



Port Augusta
CITY COUNCIL



Port Pirie
Regional Council



UNEARTH
WHYALLA

AGENDA

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

**Tuesday 14 March 2023, Civic Conference
Room, Whyalla City Council, Darling Terrace,
Whyalla, commencing at 5pm.**



AGENDA

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Notice is hereby given that a meeting of the Upper Spencer Gulf Regional Assessment Panel will be held on Tuesday 14 March 2023, Civic Conference Room, Whyalla City Council, Darling Terrace, Whyalla, commencing at 5pm.

David Altmann
ASSESSMENT MANAGER
3 March 2023

1. **Welcome – Stewart Payne, Presiding Member**

2. **Present**

3. **Apologies**

4. **Confirmation of Minutes**

That the minutes of meeting held on 1 November 2022 be received and adopted.

5. **Business Arising from the Previous Minutes**

6. **Conflict of Interest Declarations**

7. **Hearing of Representations – Planning, Development and Infrastructure Act applications**

Refer Item 8.1 – one representor – wishes to be heard.

8. **Officer Reports**

8.1 Development application 22010011 - Two Storey Detached Dwelling with Alfresco, Ancillary Garage and a 1.8m high Masonry Fence.

DEVELOPMENT NO.:	22010011
APPLICANT:	Kayla Phillis
ADDRESS:	10A ROBERTS TCE WHYALLA SA 5600
NATURE OF DEVELOPMENT:	Two Storey Detached Dwelling with Alfresco, Ancillary Garage and a 1.8m high Masonry Fence
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Suburban Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Affordable Housing • Building Near Airfields • Hazards (Flooding - Evidence Required) • Native Vegetation <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 8m) • Minimum Frontage (Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 25m) • Minimum Site Area (Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 200 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	18 July 2022
RELEVANT AUTHORITY:	Regional assessment panel
PLANNING & DESIGN CODE VERSION:	2022.12
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes – 1 – to be heard
RECOMMENDING OFFICER:	Lucas Trevisan Planning Officer, City of Whyalla
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	None

CONTENTS:

ATTACHMENT 1:	Certificate of Title
ATTACHMENT 2:	Superseded Plans
ATTACHMENT 3:	Final Plans
ATTACHMENT 4:	Shadow Diagram
ATTACHMENT 5:	Representations

DETAILED DESCRIPTION OF PROPOSAL:

The development proposes a two-storey detached dwelling with patio situated at the rear south-east boundary of a vacant battle-axe allotment. The development application additionally proposes the construction of an ancillary garage and 1.8m high privacy fence internal to the site, not visible to the public realm.

Neither a dwelling, garage, nor masonry wall are a restricted form of development within the Suburban Neighbourhood Zone and as such, are to be Code Assessed, Performance Assessed.

BACKGROUND:

Land Division

10a Roberts Terrace was formed through land division, application 850/D010/15, which was granted full development consent on 21 December 2015. The land division application was a 1 into 2 division of 10 Roberts Terrace. The dwelling from the original 10 Roberts Terrace remains on what is now known as 10 Roberts Terrace.

SUBJECT LAND & LOCALITY:

Subject Land

The subject site is comprised of one allotment with a site area of 502m², Certificate of Title 6205/831. The site is in a battle-axe shape where the 'handle' has street frontage to Roberts Terrace (5m wide at the street boundary).

Two easements are located within the 'handle' of the allotment. Easement 'B', which is for free and unrestricted right of way, allowing access to the rear of 10 Roberts Terrace, and easement 'A' which is to the Minister for Infrastructure. Easement A begins at the narrowing of the 'handle' and extends to the rear boundary of the allotment.

The site is presently undeveloped and is relatively flat with a slight fall from Roberts Terrace towards the back of site.

Locality

The locality features a predominantly residential character with all but one adjoining allotment supporting an existing residential land use. Directly opposite the subject land on Roberts Terrace is an oval previously used for sport and recreation by the Whyalla High School. The park remains as public open space.

Image 1 – Subject Land and Locality



Image 2 – Subject Land



Image 3 – Subject Land



Zoning

The subject land is located within the Suburban Neighbourhood Zone. The Suburban Neighbourhood Zone encapsulates all adjoining allotments of the subject land.



PROCEDURAL MATTERS

Relevant Authority

The Upper Spencer Gulf Regional Assessment Panel is the relevant authority for this planning application under the *Planning, Development and Infrastructure Act 2016*. This is due to the application being subject to a Performance Assessment process under the Planning and Design Code with notification and representations having been received.

Consent required

Planning Consent

Category of development

- **PER ELEMENT:**
Masonry Fence: Code Assessed - Performance Assessed
Detached dwelling: Code Assessed - Performance Assessed
Outbuilding (Carport or garage): Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Performance Assessed
- **REASON**
P&D Code; Pursuant to Section 107 of the PDI Act 2016.

PUBLIC NOTIFICATION

Reason for notification

The notification criteria found within table 5 of the Suburban Neighbourhood Zone excludes the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

For the purposes of this application, the dwelling element required notification as it fell within the corresponding B Column. The dwelling wall was proposed to be constructed on the allotment boundary and the height of this wall exceeded 3m. While neither the garage nor the masonry wall required notification (having met item 3 and 1 exclusions in Column A respectively), as they are both elements requiring Performance Assessment, notification of the dwelling requires that all Performance Assessed elements are additionally subject to notification.

Note regarding varied plans

It should be noted that the application has been varied in such a way from what was originally lodged and notified, should a fresh application be lodged with the updated plans, the application would avoid Public Notification and would therefore not be put to the Upper Spencer Gulf Regional Assessment Panel for deliberation.

Representations

1 representation was received during the notification period.

Support with concerns

No. of representation	Name	Address	Matters raised	Request to be heard
1	Michael Reymond	4a Verbena Place, Geraldton	<ul style="list-style-type: none"> Plans do not reflect title Unknown surface finishes Height and proximity to own dwelling of proposed dwelling Stormwater flow and proposed contour of driveway. 	Yes

Complete representation can be found within the Attachments.

Applicant’s response:

In response to the received representation the Applicant has opted to vary the application to better meet the Performance Outcomes of the Planning and Design Code, and therefore seek to resolve the objections of the representor.

REFERRALS

Agency Referrals

Agency referral not required.

Internal Referrals

Internal referral not required.

PLANNING ASSESSMENT

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

Overlays

Overlay	Desired Outcome	Performance Outcomes	Assessment
Affordable Housing	DO 1 Affordable housing is integrated with residential and mixed use development DO 2 Affordable housing caters for a variety of household structures	N/A	Not applicable. Development does not form affordable housing.

Building Near Airfields	DO 1 Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.	PO 1.1 PO 1.2 PO 1.3	No impact on airfield safety.
Hazards (Flooding – Evidence Required)	DO 1 Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.	PO 1.1 PO 2.1	Finished floor level of dwelling achieves 200mm above surrounding ground level. Stormwater captured at base of driveway slope. Site graded towards new stormwater sump which will direct all stormwater to street water table through pump.
Native Vegetation	DO 1 Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.	PO 1.1 PO 1.2 PO 1.4	The applicant has signed a declaration stating that no native vegetation is to be removed.

The development achieves the Performance Outcomes of the applicable Overlays.

Land Use

The Desired Outcome of the Suburban Neighbourhood Zone seeks that “low density housing is consistent with the existing local context and development pattern.”

The intent is that the Zone supports residential development along with complementary non-residential uses which are compatible with a low-density residential character.

Applicable Performance Outcomes of the Suburban Neighbourhood Zone are as follows:

PO 1.1

Predominately low density residential development with complementary non-residential uses compatible with a low density residential character.

The proposal is considered acceptable from a land use perspective as the Dwelling land use is specifically envisaged in the Zone as per DPF 1.1 as it forms one of the listed land uses. The proposed land use upholds the established character within the locality. The proposed garage and masonry wall additionally comply with the Land Use Performance Outcomes as they are ancillary to the Dwelling Land Use.

The allotment already exists, created for its intended purpose.

Building Height and Setbacks

The built form of the dwelling is oriented so as what would be regarded as the typical 'front' of the building faces internal to the site towards the northern allotment boundary.

Performance Outcomes of the Suburban Neighbourhood Zone in relation to building heights and setbacks are as follows:

PO 4.1

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

PO 5.1

Buildings are setback from primary street boundaries consistent with the existing streetscape.

PO 7.1

Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

PO 8.1

Dwellings are set back from side boundaries to provide:

- a) separation between dwellings in a way that complements the character of the locality*
- b) access to natural light and ventilation for neighbours.*

PO 9.1

Buildings are set back from rear boundaries to provide:

- a) separation between dwellings in a way that complements the established character of the locality*
- b) access to natural light and ventilation for neighbours*
- c) private open space*
- d) space for landscaping and vegetation*

Interface Between Land Uses – PO 3.2

Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:

- a) a neighbourhood type zone is minimised to maintain access to direct winter sunlight*
- b) other zones is managed to enable access to direct winter sunlight.*

What is now proposed meets all relevant Performance Outcomes relating to the built form.

The design elements proposed contribute to the existing low-rise suburban and complement the height of nearby buildings. The dwelling is mostly obscured from the streetscape character as it is positioned to the rear of a battle-axe allotment.

In response to the representation received, the Applicant has increased the side setback distances from all allotment boundaries, increasing adjoining neighbours access to light and improving consistency with the existing setbacks within the neighbourhood.

Shadow diagrams have been provided which reflect the compliance of Performance Outcome 3.2 of the Interface between land uses General Development Policies. Provided shadow diagram, available in the attachments, indicates that 10 Roberts Terrace will gain appropriate afternoon sun during Winter and full sun during Summer. 8 Roberts Terrace will experience some shadow being cast over the existing swimming pool during the winter months, although this is acceptable as an outdoor swimming pool is not typically used during the winter months. 8 Roberts Terrace will experience no shadow impacts during the summer months.

Design & Appearance

The Suburban Neighbourhood Zone is silent on the design and appearance of dwellings however the General Development Policies discusses this through the 'Design' sub-heading:

The Desired Outcome of 'Design' in the General Development Policies seeks that "Development is:

- a) Contextual
- b) Durable
- c) Inclusive
- d) Sustainable"

Applicable Performance Outcomes of the Design General Development Policies are as follows:

Design - PO 1.1

Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

Design - PO 10.1

Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.

Design - PO 12.1

Living rooms have an external outlook to provide a high standard of amenity for occupants.

Design - PO 15.1

The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.

Design - PO 22.2

The orientation and siting of buildings minimises the impacts on the amenity, outlook and privacy of occupants and neighbours.

Design - PO 22.4

Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.

All design elements of this application, the dwelling, garage, and masonry wall show a high level of design.

To maximise the access of natural light, the northern side of the dwelling features large window openings on both the first and second floors. As the northern wall presents towards the private open space of 19 Broadbent Terrace, fixed screening with maximum 25% openings are required. This has been achieved with the use of timber-look aluminium screening fixed to the exterior of the windows.

All other external walls of the second storey feature windows at a minimum height of 1.8m above the finished floor level. This will allow natural light into the dwelling yet will restrict the overlooking of neighbouring properties.

The application meets the Performance Outcomes applicable to the design of the built form.

Landscaping

Landscaping within the site is proposed. Landscaping is proposed to be a mixed planting of natives and Mediterranean fruiting trees, shrubs and grasses. Trees will be appropriately located at the western boundary to protect from western sun and to provide separation and greenery. Plantings on the driveway-side of masonry wall will be positioned beyond the right of way so as not to obstruct use of the shared easement.

The relevant Code provisions are as follows:

Design - PO 3.1

Soft landscaping and tree planting is incorporated to:

- a) minimise heat absorption and reflection*
- b) maximise shade and shelter*
- c) maximise stormwater infiltration*
- d) enhance the appearance of land and streetscapes*
- e) contribute to biodiversity*

As the development is contained within a battle-axe allotment, the bulk of the landscaping would not be visible from the street. Yet the applicant has exceeded what is typical of an application for a dwelling and has considered the location, general species, and forms of foliage. The relevant Performance Outcome is satisfied.

Stormwater

Concerns of adequate stormwater management within the site has been raised within the received representation as the site slopes away from Roberts Terrace and portion of the driveway has shared access with 10 Roberts Terrace.

The relevant Performance Outcomes are as follows:

Design – PO 8.1

Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.

Design – PO 8.2

Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).

Design – PO 18.1

Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.

Proposed development will utilise the common driveway formed as part of previous land division (850/D010/15). Development will rely on the existing site contours, including the existing slope of the driveway, and is not proposing modifications to the natural ground level.

Driveway is an appropriate slope as it does not exceed a gradient of 1 in 8.

An appropriate stormwater system will be incorporated into the existing common driveway and will include a main stormwater sump with pump which will discharge stormwater to street water table. Site (not including the driveway) will be graded to direct stormwater flows to sump.

The application meets the applicable Performance Outcomes of the Code.

Ancillary Building and Structure

Applicable Performance Outcomes relating to the proposed garage and 1.8m high masonry wall: S

Design - PO 11.1

Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.

Design – PO 9.1

Fences, walls and retaining walls are of a sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.

Design – PO 9.2

Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.

Ancillary structures proposed as part of this application consist of a garage and masonry wall which serves as a privacy/security wall.

