tr>
<tr>
<td>- Liquor and Gambling</td>
<td></td>
</tr>
<tr>
<td>- Powerline Clearance Technical Regulator</td>
<td></td>
</tr>
<tr>
<td>- Transport SA</td>
<td></td>
</tr>
<tr>
<td>Referral EPA (22 1(b) 2(3) 2(7) 2(9) 2(10) 3(3))</td>
<td>$363.00</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

Total Planning: $630.00

Building Consent (GST Inc.)

| Class 1, 2 & 4 (Detached dwelling/additions, apartment building, habitable outbuilding, multiple     | m2 x $2.95        |
| dwelling/additions)                                                                                  |                   |
| Class 3, 5 & 6 (boarding house/additions, offices/additions, hotels and shops/additions)            | m2 x $3.92        |
| Class 7 & 8 (Warehouse/additions, factories/additions)                                               | m2 x $2.60        |
| Class 9a & 9c (Institutional buildings)                                                               | m2 x $4.45        |
| Class 9b (Assembly buildings/additions)                                                               | m2 x $3.81        |
| Class 10a & 30b (Garages, verandahs, swimming pools, signs, air-conditioning special structures,     | m2 x $0.88        |
| freestanding walls)                                                                                  |                   |
| Minimum                                                                                               | $66.50            |

If the application is for a Demolition

| If a Certificate of Occupancy is required                                                            | Minimum           |
|                                                  | $66.50            |
|                                                  | $64.75            |

The Construction Industry Training Board (CITB) Levy if development cost is $15,000 and above

(Payment must be made directly with the Construction Industry Training Board and can be paid online at: http://www.citb.org.au/CITFLevy/Paylevyonline/PayLevy.aspx)

Application to extend the application approval                                                        | $98.00            |

Total Building                                                                                       |                   |

Total Combined                                                                                       | $630.00           |

Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to the City of Charles Sturt Development Plan and to seek professional advice if necessary. This information is subject to frequent updates. This version last updated July 2016. Access the Development Plan and current versions of information guides at www.charlessturt.sa.gov.au.

City of Charles Sturt 72 Woodville Road, Woodville, South Australia 5011 T 08 8408 1111 F 08 8408 1122 www.charlessturt.sa.gov.au
To complete the Powerline Clearance Declaration of Applicant form online with the Development Application form, please [click here](#).

If requested by Council staff to lodge a separate form, please [click here](#) to lodge online.

Please complete all mandatory fields marked with (*).

**Note:** If your development involves the construction of a 'building' (as defined in Section 4(1) of the Development Act 1993), including swimming pools, but excluding fences less than 2.0m in height, this form is required to be completed in accordance with Section 86 of the Electricity Act 1996 to ensure clearance of powerlines both aboveground and underground.

For further information please refer to the 'Building Safely Near Powerlines' brochure prepared by the Technical Regulator.

### Applicant Details:

- **Name**: HUNGA MANH HUYEN
- **Postal Address**: 66 HOPE TOWN AVE, KILBURN SA 5089
- **Email**: hng1957@ymail.com
- **Phone 1**: 0413 458 003

### Development Details:

- **Development Application Number**: 252/1111/16
- **Date of Application**: 6/9/2016
- **Location of Proposed Development**: LOT 147/43 L preservation AVE, SEATON SA 5023
2.4. Description of Proposed Development*

- Single-storey row dwellings
- Single-storey group dwellings
- Amended Applications (Amendment to DA for include the full title of original application then to and list all of the amendments)
- Carport
- Demolition of existing dwelling and associated structures
- Domestic garage
- Fence
- Free standing illuminated sign/wall sign/fascia sign
- Mixed use development comprising (*) dwellings, (*) retail floor space, (*) office floor space, over (*) above ground floors, with (*) car parking and access to (insert road name) and landscaping
- Land division - boundary re-alignment
- Office
- Removal/Pruning of a significant/regulated tree - (insert biological & common name of tree)
- Restaurant
- Shop
- Single-storey detached dwelling
- Single-storey dwelling addition
- Single-storey residential flat building comprising (*) dwellings
- Staged Development (Full description of the original application followed by -Stage 1 the description of the stage)
- Store building with ancillary landscaping and car parking
- Swimming Pool
- Torrens/Strata/Community Land division comprising (*) allotments, public road and reserves
- Two single-storey semi-detached dwellings
- Verandah
- Warehouse or Industry and associated office with ancillary landscaping and car parking
- Other: TWIN STOREY DETACHED DWELLINGS

2.4.1. Further Details of proposed Development:

NEW VACANT TOLBENS TITLE BLOCK AT FRONT AND TWO DWELLINGS AT REAR

3. Declaration*:  
I, being the applicant, or on behalf of the applicant, for the development described above, declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under Clause 2A(1) of Schedule 5 of the Development Regulations 2008.

4. Privacy Policy*:  
By submitting this form, I consent to the City of Charles Sturt collecting, retaining and using my personal information provided in line with Council’s Privacy Policy.

Signed*: _____________________________ Date*: 6/9/2016
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 5702 Folio 670

Parent Title(s)  CT 2057/167
Dealing(s)  CONVERTED TITLE
Creating Title
Title Issued  22/10/1999
Edition  3
Edition Issued  20/04/2016

Estate Type
FEE SIMPLE

Registered Proprietor
ANDELKA GOLUB
BRANKO GOLUB
OF 31A LIBERTY GROVE WOODVILLE GARDENS SA 5012
AS JOINT TENANTS

Description of Land
ALLOTMENT 147 DEPOSITED PLAN 3792
IN THE AREA NAMED SEATON
HUNDRED OF YATALA

Easements
NIL

Schedule of Dealings
Dealing Number  Description
12499628  MORTGAGE TO PERPETUAL LTD. (ACN: 000 431 827)

Notations
Dealings Affecting Title
NIL
Priority Notices
Product Register Search

Date/Time: 22/04/2016 05:33PM
Customer Reference: J14508 Golub
Order ID: 20160422010012
Cost: $27.25

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES
STORMWATER DRAINAGE CALCULATIONS

CLIENT: B. & A. IGOLUB

SITE: LOT 147 NO. 4 LANARK AVE., SEATON

PROJECT DETAILS: STORMWATER DRAINAGE DESIGN

PAGE INDEX
1-3

STORMWATER DESIGN COMPUTATIONS
**Stormwater Detention Design**

\[ Q_{	ext{total}} = \left( 190 \times 1.0 \right) + \left( 2\times 4 \times 0.9 \right) + \left( 528.4 \times 0.1 \right) \times 1/3600 = 5.15 \text{ L} \]

Provision development runoffs:

Direct discharge to street, @ground parking, landscaping, retard direct discharge

\[ Q_{	ext{ret}} = \left( 285.9 \times 0.1 \right) + \left( 285.9 \times 0.1 \right) + \left( 30 \times 1.0 \right) \times 1/3600 = 0.11 \text{ L} \]

Provision. 

\[ Q_{	ext{total}} - Q_{	ext{ret}} = 5.15 - 0.11 = 5.04 \text{ L} \]

Design. 400 yrs. ARI. EVENT.

<table>
<thead>
<tr>
<th>Storm Duration</th>
<th>Intensity (m/min)</th>
<th>@ground</th>
<th>Direct</th>
<th>Total</th>
<th>Storage</th>
<th>Required</th>
<th>Tank</th>
</tr>
</thead>
<tbody>
<tr>
<td>5min</td>
<td>18.6</td>
<td>18.6</td>
<td>14.9</td>
<td>-10.4</td>
<td>3120</td>
<td>2340</td>
<td></td>
</tr>
<tr>
<td>6min</td>
<td>16.9</td>
<td>16.9</td>
<td>13.5</td>
<td>-8.2</td>
<td>3130</td>
<td>2440</td>
<td></td>
</tr>
<tr>
<td>10min</td>
<td>13.3</td>
<td>13.3</td>
<td>10.6</td>
<td>-5.1</td>
<td>3060</td>
<td>2820</td>
<td></td>
</tr>
<tr>
<td>20min</td>
<td>9.2</td>
<td>9.2</td>
<td>7.4</td>
<td>-1.0</td>
<td>1200</td>
<td>3360 **</td>
<td></td>
</tr>
<tr>
<td>30min</td>
<td>7.2</td>
<td>7.2</td>
<td>5.8</td>
<td>1.0</td>
<td>-</td>
<td>2980</td>
<td></td>
</tr>
</tbody>
</table>