Both structures satisfy the applicable Performance Outcomes of the Zone and the Design General Development Policies.

The garage is located at the top of the 'handle' of the allotment, opposite the street. This removes any impact to the streetscape as the viewer would be required to have direct line of sight down the driveway of 10a Roberts Terrace to perceive the garage. Further, the wall height of the garage is 3m

above ground level. This is a typically desired height of Outbuilding structures as is detailed within DPF 11.1 and will pose no negative impacts to the neighbouring allotments. When viewed, the garage presents well with a timber-look roller door and vivid white front wall.

The driveway and garage feature a gravel floor to not impede access to easement 'A'.

The proposed masonry wall will be constructed of a lightly bagged brick and painted in a Dulux white. The wall will be 1.8m in height and will be constructed along the driveway, between the rear boundary fence of 10 Roberts Terrace and the proposed garage front wall. The fence is of a standard privacy wall height and will not be visible from the street or adjoining allotments, posing no negative impact.

Soft landscaping is to be provided driveway-side of the masonry wall. While no negative impacts resulting from the proposed garage or masonry wall are envisaged, the soft landscaping will soften the appearance of the proposed built form minimising any potential visual impacts.

CONCLUSION

The application proposes a two-storey detached dwelling, ancillary garage, and 1.8m high masonry security wall. The development is appropriate within the zone and locality as residential developments form the primary intent of the Suburban Neighbourhood Zone. The concerns of the received representation have been carefully considered by the applicant and has resulted in a redesign of the dwelling and its position within the site. As was stated in Section 5.2, the application has been varied in such a way that should a new application be lodged with the plans as they are currently proposed, the application would not require Public Notification and the subsequent application would be assessed by Council Officers under delegations.

From a design perspective, the development shows a high level of design and visual appeal with the incorporation of various materials, large windows with static privacy screening, and careful consideration of natural lighting and use of the living spaces.

The dwelling is now sufficiently setback from all site boundaries mitigating overshadowing, overlooking, and built form impact.

Overall, the development is well considered and satisfies the relevant Performance Outcomes of the Planning and Design Code. As such, it is my opinion that this proposal warrants the granting of Planning Consent, subject to the recommended conditions, below.

RECOMMENDATION

It is recommended that the Upper Spencer Gulf Regional Assessment Panel resolves that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 22010011, by Kayla Phillis for a Two Storey Detached Dwelling with Alfresco, Ancillary Garage and 1.8m high Masonry Fence, at 10a Roberts Tce, Whyalla, be granted Planning Consent subject to the following conditions:

CONDITIONS

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property.

REASON: To minimise potential adverse off site environmental impacts.

Condition 3

Timber-look aluminium screening installed at the second storey of the northern side of the dwelling shall be permanently fixed with a maximum opening of 25%.

REASON: To mitigate direct overlooking from upper level windows.

Condition 4

That all practical measures shall be employed to ensure that no nuisance is created to the general public as a result of wind blown dust, such measures to include water sprinkling or paper mulching to ensure that destabilised earth does not subsequently erode once the effects of damping have worn off.

REASON: To limit the effect of the development on the amenity of the locality.

Condition 5

It is a requirement of this approval that a suitable bin/bins, or access to bins, be provided. These bins must be of the closable type to avoid items blowing out, and upon completion of work on site, be removed and correctly disposed of.

REASON: To minimise potential adverse off site environmental impacts.

ADVISORY NOTES

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

CONFIRMATION OF REGISTRATION

Certificate of Title - Volume 6205 Folio 831

Estate Type

FEE SIMPLE

Registered Proprietor(s)

PEARCE WILLIAM REICHEL
OLIVIA ANN WHITE
OF 62 LACEY STREET WHYALLA SA 5600
AS JOINT TENANTS

Description of Land

ALLOTMENT 101 DEPOSITED PLAN 117242
IN THE AREA NAMED WHYALLA
HUNDRED OF RANDELL

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A ON D117242 TO THE MINISTER FOR
INFRASTRUCTURE (T 2934572)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B ON D117242
(RTC 12895501)

Schedule of Dealings

NIL

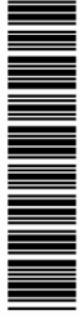
Registrar-General

Lands Titles Office



NOI YET APPROVED

PURPOSE:	DIVISION	AREA NAME:	WHYALLA	APPROVED:
MAP REF:	6431/01/N	COUNCIL:	THE CORPORATION OF THE CITY OF WHYALLA	DEPOSITED:
LAST PLAN:		DEVELOPMENT NO:	850/D010/15/001/50355	



D117242

SHEET 1 OF 2

51143_text_01_v05_Version_5

AGENT DETAILS: MICHAEL GREAR SURVEYS
 5 GULFVIEW ROAD
 BLACKWOOD SA 5051
 PH: 8278 8732
 FAX: 8278 8050

AGENT CODE: MGS7P
REFERENCE: 2015166-2C

SURVEYORS CERTIFICATION: I Mark Kenneth Whitford, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 29th day of April 2016 29th day of March 2018 Mark Whitford Licensed Surveyor

SUBJECT TITLE DETAILS:				NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
PREFIX	VOLUME	FOLIO	OTHER	155		RANDELL		WHYALLA	
CT	5557	684							

OTHER TITLES AFFECTED:

EASEMENT DETAILS:				IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
STATUS	LAND BURDENED	FORM	CATEGORY	A		THE MINISTER FOR INFRASTRUCTURE	T2984572
EXISTING	101	LONG	EASEMENT(S)				
NEW	101	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY		100		

ANNOTATIONS: NO OCCUPATION OF SUBJECT LAND BOUNDARIES UNLESS SHOWN OTHERWISE
 NO PHYSICAL EVIDENCE OF EASEMENT A

D117242

SHEET 2 OF 2

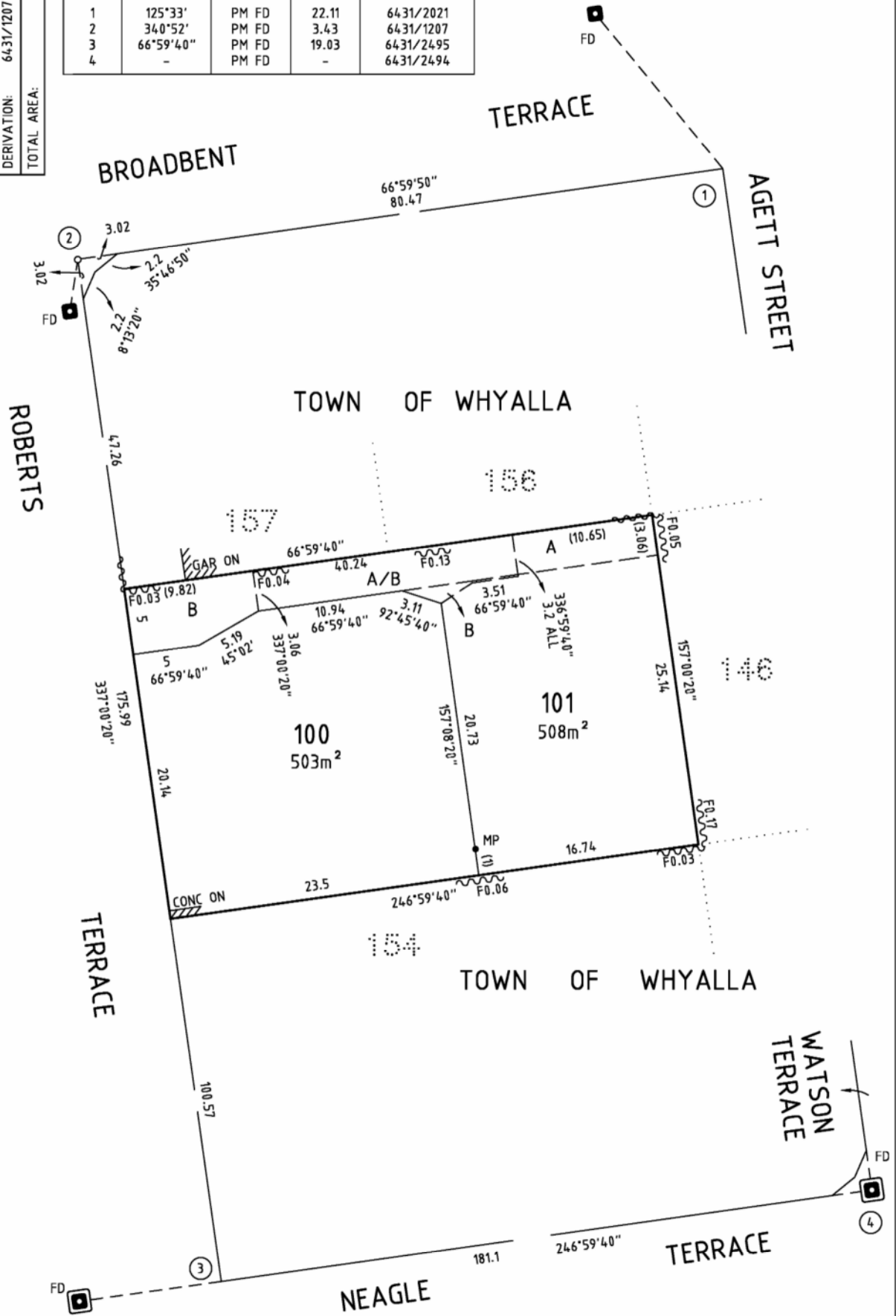
51143_pland_1_V04_Version_5

BEARING DATUM: MGA 94, ZONE 53

DERIVATION: 6431/1207 - 6431/2494

TOTAL AREA:

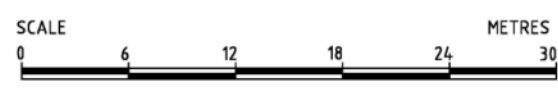
REFERENCE MARKS				
CNR	BEARING	FROM	DIST.	P.M.No.
1	125°33'	PM FD	22.11	6431/2021
2	340°52'	PM FD	3.43	6431/1207
3	66°59'40"	PM FD	19.03	6431/2495
4	-	PM FD	-	6431/2494



NOT YET APPROVED

MICHAEL GREAR SURVEYS
 5 GULFVIEW ROAD
 BLACKWOOD SA 5051
 PHONE: (08) 8278 8732
 FAX: (08) 8278 8050
 REF: 2015166-2C

178-19A DARLING TERRACE
 WHYALLA SA 5600
 PHONE: 8644 2040
 FAX: (08) 8278 8050
 ABN: 93205344714



2 of 2

Attachment 2

EASEMENT A - SEWERAGE EASEMENT
REQUIREMENT MET WITH GRAVEL FLOOR
AND DRIVEWAY.

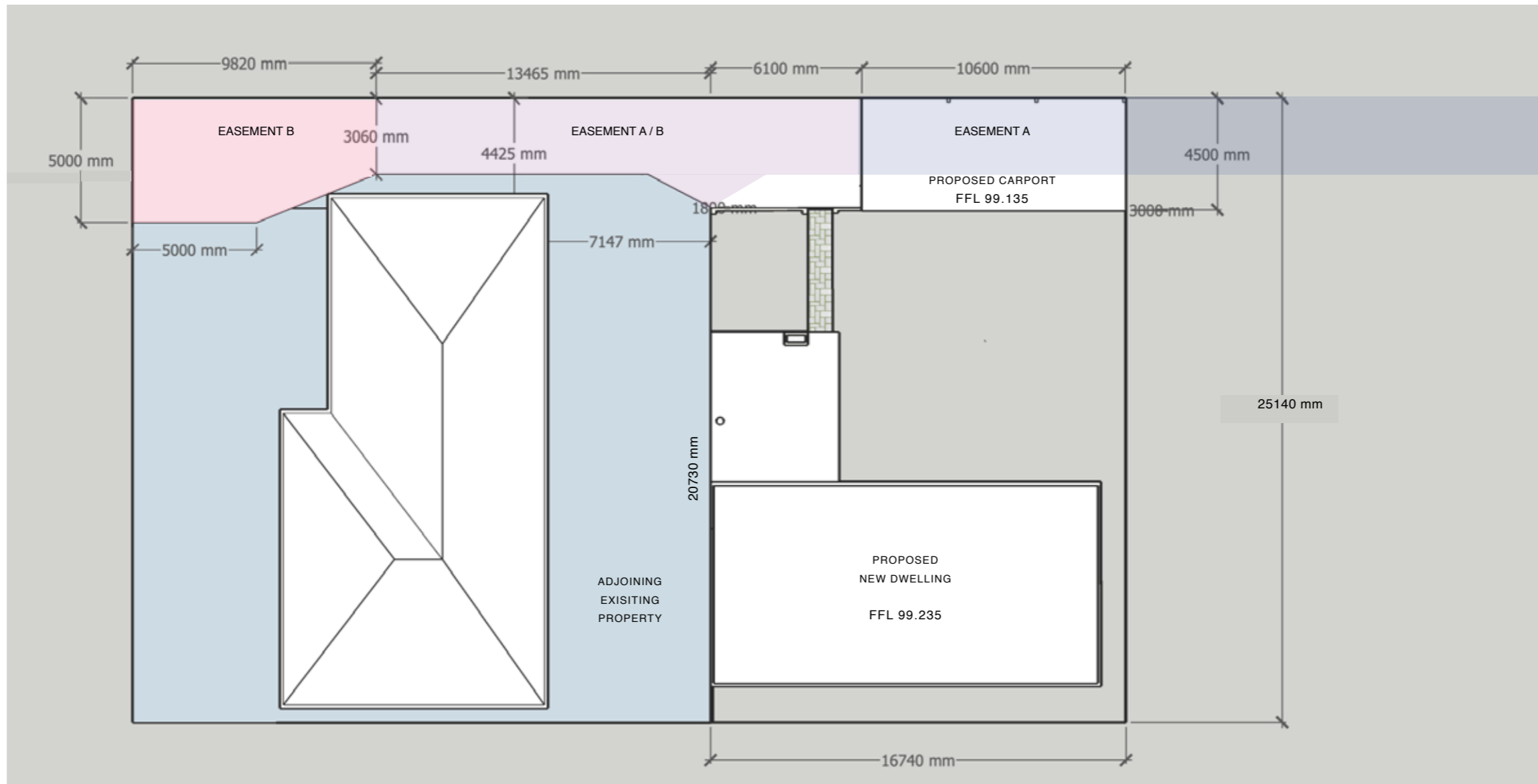
EASEMENT B - RIGHT OF WAY TO DRIVEWAY
FOR LOT.100 / 10 ROBERTS TCE

10A ROBERTS TCE, WHYALLA SA 5600
PROPOSED NEW RESIDENTIAL DWELLING

DISTANCE BETWEEN EXISTING DWELLING
AND BOUNDARY AND PROPOSED DWELLING:
7147mm

SUPERSEDED

RATIO 1: 200
└─ 1000MM



RATIO 1: 100

1000MM

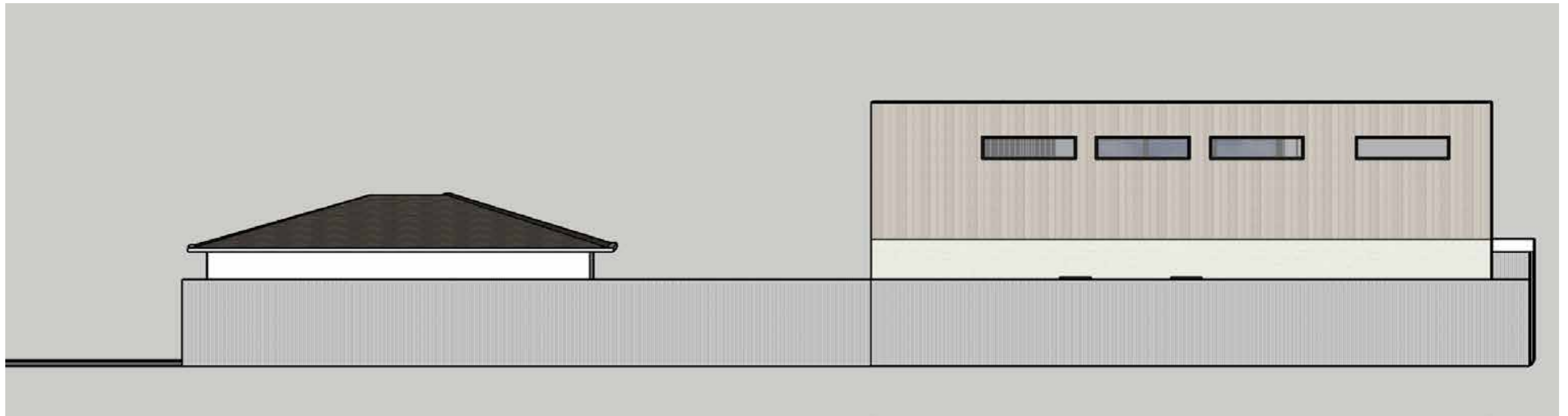
SUPERSEDED



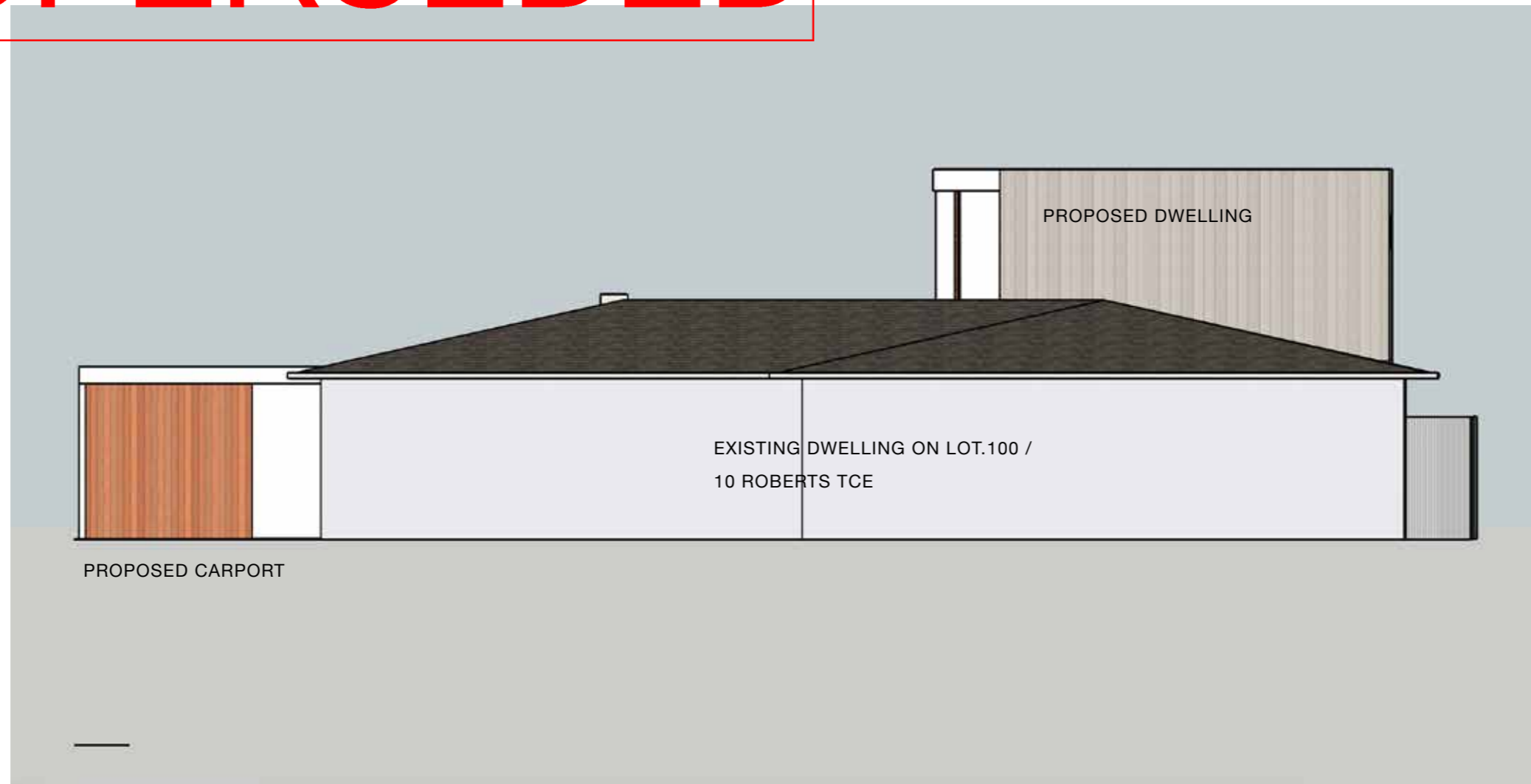
SUPERSEDED



SUPERSEDED



SUPERSEDED



**NORTH ELEVATION
OF PROPOSED CARPORT AND BRICK WALL**

**10A ROBERTS TCE, WHYALLA SA 5600
PROPOSED NEW RESIDENTIAL DWELLING**

BRICK FENCE TO BE 1800 MM HIGH FINISHED IN LIGHTLY BAGGED
BRICK PAINTED IN DULUX VIVID WHITE

CARPORT SIDES ON BOUNDARIES IN COLOURBOND CGI IN SURFMIST

CARPORT DRIVEWAY FRONT IN RENDER DULUX VIVID WHITE. WITH
PANEL LIFT DOOR. CARPORT FLOOR IN GRAVEL

RATIO 1: 100

└───┘ 1000MM

SUPERSEDED



ELEVATIONS OF PROPOSED CARPORT AND BRICK WALL

10A ROBERTS TCE, WHYALLA SA 5600
PROPOSED NEW RESIDENTIAL DWELLING

BRICK FENCE TO BE 1800 MM HIGH
FINISHED IN LIGHTLY BAGGED BRICK
PAINTED IN DULUX VIVID WHITE

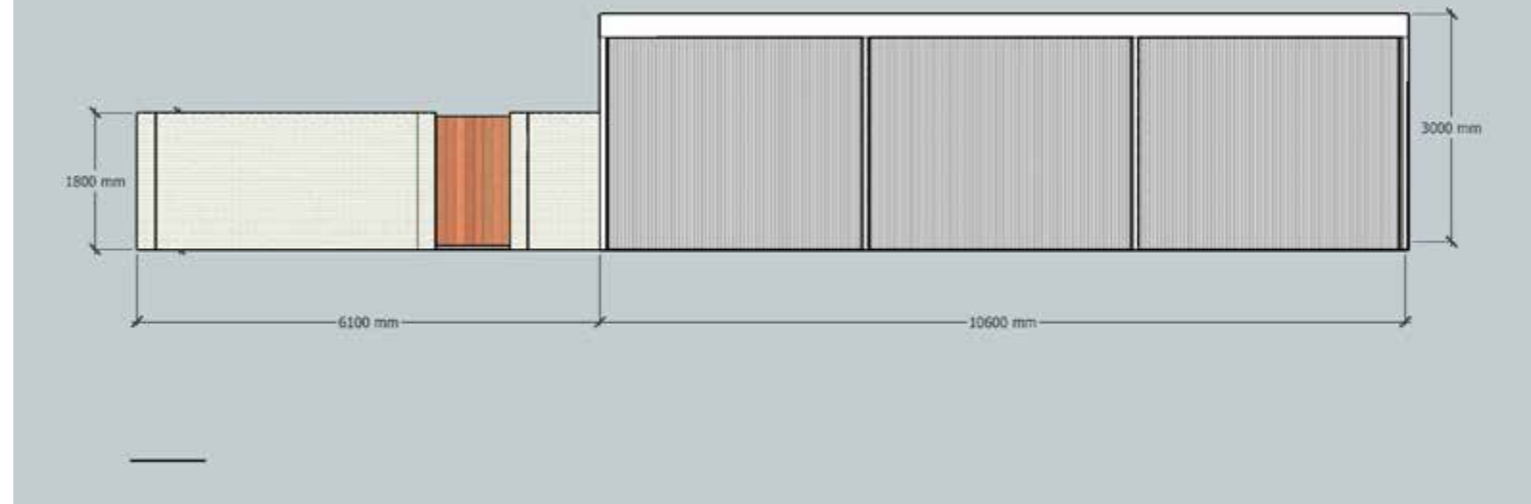
CARPORT SIDES ON BOUNDARIES IN
COLOURBOND CGI IN SURFMIST

CARPORT DRIVEWAY FRONT IN RENDER
DULUX VIVID WHITE. WITH PANEL LIFT
DOOR. CARPORT FLOOR IN GRAVEL

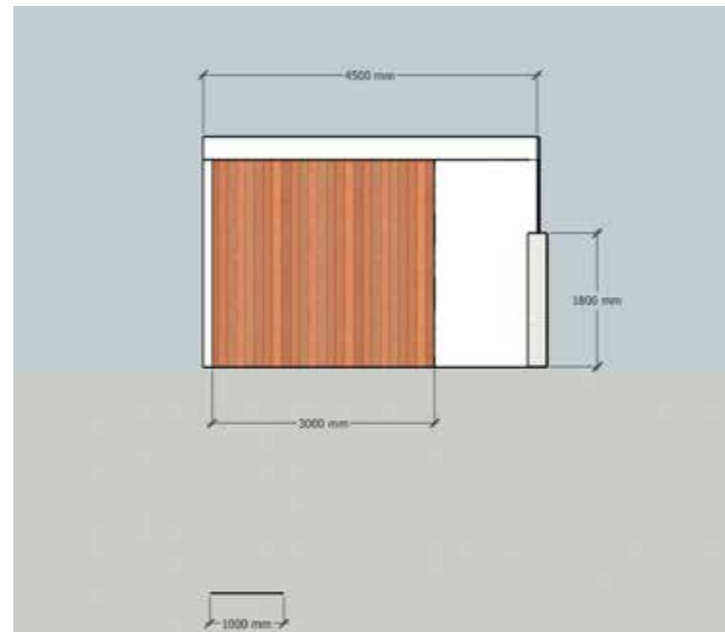
SUPERSEDED

RATIO 1: 100

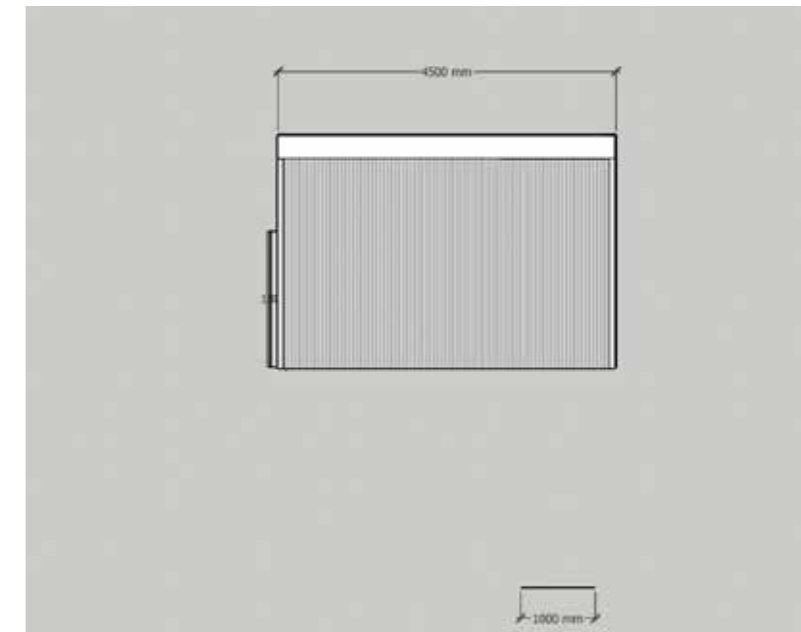
1000MM



SOUTH ELEVATION - CARPORT OPEN THIS SIDE WITH
POSTS.