Allow 0.5 L/min discharge from each 15m² @ 0.5 L/min of rain tanks (1.5 L/min total)

**Ground Storage Required**

\[ Q_{	ext{ret}} = \left( 18.6 \times 9.7 \times 1.5 \right) \times 1/3600 = 0.08 \text{ L} \]

**Storage Volume**

\[ V = 8.2 \times 6 \times 60 = 3120 \text{ L} \]

Allow ponding around sumps:

\[ V_{\text{storage}} = \left( \frac{4.5^2 \times 0.02}{3} \right) \times 6 \text{ sumps} = 2.84 \text{ m}^3 + 3 \times 0.2 = 3.44 \text{ m}^3 > 3.0 \text{ m}^3 \]
LOT 147, NO. 4 LAMARK AVE., SEATON

Root storage tank size:

Worst case @ 20 min storm:

Root Storage = \[(7.5 - 1.5 - 1.0) \times 20 \text{min} \times 60 \text{sec}] + \text{1000 L retention}

= 2360 L + 1000 L = 3360 L

30 min storm:

Root Storage = \[(5.8 - 1.5 - 1.0) \times 30 \text{min} \times 60 \text{sec}] + \text{1000 L}

= 1980 L + 1000 L = 2980 L

Thus, by providing 2000 L ret/det tanks, additional root run-off to be stored as surface detention

5) Check surface detention: 

\[1200 L + (3 \times 360 L)\]

at 20 min storm:

\[= 2280 L < 3440 L\] (OK)

6) Provide 2000 L ret/det tanks for proposed residence.

min. FFL = \[3.62 + 0.22 + 0.15 = 4.04 \text{ FFL}\]

Ground level Road level Free board
AMENDED PLAN
AMENDED PLAN

SITE & DRAINAGE PLAN

LEGEND

- PROPOSED RESIDENCE
- PROPOSED ROADWAY
- EXISTING HEDGEROW/BORDER
- EXISTING EMBANKMENT/BATTER
- EXISTING PAVING
- CONCRETE SUMP 300x300 WITH P15 GRATED COVER U.N.O.
- New Retaining Wall
- EXISTING ROAD SURFACE
- EXISTING GRADE BANKS 1:2 MAX
- Grouted Sump Wall
- CONCRETE DRAINAGE PIPE (MIN FALL 1:200)
- UNLINED OPEN DRAIN (MIN FALL 1:100)
- GRATED TRENCH DRAIN (MIN FALL 1:200)
- SEWER PIPE (MIN FALL 1:50)
- Kerb & Gutter
- 300x300 Boundary
- 300x300 SUMP WITH SILT TRAP
- STORMWATER PIPE 900 UPVC U.N.O.
- MIN FALL 1:200
- CONCRETE SUMP 300x300 WITH P15 GRATED COVER U.N.O.
- NEW BITUMEN PAVING
- EXISTING EMBANKMENT/BATTER
- GRATED SURFACE S/W SUMP
- 300x300 BOUNDARY.
- SUMP WITH SILT TRAP 200 BELOW INVERT
- LEVEL OF SUMP (IL 3.32)
- 300x300 RETENTION/DETENTION RW TANK WITH OVERFLOW (O/F) AT TOP & A 150mm SLOW RELEASE OUTLET AT 1.5m DEPTH FROM BOTTOM CONNECTED TO THE U/G STORMWATER SYSTEM & DISCHARGED TO THE STREET W.T.
- (PROVIDE A SEALED SYSTEM BETWEEN THE ROOF & THE WATER TANK)