WEST ELEVATION - TO DRIVEWAY



EAST ELEVATION - BOUNDARY

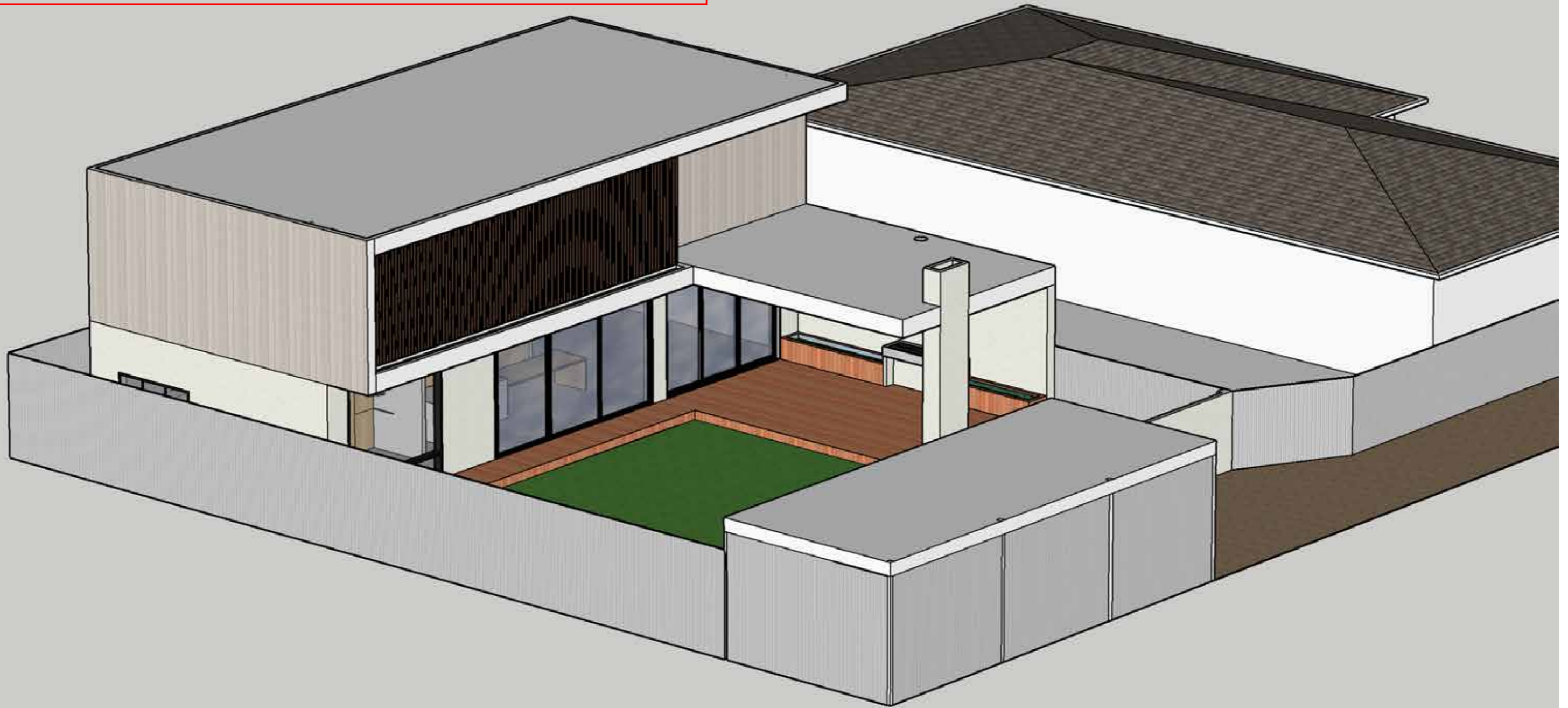
SUPERSEDED



SUPERSEDED



SUPERSEDED



SUPERSEDED



CONTRACTOR TO CONDUCT WHOLE OF THE SITE WORK PLACE SAFETY RISK ASSESSMENT INCLUDING ALL ACCESS & EGRESS INCLUDING ADJACENT PUBLIC SPACES SO AS TO DETERMINE THE FULL EXTENT OF ALL POSSIBLE SAFETY RISK FACTORS

TO THE PROCURER OF CONSTRUCTION PRODUCTS MUST DETERMINE THAT PRODUCTS ARE FIT FOR ITS INTENDED PURPOSE. ENSURE THE BUILDING PRODUCTS THEY SELECT, BUY AND INSTALL MEET ALL AUSTRALIAN BUILDING STANDARDS

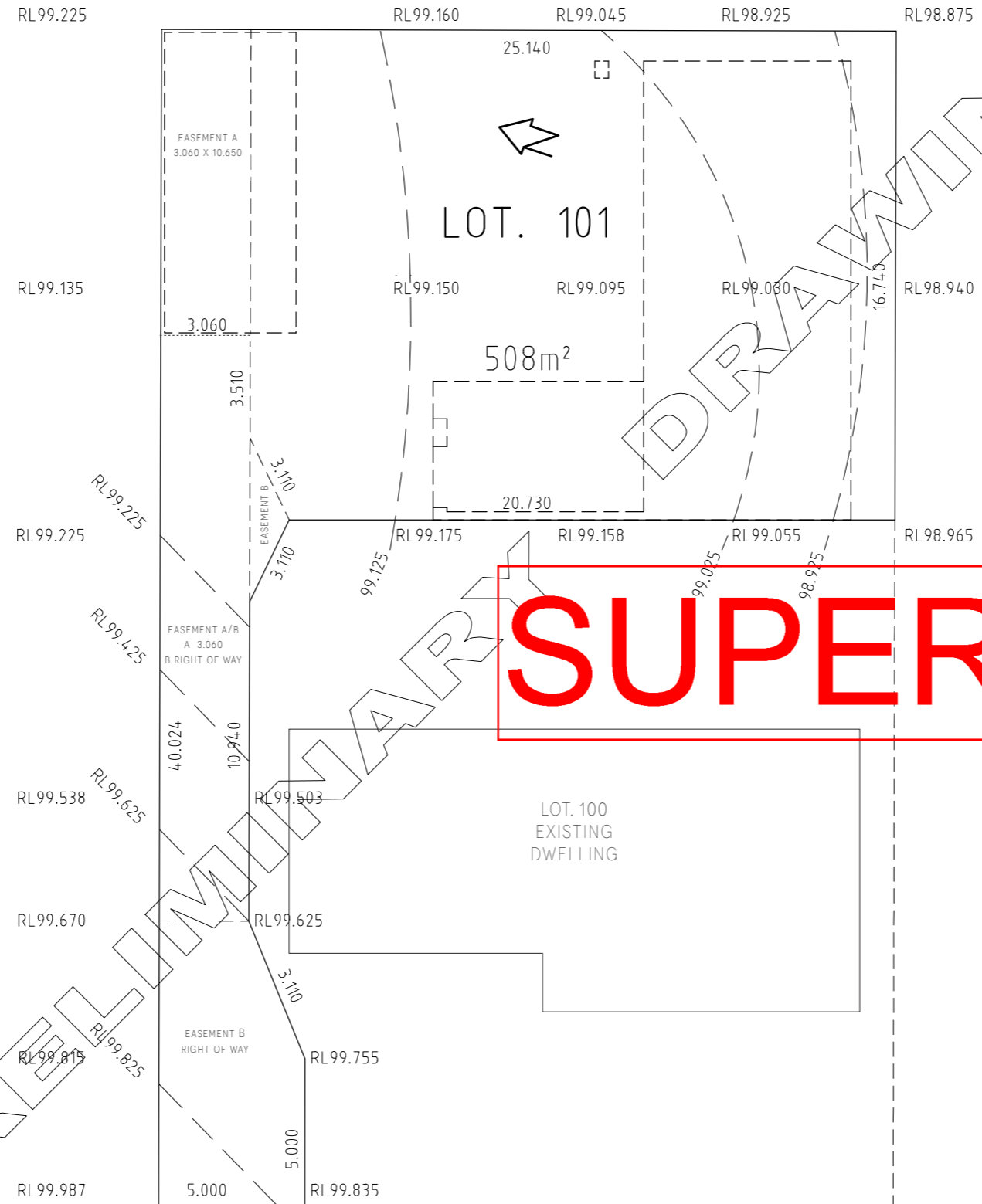
CONTRACTOR TO MAKE PROVISIONS NECESSARY, DETERMINED FROM RISK ASSESSMENT AUDIT SO AS TO PROVIDE A SAFE WORK PLACE AS REQUIRED BY THE PROPOSED NEW WORKS INCLUDING THE STRUCTURAL INTEGRITY OF EXISTING BUILDING

CONTRACTOR. IS TO VISIT THE SITE. WHILE TENDERING / PRIOR TO TENDERING AND DETERMINE ACTUAL. EXTENT OF ALL WORKS TO BE DONE. TO BRING THE JOB TO AN APPROVED STAGE OF COMPLETION

CONTRACTOR IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT TO EXISTING STRUCTURE DURING ALL WORKS SO AS TO MAINTAIN INTEGRITY OF EXISTING BUILDING

CONTRACTOR IS TO BREAK INTO THE. EXISTING BUILDING TO THE FULL EXTENT REQUIRED FOR THE PROPER COMPLETION OF ALL THE WORKS AND MAKE GOOD ALL AFFECTED SURFACES TO MATCH WITH EXISTING UPON COMPLETION

EXISTING



SUPERSEDED

ROBERTS TERRACE

CONTRACTOR IS TO CONSTRUCT ALL WORKS TO THE BUILDING CODE OF AUSTRALIA 2019 VOLUME TWO CLASS 1 & 10a BUILDINGS CLASS 1b & 10a & 10b & 10c OF NATIONAL CONSTRUCTION CODE 2019 VOLUME TWO ALL IN ACCORDANCE WITH ALL REGULATION AND CODES AND STANDARDS OF THE BUILDING CODE AUSTRALIA 2019 AND OR THE NATIONAL CONSTRUCTION CODE AND LOCAL AUTHORITY STATUTORY REQUIREMENTS .AS APPLICABLE

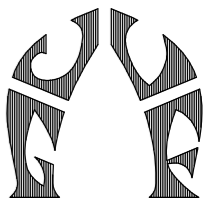
SITE PLAN

CONTRACTOR. IS TO CHECK AND VERIFY ALL DRAWINGS DIMENSIONS ETC. ON SITE PRIOR TO TENDERING FOR ERRORS BEFORE COMMENCING ANY OF THE WORKS.

SCALE 1 : 200

DRG. No.1442A1

SHEET X OF X



GULF DESIGN
0428 810 546
COPYRIGHT

CONTRACTOR TO CONDUCT WHOLE OF THE SITE WORK PLACE SAFETY RISK ASSESSMENT INCLUDING ALL ACCESS & EGRESS INCLUDING ADJACENT PUBLIC SPACES SO AS TO DETERMINE THE FULL EXTENT OF ALL POSSIBLE SAFETY RISK FACTORS

TO THE PROCURER OF CONSTRUCTION PRODUCTS MUST DETERMINE THAT PRODUCTS ARE FIT FOR ITS INTENDED PURPOSE. ENSURE THE BUILDING PRODUCTS THEY SELECT, BUY AND INSTALL MEET ALL AUSTRALIAN BUILDING STANDARDS

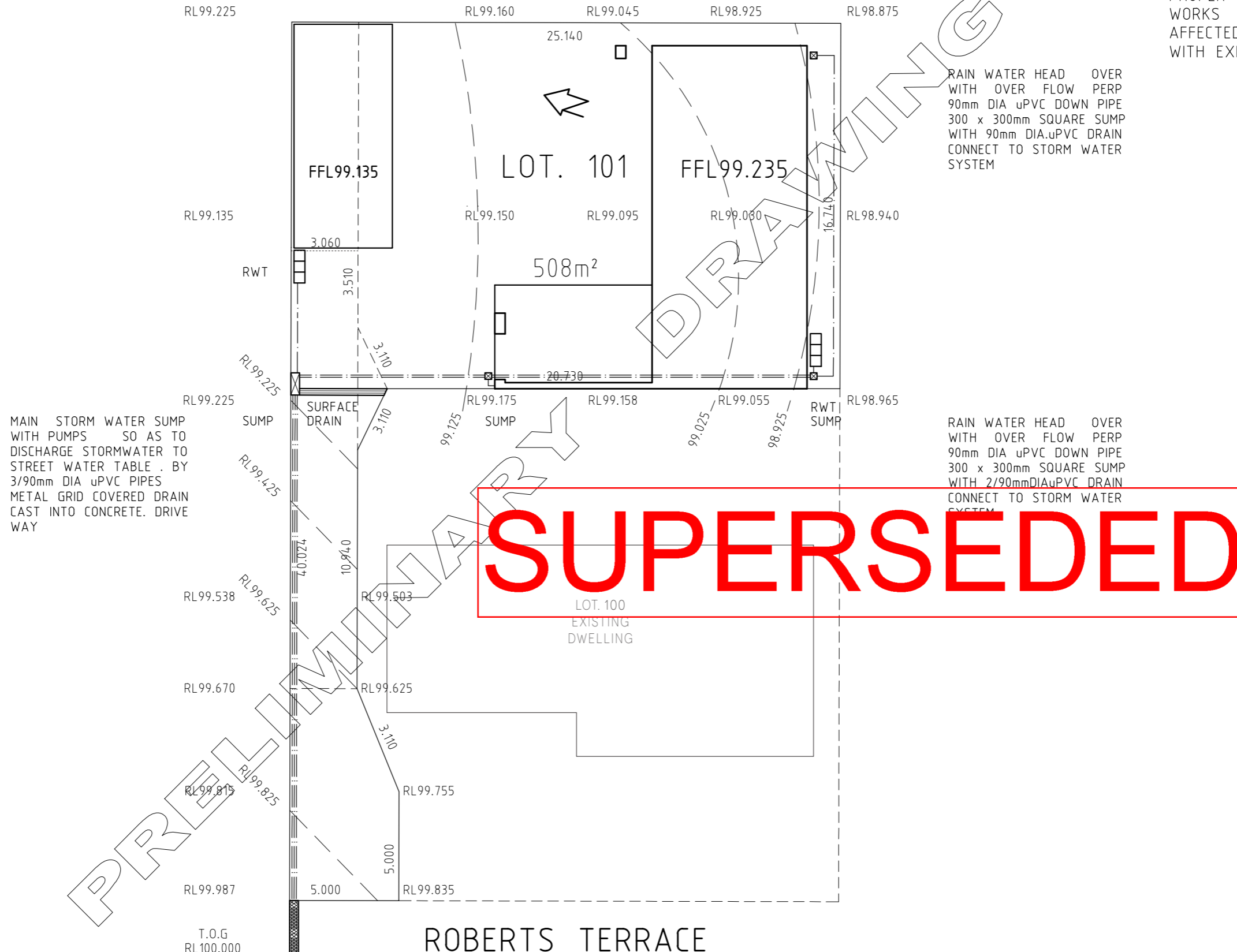
CONTRACTOR TO MAKE PROVISIONS NECESSARY, DETERMINED FROM RISK ASSESSMENT AUDIT SO AS TO PROVIDE A SAFE WORK PLACE AS REQUIRED BY THE PROPOSED NEW WORKS INCLUDING THE STRUCTURAL INTEGRITY OF EXISTING BUILDING

CONTRACTOR. IS TO VISIT THE SITE. WHILE TENDERING / PRIOR TO TENDERING AND DETERMINE ACTUAL. EXTENT OF ALL WORKS TO BE DONE. TO BRING THE JOB TO AN APPROVED STAGE OF COMPLETION

CONTRACTOR IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT TO EXISTING STRUCTURE DURING ALL WORKS SO AS TO MAINTAIN INTEGRITY OF EXISTING BUILDING

CONTRACTOR IS TO BREAK INTO THE. EXISTING BUILDING TO THE FULL EXTENT REQUIRED FOR THE PROPER COMPLETION OF ALL THE WORKS AND MAKE GOOD ALL AFFECTED SURFACES TO MATCH WITH EXISTING UPON COMPLETION

PROPOSED



MAIN STORM WATER SUMP WITH PUMPS SO AS TO DISCHARGE STORMWATER TO STREET WATER TABLE. BY 3/90mm DIA uPVC PIPES METAL GRID COVERED DRAIN CAST INTO CONCRETE. DRIVE WAY

RAIN WATER HEAD OVER WITH OVER FLOW PERP 90mm DIA uPVC DOWN PIPE 300 x 300mm SQUARE SUMP WITH 90mm DIA.uPVC DRAIN CONNECT TO STORM WATER SYSTEM

RAIN WATER HEAD OVER WITH OVER FLOW PERP 90mm DIA uPVC DOWN PIPE 300 x 300mm SQUARE SUMP WITH 2/90mm DIAuPVC DRAIN CONNECT TO STORM WATER SYSTEM

SUPERSEDED

CONTRACTOR. IS TO CHECK AND VERIFY ALL DRAWINGS DIMENSIONS ETC. ON SITE PRIOR TO TENDERING FOR ERRORS BEFORE COMMENCING ANY OF THE WORKS.

400mm WIDE. x 150mm DEEP CULVERT CHECKER PLATE BOX DISCHARGE S.WATER.TO STREET KERB WATER.TABLE TO COUNCIL. SPECIFICATIONS

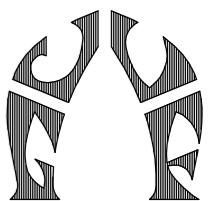
CONTRACTOR IS TO CONSTRUCT ALL WORKS TO THE BUILDING CODE of AUSTRALIA 2019 VOLUME TWO CLASS 1 & 10a BUILDINGS CLASS 1b & 10a & 10b & 10c OF NATIONAL CONSTRUCTION CODE 2019 VOLUME TWO ALL IN ACCORDANCE WITH ALL REGULATION AND CODES AND STANDARDS OF THE BUILDING CODE AUSTRALIA 2019 AND OR THE NATIONAL CONSTRUCTION CODE AND LOCAL AUTHORITY STATUTORY REQUIREMENTS .AS APPLICABLE

SITE PLAN

SCALE 1 : 200

DRG. No.1442A2

SHEET X OF X



CONTRACTOR TO CONDUCT WHOLE OF THE SITE WORK PLACE SAFETY RISK ASSESSMENT INCLUDING ALL ACCESS & EGRESS INCLUDING ADJACENT PUBLIC SPACES SO AS TO DETERMINE THE FULL EXTENT OF ALL POSSIBLE SAFETY RISK FACTORS

TO THE PROCURER OF CONSTRUCTION PRODUCTS MUST DETERMINE THAT PRODUCTS ARE FIT FOR ITS INTENDED PURPOSE. ENSURE THE BUILDING PRODUCTS THEY SELECT, BUY AND INSTALL MEET ALL AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO MAKE PROVISIONS NECESSARY, DETERMINED FROM RISK ASSESSMENT AUDIT SO AS TO PROVIDE A SAFE WORK PLACE AS REQUIRED BY THE PROPOSED NEW WORKS INCLUDING THE STRUCTURAL INTEGRITY OF EXISTING BUILDING

CONTRACTOR. IS TO VISIT THE SITE. WHILE TENDERING / PRIOR TO TENDERING AND DETERMINE ACTUAL. EXTENT OF ALL WORKS TO BE DONE. TO BRING THE JOB TO AN APPROVED STAGE OF COMPLETION

PROPOSED GARAGE

PROPOSED. NEW DOMESTIC STEEL FRAME CARPORT (BY OTHERS).TO MANUFACTURER DETAILS, SPECIFICATIONS & CALCULATIONS.

PROPOSED PATIO

ALL DOWN PIPES INCLUDING ALL GARAGE, AND RAIN WATER TANK CONNECTED TO A P.V.C STORM WATER DRAINAGE SYSTEM DIRECT AWAY FROM ALL BUILDINGS AND TAKEN TO, KERB WATER TABLE

CONTRACTOR TO CONFIRM ON SITE BLOCK BOUNDARY LOCATIONS AND DIMENSIONS INDICATED AND ADVICE OF ANY DISCREPANCIES, PRIOR TO COMMENCING ANY WORKS. CHECK AND CONFIRM SITING INDICATED

CONTRACTOR IS TO CHECK WITH E.T.S.A., E & W.S., TELECOM ETC. PRIOR TENDERING FOR DIRECTION AS TO THE FULL EXTENT OF ALL WORKS TO BE DONE.

CONTRACTOR. IS TO CHECK AND VERIFY ALL DRAWINGS DIMENSIONS ETC. ON SITE PRIOR TO TENDERING FOR ERRORS BEFORE COMMENCING ANY OF THE WORKS.

SCALE 1 : 200

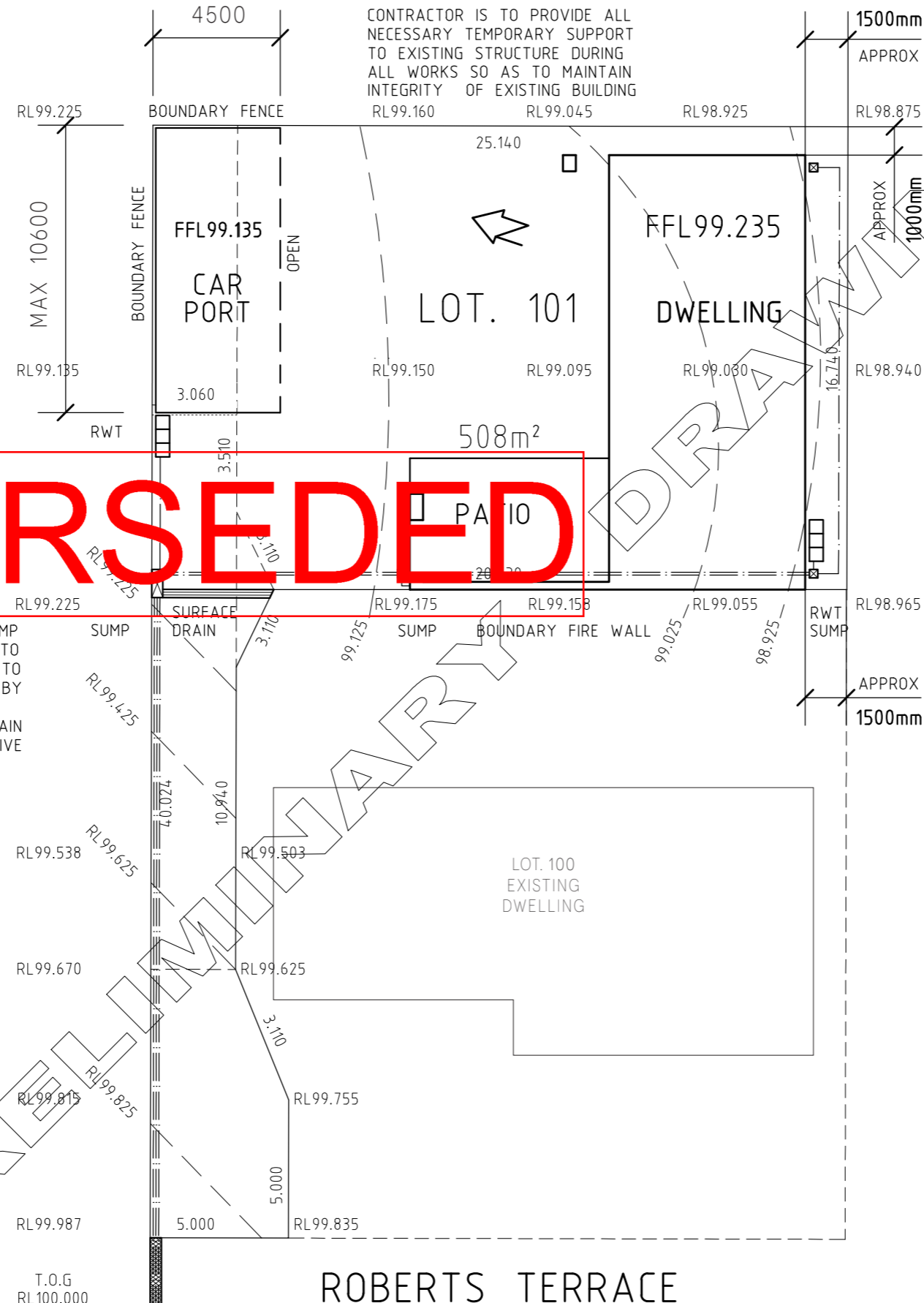
DRG. No.1442A3

Agenda - Upper Spencer Gulf Regional Assessment Panel - Tuesday 14 March 2023

DISCLAIMER : NO COSTS OR CHARGES FOR LABOR OR MATERIALS WILL BE ACCEPTED BY THE BUILDING DESIGNER AND OR ASSOCIATES FOR ERRORS OR INACCURACY THAT MAY OCCUR WITHIN THESE DOCUMENTS.