SITE NOTES

1. THIS IS AN ENGINEERING SURVEY PLAN AND SHOULD NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY.
2. THE REDUCED LEVELS SHOWN ON THIS PLAN ARE TO BE REGARDED AS INDICATIVE ONLY. THEIR SUITABILITY SHOULD BE ASSESSED BY THE BUILDER BUT SHOULD NOT BE LOWERED WITHOUT FIRST CHECKING I.P. LEVELS.
3. THE OWNER SHOULD BE AWARE THAT IT MAY BE MORE PRACTICAL TO CONSTRUCT THE RETAINING WALLS SHOWN ON THIS PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE BUILDING.
4. THE OWNER SHALL PROVIDE ADEQUATE PROPPING/BRACING ETC. TO ANY EXISTING BOUNDARY STRUCTURE OR WALL ON OR NEAR THE BOUNDARIES IMMEDIATELY AFTER SITE EXCAVATION.
5. PROVIDE ADEQUATE PROTECTION OR COVER TO STORM WATER PIPES U.E. 150mm AND WHERE PIPE IS TO BE SUBJECTED TO VEHICULAR LOADING 300mm MIN. COVER IS REQUIRED, OR ENCASE PIPE IN 100mm THICK CONCRETE. IT IS RECOMMENDED TO USE GALVANIZED BOX SECTION BETWEEN BOUNDARY AND STREET WATERTABLE.
6. MAXIMUM LEVEL OF PATH AT FLOOD GULLY TO BE 150mm BELOW FINISHED FLOOR LEVEL.
7. ALL STORMWATER WORKS AND RETAINING WALLS ARE TO BE CONSTRUCTED BY THE OWNER UNLESS STATED OTHERWISE IN THE BUILDERS CONTRACT.
8. ALL BUILDINGS, STRUCTURES AND TREES AFFECTING OR AFFECTED BY PROPOSED BUILDING WORKS HAVE BEEN SHOWN ON THIS PLAN.
9. UNLESS OTHERWISE NOTED, ALL EXCESS SPOIL FROM SITE CUT & FOOTING EXCAVATION IS THE OWNERS RESPONSIBILITY.
10. THE DRAINAGE LAYOUTS SHOWN ON THIS PLAN ARE DIAGRAMATIC AND SHALL BE INSTALLED IN ACCORDANCE WITH SANITARY PLUMBING AND DRAINAGE DIRECTIONS - ALL APPLICABLE PARTS AMENDED. ENSURE SEWER TRENCH IS 900mm MIN. FROM FOOTINGS.
11. DATUM FOR LEVELS - TBM AS SHOWN.
12. LAGGING: REQUIRED, 20mm CLOSED CELL POLYETHYLENE.
13. FLEXIBLE SEWER & STORMWATER CONNECTIONS ARE REQUIRED.

NOTE:
- RW TANKS TO BE PLumbed TO THE TOILET CISTERN.
- SW PLAN AMENDED TO NEW ARCH PLAN PZ 27.01.17
- SW PLAN AMENDED TO NEW ARCH PLAN PZ 25.10.16
- SW PLAN AMENDED TO NEW ARCH PLAN PZ 25.10.16
- ZAFIRS & ASSOCIATES PTY. LTD.
- CONSULTING CIVIL & STRUCTURAL ENGINEERS
- UNIT 7, 467 FULLARTON ROAD, HIGHGATE, S.A. 5063
- PHONE 1091 $29 990 FAX 1091 $29 990
- NEVER SCALE DRAWING, FLUSHED DIMENSIONS TAKE PREFERENCE OVER SCALE.
- VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK.

SITE:
- PROPOSED RESIDENCES FOR: B. & A. GOLUB
AT: LOT 147 NO. 4 LANARK AVE., SEATON
TITLE:
- SITE & DRAINAGE LAYOUT PLAN

dbl200.png
EXISTING SITE & REMOVAL PLAN

- Existing house to be demolished. Refer to different application.
- Existing house to be removed.
- Existing shed to be removed.
- Existing garage to be removed.

PROPOSED SUBDIVISION PLAN

- LOT 1
  - 306.52m² (Torren Title)
  - Size: 634.25m²
- LOT 2
  - 621.8m² (Community Title)
  - Size: 621.8m²
1. **TOTAL LAND AREA**: 936.00m²

2. **PROPOSED LOT 1**: 306.52m²
   - **1 Torren Title - 1 New House**

3. **PROPOSED LOT 2**: 629.48m²
   - **1 Community Title - 2 New Houses**

**HOUSE 1 AREA**:
- **Ground Living**: 67.70m²
- **Upper Living**: 88.15m²
- **Garage**: 38.11m²
- **Porches**: 5.35m²
- **Alfresco**: 17.10m²
- **Total**: 221.71m²

**TOTAL P.O.S. AREA**: 79.22m²

**HOUSE 2 AREA**:
- **Ground Living**: 83.33m²
- **Upper Living**: 91.32m²
- **Garage**: 20.36m²
- **Porches**: 17.07m²
- **Alfresco**: 17.97m²
- **Total**: 215.94m²

**TOTAL P.O.S. AREA**: 68.01m²

**HOUSE 3 AREA**:
- **Ground Living**: 83.33m²
- **Upper Living**: 81.28m²
- **Garage**: 20.36m²
- **Porches**: 17.07m²
- **Alfresco**: 17.97m²
- **Total**: 215.94m²

**TOTAL P.O.S. AREA**: 68.00m²

**DEVELOPMENT NOTES**:
- **DEMO: EXISTING HOUSES, CLEAR THE WHOLE SITE, SUBDIVIDE INTO 1 TORREN TITLE AND 1 COMMUNITY TITLE**
- **2 NEW DOUBLE STOREY HOUSES, UNDER PANEL, VENIER CONSTRUCTION ON CONCRETE SLAB TO ENGINEER SITE REPORT**
- **ROOF TO BE COLORBOND AT 21.5° PITCH, COLOUR TO BE SELECTED**
- **FRONT EXTERNAL WALLS TO BE PAINTED WITH SELECTED COLOUR AND CONTRAST COLOUR AS SELECTED**
- **COLORBOND FASCIA, GUTTERS & DOWNSPAMS AS SELECTED**
- **ALL EXTERNAL WINDOWS TO BE ALUMINIUM AS SHOWN**
- **FRONT GARDEN TO BE LANDSCAPED, LAWN TO REAR GARDEN WITH EDGING SHRUBS**
- **DRIVEWAY, COURTS, PATHS TO BE PAVED**
- **ALL PERIMETER PAVING TO SET DOWN MIN 15mm FROM CONCRETE REBATE LEVEL**
- **PLUMBING LOOP TO TOILETS INCL WEATHERPROOF SINGLE POWER POINT FOR FUTURE RAINWATER TANK**

---

**SITE PLAN**

**NOTE FIGURED DIMENSIONS TAKE PREDOMINANCE OVER SCALLED DIMENSIONS**

**NOTE: CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK**

**RESIDENTIAL DEVELOPMENT**

**FOR BRANKO & ANDERKA GOLUB**

**AT LOT 147 NO 4 LANARK AVENUE SEATON**

**NG & NG BUILDING DESIGN**

66 Hopetoun Ave Kilburn 5084 Mob 0413 458 003
E-mail: nn1957@ymail.com Fax (08) 8211 9353

**ISSUED FOR PLANNING CONSENT 6/9/2016**

**DATE JULY 2016**

**COPYRIGHT**

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**AMENDMENTS LIST 25/1/17**

- HOUSES 2 & 3 PORCHES DELETED
- GARDENSES TO HOUSES 2 & 3 FRONT DOORS

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**AMENDMENTS LIST**

- **NEW TWO STOREY HOUSE TO LOT 1**
- **HOUSE NUMBERS AMENDED AS SHOWN**
- **LOT 2 SHORTED (LOT 3 LONGER BY 500mm)**
- **HOUSES 2 & 3 GARAGE SETBACK DEEP FROM HOUSE 1 REAR FENCE**
- **HOUSES 2 & 3 PORCHES PUSHED BACK 900mm**

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**AMENDED DRAWING AS LISTED 25/1/2017**

**AMENDED DRAWING AS LISTED 15/11/2016**

**DATU: 2016/06/2**
NOTES:
- ROOF TILES / COLORBOND ROOF: AS PER RELEVANT AUSTRALIAN STANDARD
- TIMBER FRAMES CONSTRUCTION: AS PER A.S. 1664.2-2006
- TERMITE PROTECTION: AS PER A.S. 3660.1-2000
- BUSH FIRE REQUIREMENTS IN ACCORDANCE WITH A.S. 3959
- HOT WATER SUPPLY SYSTEM DESIGNED & INSTALLED IN ACCORDANCE WITH SECTION 6A OF AS/NZS 3500.4.2 OR CLAUSE 3.30 OF AS/NZS 3500.5
- CENTRAL HEATING WATER PIPING NOT WITHIN CONDITIONED SPACE INSULATED IN ACCORDANCE WITH BCA TABLE 3.12.5.1 HEATING OR REF. COOLING DUCTWORK