PROPOSED

CONTRACTOR IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT TO EXISTING STRUCTURE DURING ALL WORKS SO AS TO MAINTAIN INTEGRITY OF EXISTING BUILDING



SUPERSEDED

ROBERTS TERRACE

SITE PLAN

CONTRACTOR IS TO CONSTRUCT ALL WORKS TO THE BUILDING CODE OF AUSTRALIA 2019 VOLUME TWO CLASS 1 & 10a BUILDINGS CLASS 1b & 10a & 10b & 10c OF NATIONAL CONSTRUCTION CODE 2019 VOLUME TWO ALL IN ACCORDANCE WITH ALL REGULATION AND CODES AND STANDARDS OF THE BUILDING CODE AUSTRALIA 2019 AND OR THE NATIONAL CONSTRUCTION CODE AND LOCAL AUTHORITY STATUTORY REQUIREMENTS .AS APPLICABLE

400mm WIDE. x 150mm DEEP CULVERT CHECKER PLATE BOX DISCHARGE S.WATER.TO STREET KERB WATER.TABLE TO COUNCIL. SPECIFICATIONS

RAIN WATER HEAD OVER WITH OVER FLOW PERP 90mm DIA uPVC DOWN PIPE 300 x 300mm SQUARE SUMP WITH 90mm DIA.uPVC DRAIN CONNECT TO STORM WATER SYSTEM

RAIN WATER HEAD OVER WITH OVER FLOW PERP 90mm DIA uPVC DOWN PIPE 300 x 300mm SQUARE SUMP WITH 2/90mmDIAuPVC DRAIN CONNECT TO STORM WATER SYSTEM

CONTRACTOR IS TO BREAK INTO THE. EXISTING BUILDING TO THE FULL EXTENT REQUIRED FOR THE PROPER COMPLETION OF ALL THE WORKS AND MAKE GOOD ALL AFFECTED SURFACES TO MATCH WITH EXISTING UPON COMPLETION

PROPOSED NEW BRICK VENEER DWELLING

RAIN WATER TANK

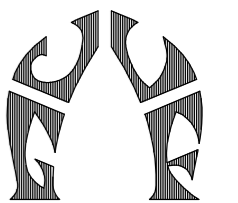
MINIMUM REQUIREMENT OF A 1000. LITRE CAPACITY TO BE PLUMBED TO AT LEAST A WATER CLOSET, OR A WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS. ALL TO COMPLY WITH, THE BUILDING CODE OF AUSTRALIA 2014, PART THREE PLUMBING & DRAINAGE CODE, AND SOUTH AUSTRALIAN VARIATIONS AND ADDITIONS NOTE .: FLEXIBLE CONNECTORS BE USED

WASTE MANAGEMENT SYSTEM

PROPOSED WASTE MANAGEMENT SYSTEM BY OTHERS TO MANUFACTURERS DETAILS SPECIFICATIONS AND GUIDE LINES NOTE FLEXIBLE CONNECTORS TO BE USED.

PROVIDE 1000mmWIDE 75mm THICK CONCRETE PAVING, AROUND NEW WORKS GRADING AWAY BUILDINGS REINFORCE .SL62 MESH ON 50mm COMPACT QUARRY RUBBLE BASE

SHEET X OF X



GULF DESIGN
0428 810 546
COPYRIGHT

CONTRACTOR TO CONDUCT WHOLE OF THE SITE WORK PLACE SAFETY RISK ASSESSMENT INCLUDING ALL ACCESS & EGRESS INCLUDING ADJACENT PUBLIC SPACES SO AS TO DETERMINE THE FULL EXTENT OF ALL POSSIBLE SAFETY RISK FACTORS

TO THE PROCURER OF CONSTRUCTION PRODUCTS MUST DETERMINE THAT PRODUCTS ARE FIT FOR ITS INTENDED PURPOSE. ENSURE THE BUILDING PRODUCTS THEY SELECT, BUY AND INSTALL MEET ALL AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO MAKE PROVISIONS NECESSARY, DETERMINED FROM RISK ASSESSMENT AUDIT SO AS TO PROVIDE A SAFE WORK PLACE AS REQUIRED BY THE PROPOSED NEW WORKS INCLUDING THE STRUCTURAL INTEGRITY OF EXISTING BUILDING

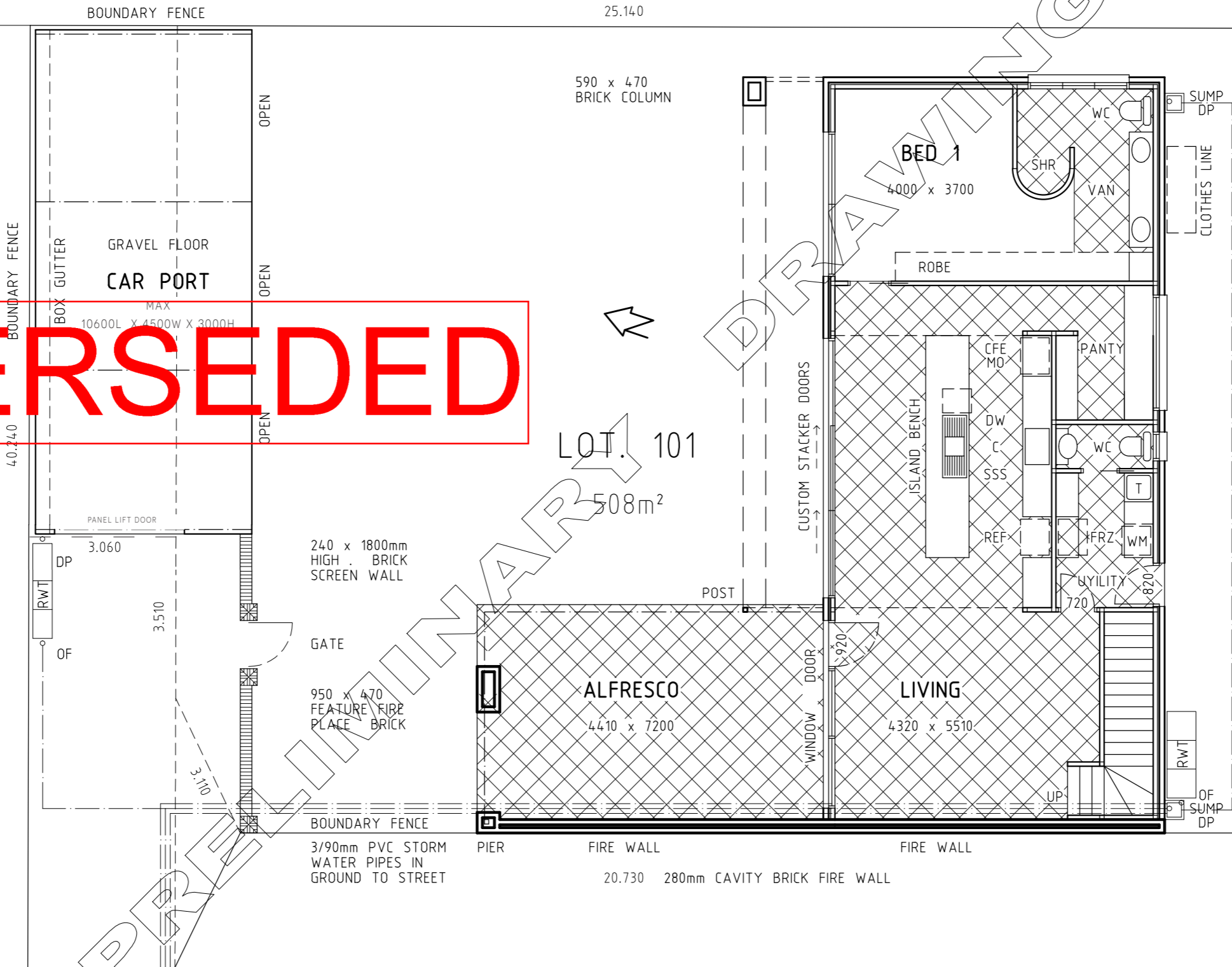
CONTRACTOR IS TO VISIT THE SITE. WHILE TENDERING / PRIOR TO TENDERING AND DETERMINE ACTUAL. EXTENT OF ALL WORKS TO BE DONE. TO BRING THE JOB TO AN APPROVED STAGE OF COMPLETION

CONTRACTOR IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT TO EXISTING STRUCTURE DURING ALL WORKS SO AS TO MAINTAIN INTEGRITY OF EXISTING BUILDING

CONTRACTOR IS TO BREAK INTO THE EXISTING BUILDING TO THE FULL EXTENT REQUIRED FOR THE PROPER COMPLETION OF ALL THE WORKS AND MAKE GOOD ALL AFFECTED SURFACES TO MATCH WITH EXISTING UPON COMPLETION

PROPOSED

SUPERSEDED



TOILET
900 x 1640
SHOWER
2210 x 1100
ENSUITE
3400 x 2830
VANITY
2400mm WIDE WALL HUNG

PANTRY
1760 x 2020

GALLEY KITCHEN
5660 x 4330

UTILITY
1760 x 2020

STAIR
1020mm. WIDE
250mm TREAD
185mm .. RISE

CONTRACTOR IS TO CHECK AND VERIFY ALL DRAWINGS DIMENSIONS ETC. ON SITE PRIOR TO TENDERING FOR ERRORS BEFORE COMMENCING ANY OF THE WORKS.

NOTE :

BUILDING SITE MAY CONTAIN ASBESTOS, APPROPRIATE CARE IN THE HANDLING AND DISPOSAL OF SAME MUST BE TAKEN ALSO APPROVALS AND NOTIFICATIONS

CONTRACTOR IS TO CONSTRUCT ALL WORKS TO THE BUILDING CODE OF AUSTRALIA 2019 VOLUME TWO CLASS 1 & 10a BUILDINGS CLASS 1b & 10a & 10b & 10c OF NATIONAL CONSTRUCTION CODE 2019 VOLUME TWO ALL IN ACCORDANCE WITH ALL REGULATION AND CODES AND STANDARDS OF THE BUILDING CODE AUSTRALIA 2019 AND OR THE NATIONAL CONSTRUCTION CODE AND LOCAL AUTHORITY STATUTORY REQUIREMENTS .AS APPLICABLE

GROUND FLOOR PLAN

BUILDING AREAS

LIVING	105.9 m sqr.
ALFRESCO	35.6 m sqr.
TOTAL	141.5 m sqr.

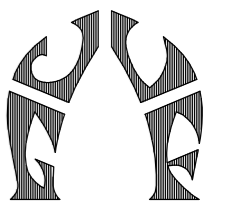
PLAN VIEW

SHEET X OF X

SCALE 1 : 100 DRG. No.1442B1
Agenda - Upper Spencer Gulf Regional Assessment Panel - Tuesday 14 March 2023

DISCLAIMER : NO COSTS OR CHARGES FOR LABOR OR MATERIALS WILL BE ACCEPTED BY THE BUILDING DESIGNER AND OR ASSOCIATES FOR ERRORS OR INACCURACY THAT MAY OCCUR WITHIN THESE DOCUMENTS.

CONTRACTOR IS TO CHECK AND VERIFY ALL INFORMATION FOR ERROR PRIOR TO TENDERING, ORDERING OF MATERIALS OR COMMENCING ANY WORKS.



GULF DESIGN
0428 810 546
COPYRIGHT

CONTRACTOR TO MAKE PROVISIONS NECESSARY, DETERMINED FROM RISK ASSESSMENT AUDIT SO AS TO PROVIDE A SAFE WORK PLACE AS REQUIRED BY THE PROPOSED NEW WORKS INCLUDING THE STRUCTURAL INTEGRITY OF EXISTING BUILDING

CONTRACTOR TO MAKE PROVISIONS NECESSARY, DETERMINED FROM RISK ASSESSMENT AUDIT SO AS TO PROVIDE A SAFE WORK PLACE AS REQUIRED BY THE PROPOSED NEW WORKS INCLUDING THE STRUCTURAL INTEGRITY OF EXISTING BUILDING

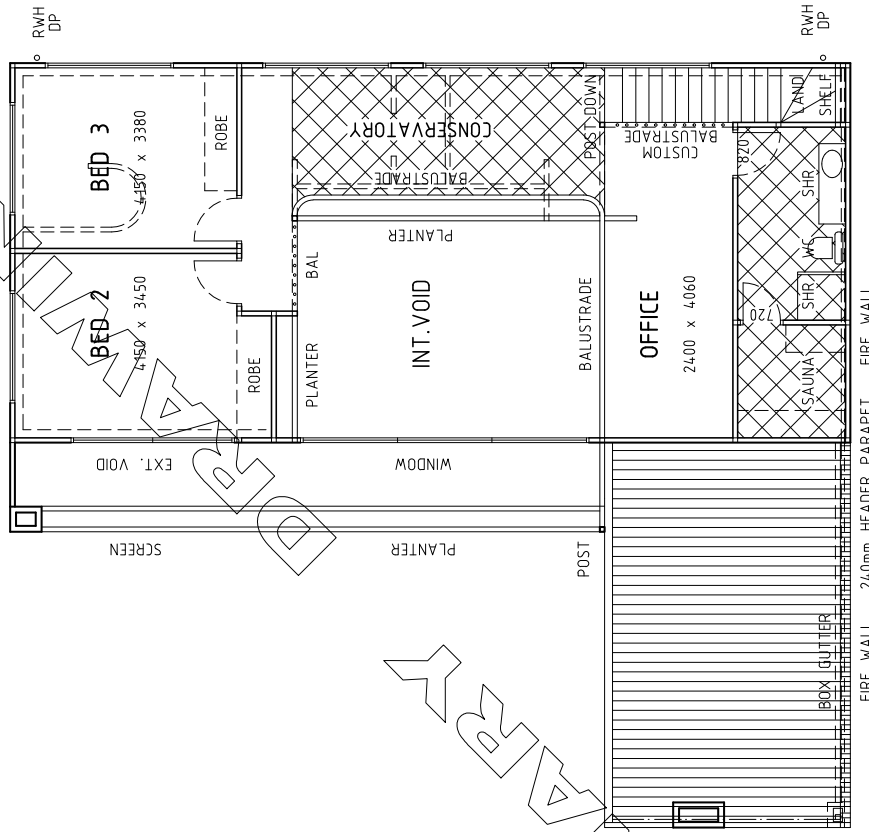
TO THE PROCURER OF CONSTRUCTION PRODUCTS MUST DETERMINE THAT PRODUCTS ARE FIT FOR ITS INTENDED PURPOSE. ENSURE THE BUILDING PRODUCTS THEY SELECT, BUY AND INSTALL MEET ALL AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO CONDUCT WHOLE OF THE SITE WORK PLACE SAFETY RISK ASSESSMENT INCLUDING ALL ACCESS & EGRESS INCLUDING ADJACENT PUBLIC SPACES SO AS TO DETERMINE THE FULL EXTENT OF ALL POSSIBLE SAFETY RISK FACTORS

CONTRACTOR IS TO VISIT THE SITE, WHILE TENDERING / PRIOR TO TENDERING AND DETERMINE ACTUAL EXTENT OF ALL WORKS TO BE DONE. TO BRING THE JOB TO AN APPROVED STAGE OF COMPLETION

CONTRACTOR IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT TO EXISTING STRUCTURE DURING ALL WORKS SO AS TO MAINTAIN INTEGRITY OF EXISTING BUILDING

PROPOSED



CONTRACTOR IS TO CHECK AND VERIFY ALL DRAWINGS AND DIMENSIONS ETC. ON SITE PRIOR TO TENDERING FOR ERRORS BEFORE COMMENCING ANY OF THE WORKS.

FIRST FLOOR PLAN

CONTRACTOR IS TO CONSTRUCT ALL WORKS TO THE BUILDING CODE OF AUSTRALIA 2019 VOLUME TWO CLASS 1 & 10a BUILDINGS CLASS 1b & 10a & 10b & 10c OF NATIONAL CONSTRUCTION CODE 2019 VOLUME TWO ALL IN ACCORDANCE WITH ALL REGULATION AND CODES AND STANDARDS OF THE BUILDING CODE AUSTRALIA 2019 AND OR THE NATIONAL CONSTRUCTION CODE AND LOCAL AUTHORITY STATUTORY REQUIREMENTS AS APPLICABLE

BUILDING AREAS	
LIVING VOID INTERNAL	88.6 m sq.
TOTAL VOID INTERNAL	23.0 m sq.
TOTAL VOID EXTERNAL	111.6 m sq.
	18.6 m sq.

PLANTERS
300mm INTERNAL
WIDTH

CONSERVATORY
6700 x 2380

BALUSTRADES (INT)
950mm o/a HEIGHT
SOLID CONTINUOUS
HAND RAIL

STAIR
1020mm.. WIDE
250mm TREAD
168mm .. RISE

SAUNA
2020 x 2110
SHOWER
900 x 900
BATHROOM
2020 x 3610
VANITY
1500mm WIDE WALL HUNG

SCALE 1 : 100

DRG. No.1442B2

PLAN VIEW

SHEET X OF X



CONTRACTOR TO CONDUCT WHOLE OF THE SITE WORK PLACE SAFETY RISK ASSESSMENT INCLUDING ALL ACCESS & EGRESS INCLUDING ADJACENT PUBLIC SPACES SO AS TO DETERMINE THE FULL EXTENT OF ALL POSSIBLE SAFETY RISK FACTORS

TO THE PROCURER OF CONSTRUCTION PRODUCTS MUST DETERMINE THAT PRODUCTS ARE FIT FOR ITS INTENDED PURPOSE. ENSURE THE BUILDING PRODUCTS THEY SELECT, BUY AND INSTALL MEET ALL AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO MAKE PROVISIONS NECESSARY, DETERMINED FROM RISK ASSESSMENT AUDIT SO AS TO PROVIDE A SAFE WORK PLACE AS REQUIRED BY THE PROPOSED NEW WORKS INCLUDING THE STRUCTURAL INTEGRITY OF EXISTING BUILDING

SUPERSEDED

CONTRACTOR IS TO CHECK AND VERIFY ALL DRAWINGS AND DIMENSIONS ETC. ON SITE PRIOR TO TENDERING FOR ERRORS BEFORE COMMENCING ANY OF THE WORKS.

SCALE 1 : 100

DRG. No.1442C1

DISCLAIMER : NO COSTS OR CHARGES FOR LABOR OR MATERIALS WILL BE ACCEPTED BY THE BUILDING DESIGNER AND OR ASSOCIATES FOR ERRORS OR INACCURACY THAT MAY OCCUR WITHIN THESE DOCUMENTS.

CONTRACTOR IS TO CHECK AND VERIFY ALL INFORMATION FOR ERROR PRIOR TO TENDERING. ORDERING OF MATERIALS OR COMMENCING ANY WORKS.

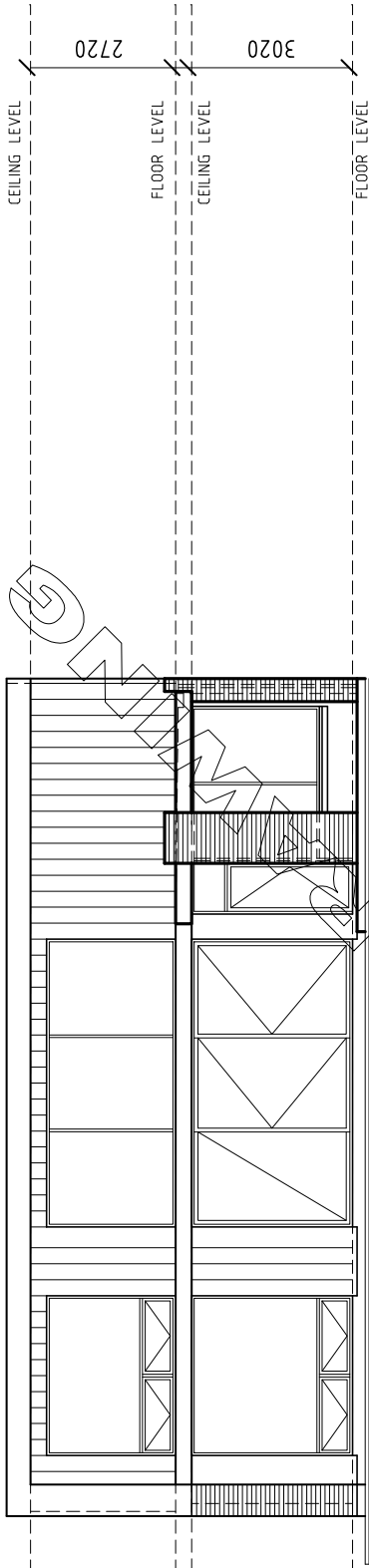
SHEET X OF X

ELEVATIONS

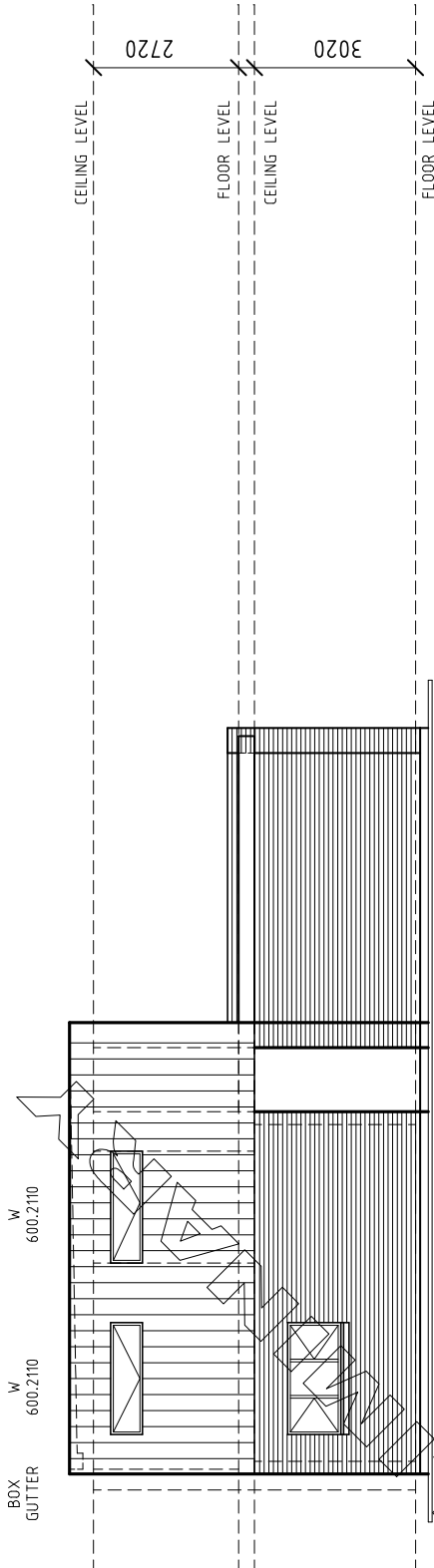
BUILDING SITE MAY CONTAIN ASBESTOS. APPROPRIATE CARE IN THE HANDLING AND DISPOSAL OF SAME MUST BE TAKEN ALTO APPROVALS AND NOTIFICATIONS

CONTRACTOR IS TO CONSTRUCT ALL WORKS TO THE BUILDING CODE OF AUSTRALIA 2019 VOLUME TWO CLASS 1 & 10a BUILDINGS CLASS 1b & 10a & 10b & 10c OF NATIONAL CONSTRUCTION CODE 2019 VOLUME TWO ALL IN ACCORDANCE WITH ALL REGULATION AND CODES AND STANDARDS OF THE BUILDING CODE AUSTRALIA 2019 AND OR THE NATIONAL CONSTRUCTION CODE AND LOCAL AUTHORITY STATUTORY REQUIREMENTS AS APPLICABLE

CONTRACTOR IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT TO EXISTING STRUCTURE DURING ALL WORKS SO AS TO MAINTAIN INTEGRITY OF EXISTING BUILDING



NORTH ELEVATION A.



EAST ELEVATION B.

GULF DESIGN
0428 810 546
COPYRIGHT

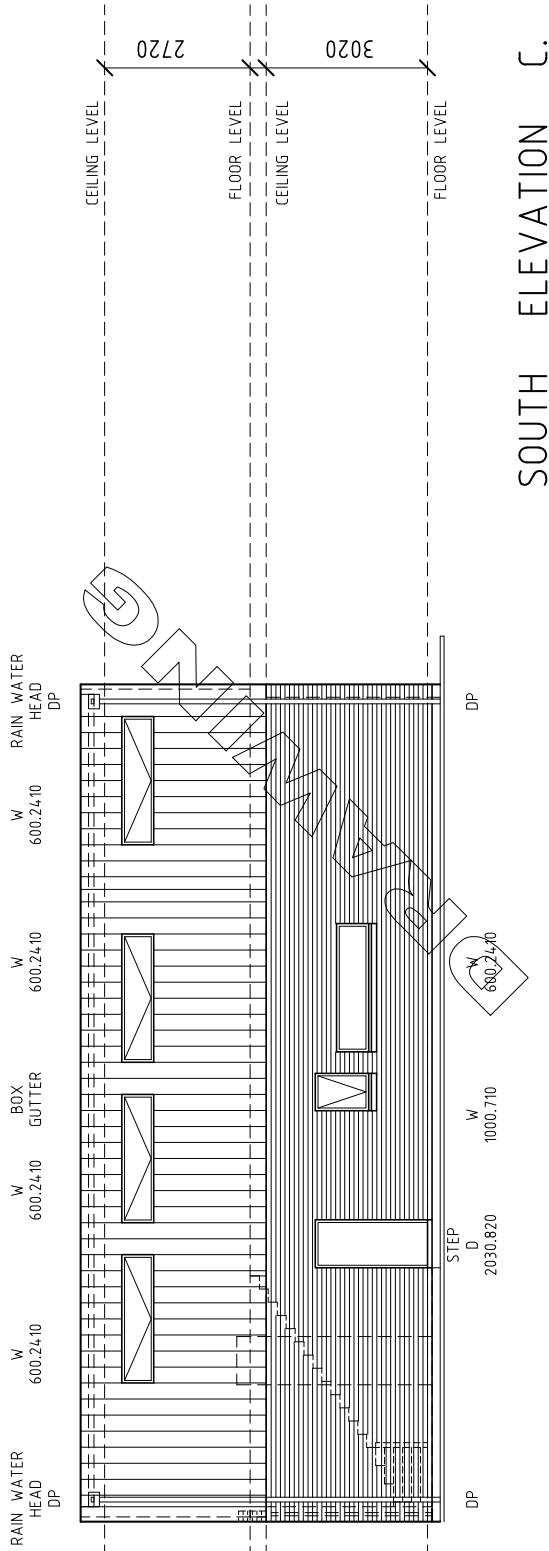
CONTRACTOR TO MAKE PROVISIONS NECESSARY, DETERMINED FROM RISK ASSESSMENT AUDIT SO AS TO PROVIDE A SAFE WORK PLACE AS REQUIRED BY THE PROPOSED NEW WORKS INCLUDING THE STRUCTURAL INTEGRITY OF EXISTING BUILDING

TO THE PROCURER OF CONSTRUCTION PRODUCTS MUST DETERMINE THAT PRODUCTS ARE FIT FOR ITS INTENDED PURPOSE. ENSURE THE BUILDING PRODUCTS THEY SELECT, BUY AND INSTALL MEET ALL AUSTRALIAN BUILDING STANDARDS

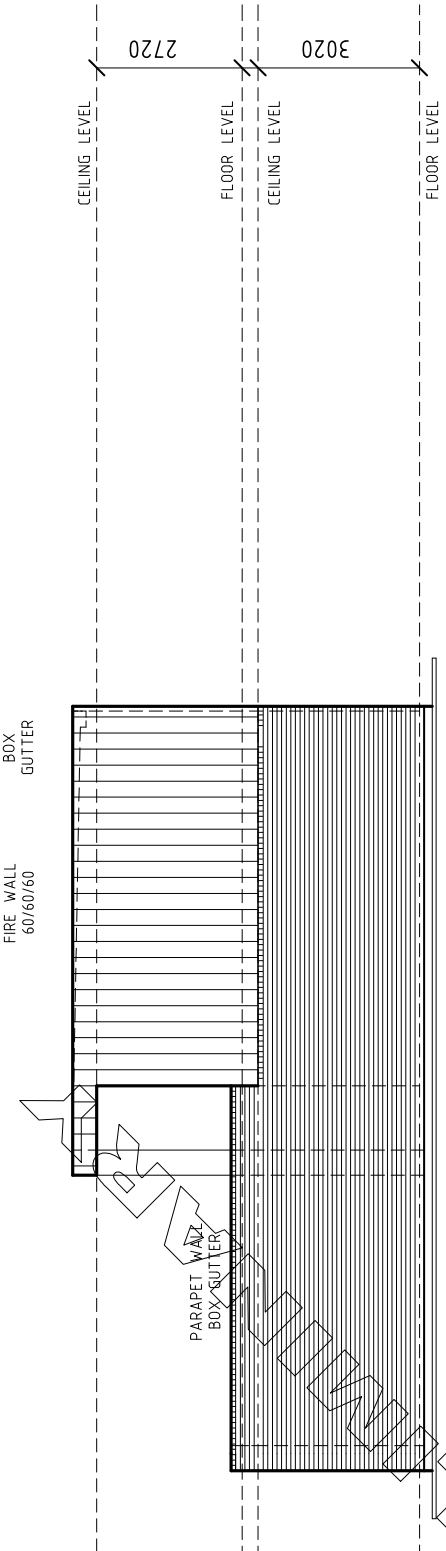
PROPOSED

CONTRACTOR TO CONDUCT WHOLE OF THE SITE WORK PLACE SAFETY RISK ASSESSMENT INCLUDING ALL ADJACENT AREAS EXCLUDING ADJACENT PUBLIC SPACES SO AS TO DETERMINE THE FULL EXTENT OF ALL POSSIBLE SAFETY RISK FACTORS

SUPERSEDED



SOUTH ELEVATION C.



WEST ELEVATION D.

CONTRACTOR IS TO CHECK AND VERIFY ALL DRAWINGS AND DIMENSIONS ETC. ON SITE PRIOR TO TENDERING FOR ERRORS BEFORE COMMENCING ANY OF THE WORKS.

SCALE 1 : 100

DRG. No.1442C2

ELEVATIONS

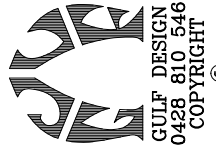
SHEET X OF X

CONTRACTOR IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT TO EXISTING STRUCTURE DURING ALL WORKS SO AS TO MAINTAIN INTEGRITY OF EXISTING BUILDING

CONTRACTOR IS TO CONSTRUCT ALL WORKS TO THE BUILDING CODE OF AUSTRALIA 2019 VOLUME TWO CLASS 1 & 10a BUILDINGS CLASS 1b & 10a & 10b & 10c OF NATIONAL CONSTRUCTION CODE 2019 VOLUME TWO ALL IN ACCORDANCE WITH ALL REGULATION AND CODES AND STANDARDS OF THE BUILDING CODE AUSTRALIA 2019 AND OR THE NATIONAL CONSTRUCTION CODE AND LOCAL AUTHORITY STATUTORY REQUIREMENTS AS APPLICABLE

BUILDING SITE MAY CONTAIN ASBESTOS, APPROPRIATE CARE IN THE HANDLING AND DISPOSAL OF SAME MUST BE TAKEN ALTO APPROVALS AND NOTIFICATIONS

CONTRACTOR IS TO CHECK AND VERIFY ALL INFORMATION FOR ERROR PRIOR TO TENDERING. ORDERING OF MATERIALS OR COMMENCING ANY WORKS.



CONTRACTOR TO CONDUCT WHOLE OF THE SITE WORK PLACE SAFETY RISK ASSESSMENT INCLUDING ALL ACCESS & EGRESS INCLUDING ADJACENT PUBLIC SPACES SO AS TO DETERMINE THE FULL EXTENT OF ALL POSSIBLE SAFETY RISK FACTORS

TO THE PROCURER OF CONSTRUCTION PRODUCTS MUST DETERMINE THAT PRODUCTS ARE FIT FOR ITS INTENDED PURPOSE. ENSURE THE BUILDING PRODUCTS THEY SELECT, BUY AND INSTALL MEET ALL AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO MAKE PROVISIONS NECESSARY, DETERMINED FROM RISK ASSESSMENT AUDIT SO AS TO PROVIDE A SAFE WORK PLACE AS REQUIRED BY THE PROPOSED NEW WORKS INCLUDING THE STRUCTURAL INTEGRITY OF EXISTING BUILDING

SUPERSEDED

CONTRACTOR IS TO CHECK AND VERIFY ALL DRAWINGS AND DIMENSIONS ETC. ON SITE PRIOR TO TENDERING FOR ERRORS BEFORE COMMENCING ANY OF THE WORKS.

SCALE 1 : 100

DRG. No.1442C3

BUILDING SITE MAY CONTAIN ASBESTOS, APPROPRIATE CARE IN THE HANDLING AND DISPOSAL OF SAME MUST BE TAKEN ALTO APPROVALS AND NOTIFICATIONS

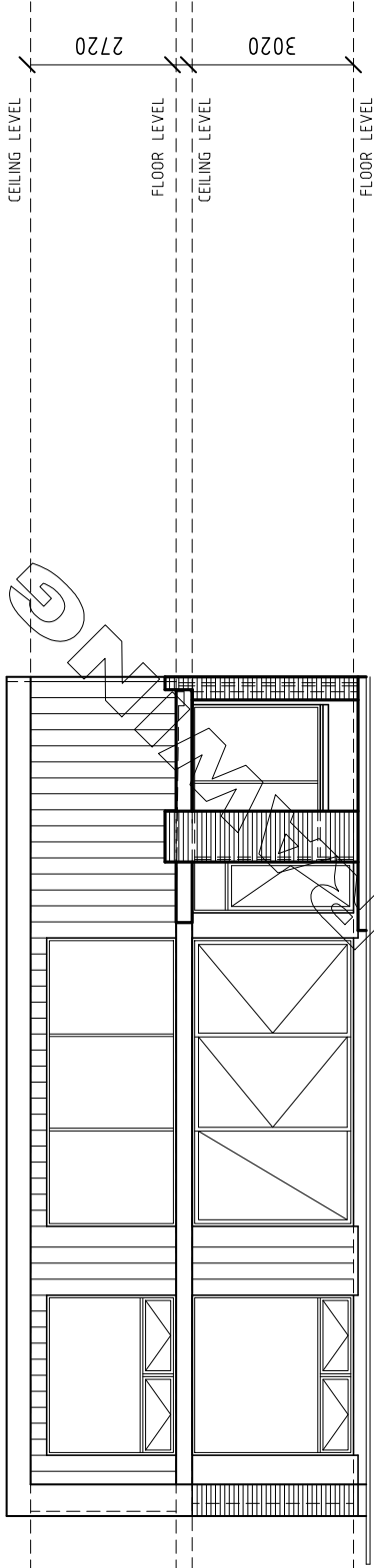
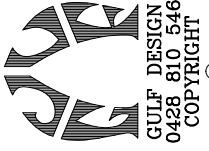
CONTRACTOR IS TO CONSTRUCT ALL WORKS TO THE BUILDING CODE OF AUSTRALIA 2019 VOLUME TWO CLASS 1 & 10a BUILDINGS CLASS 1b & 10a & 10b & 10c OF NATIONAL CONSTRUCTION CODE 2019 VOLUME TWO ALL IN ACCORDANCE WITH ALL REGULATION AND CODES AND STANDARDS OF THE BUILDING CODE AUSTRALIA 2019 AND OR THE NATIONAL CONSTRUCTION CODE AND LOCAL AUTHORITY STATUTORY REQUIREMENTS AS APPLICABLE

CONTRACTOR IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT TO EXISTING STRUCTURE DURING ALL WORKS SO AS TO MAINTAIN INTEGRITY OF EXISTING BUILDING

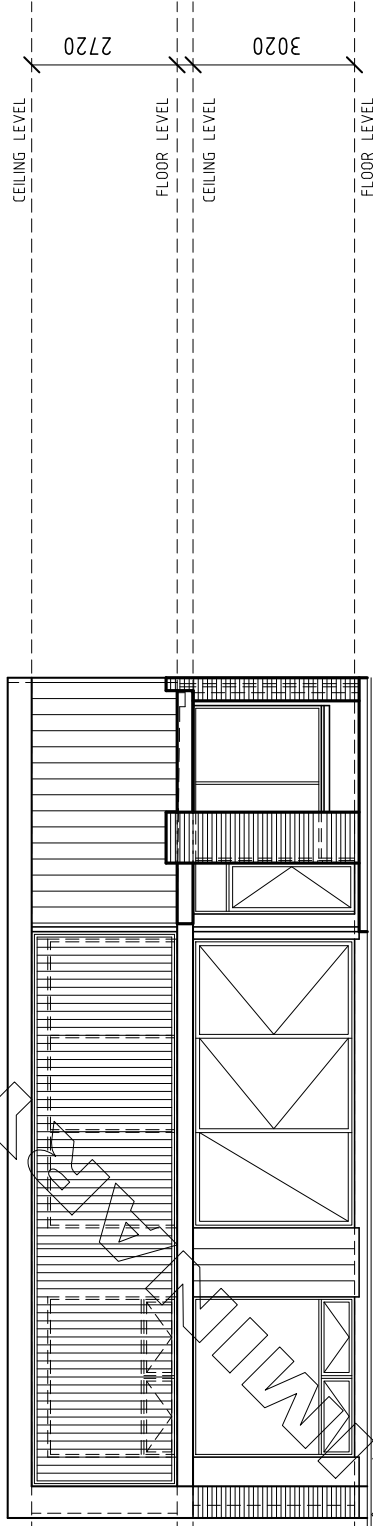
ELEVATIONS

SHEET X OF X

CONTRACTOR IS TO CHECK AND VERIFY ALL INFORMATION FOR ERROR PRIOR TO TENDERING. ORDERING OF MATERIALS OR COMMENCING ANY WORKS.



NORTH ELEVATION A.



NORTH ELEVATION A.

Attachment 3



CLIENT
Pearce Reichelt & Olivia White

PROPOSED NEW RESIDENCE
10A Roberts Tce, Whyalla SA

Lot 101 DRG No. 1442A3
AREA: 508 m2

Proposed New Dwelling,
Carport & Masonry Fence

ISSUE
November 2022

SCALE
@ A3



The proposed new dwelling, carport & masonry wall are designed to solve the challenges of a battle-axe site with restrictive easements and provide the best outcome for all residents.

The home is oriented to the northern aspect providing northern sunlight to the bedrooms, kitchen, dining and living area. The eaves have been calculated to provide passive solar gains in winter and protect from the summer sun.

To manage the battle-axe allotment being built in on all sides views have been orientated internally to the garden with the largest proportion of glazing allocated to the northern aspect. Northern windows on the second floor have been covered by fully enclosed screen for privacy.

Glazing on the eastern and southern aspects of the dwelling for light and ventilation are all translucent glass or set above 1500mm where required. The western aspect has no glazing to minimise heat gain with the exception of the laundry external door on the lower level.

The carport and brick wall provide additional set back from the right of way easement and security and privacy for the residents of the new dwelling. While also providing a positive contribution to the shared area.