ACOUSTIC NOTES:
- THIS BUILDING SHOULD MEET FOLLOWING STANDARDS:
  1. AUSTRALIAN STANDARD AS2107 ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS AND REVERBRATION TIMES FOR BUILDING INTERIORS.
  2. AUSTRALIAN STANDARD AS3786 ACOUSTICS - ROAD TRAFFIC NOISE INTRUSION, BUILDING SITING & CONSTRUCTION

NOTE: FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

NOTE: CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK

RESIDENTIAL DEVELOPMENT
FOR BRANKO & ANDELKA GOLUB
AT LOT 147 No 6 LANKARK AVENUE SEATON

NG & NG BUILDING DESIGN
66 Hoptoun ave Kilburn SA 5084 Mob 0413 458 003
E-mail: hni1957@optus.com Fax (08) 8211 9353

DATE JULY 2016 REF No 2016/06/4

ISSUED FOR PLANNING CONSENT 6/9/2016

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**HOUSE 2 & HOUSE 3**

**BOUNDARY**

It's important to note that the image contains a ground plan with various annotations and specifications. Here are some key details:

- **Legend**: This section provides symbols and their meanings, including lines, doors, windows, and other architectural features.

- **Notes**: Various notes regarding materials, measurements, and standards are indicated throughout the plan. Examples include:
  - **Windows**: As per AS 1288
  - **Roof**: Colorbond as per AS 1338.1:1999
  - **Acoustics**: Recommended design as per AS 2107
  - **Termite Protection**: As per AS 3660.1
  - **Bathrooms**: Eaves width
  - **Fire Protection**: As per BCA

- **Dimensions**: Various dimensions are provided for doors, windows, and other features, ensuring precise engineering.

- **Copyright**: The image is copyright protected, and any use beyond the intended purpose requires permission.

- **Scale**: The scale of the plan is 1:100, indicating the actual size of the structure.

The plan includes details for various rooms such as **Lounge**, **Utilities**, **WC**, and **Alfresco** areas, with specific measurements and specifications for each.

The document also includes details about the **Metal Roof Structure** and **Plasterboard Lined Internal Walls**, ensuring a detailed understanding of the construction.

For more specific information, such as the **Metal Roof Structure** and **Plasterboard Lined Internal Walls**, please refer to the detailed specifications provided in the plan.
AMENDED PLAN

COLORBOND ROOF
27.5° ROOF PITCH
300MM EAVES

HOUSE 3

NORTH ELEVATION
SCALE 1:100

PARTY WALL - BOUNDARY LINE

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

NORTH ELEVATION

HOUSE 2

PATTERN RENDERED & PAINTED IN DIFFERENT COLOUR

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 3

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION

SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 2

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 3

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 2

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 3

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 2

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 3

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 2

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 3

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 2

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 3

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 2

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 3

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 2

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 3

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 2

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.

HOUSE 3

PARTY WALL

2050

2500

FLOOR LEVEL

CEILING LEVEL

2500

250

FLOOR LEVEL

CEILING LEVEL

SOUTH ELEVATION
SCALE 1:100

"HEBEL" POWERPANEL TO ALL EXTERNAL WALL
COATING TO MANUF'S SPEC.
ATTACHMENT C

[Attachment C consists of 1 page]
DEVELOPMENT ACT 1993
Section 38 (Category 2)

Public Notice and Consultation Authorisation

Pursuant to Section 38(4) of the Act to give notice of a proposal for a Category 2 development.

The properties marked with a red dot on the attached map show the occupiers and recorded owners of all properties which have been notified pursuant to Section 38(4) of the Act.

Authority to form such opinion and to give notice is delegated to the Team Leader Major Planning Assessment.

Development Application No. 252/2408/16

Signed: Zoe Garnaut
(Team Leader Major Planning Assessment)

Date: 12/12/2016

08/12/2016

Author: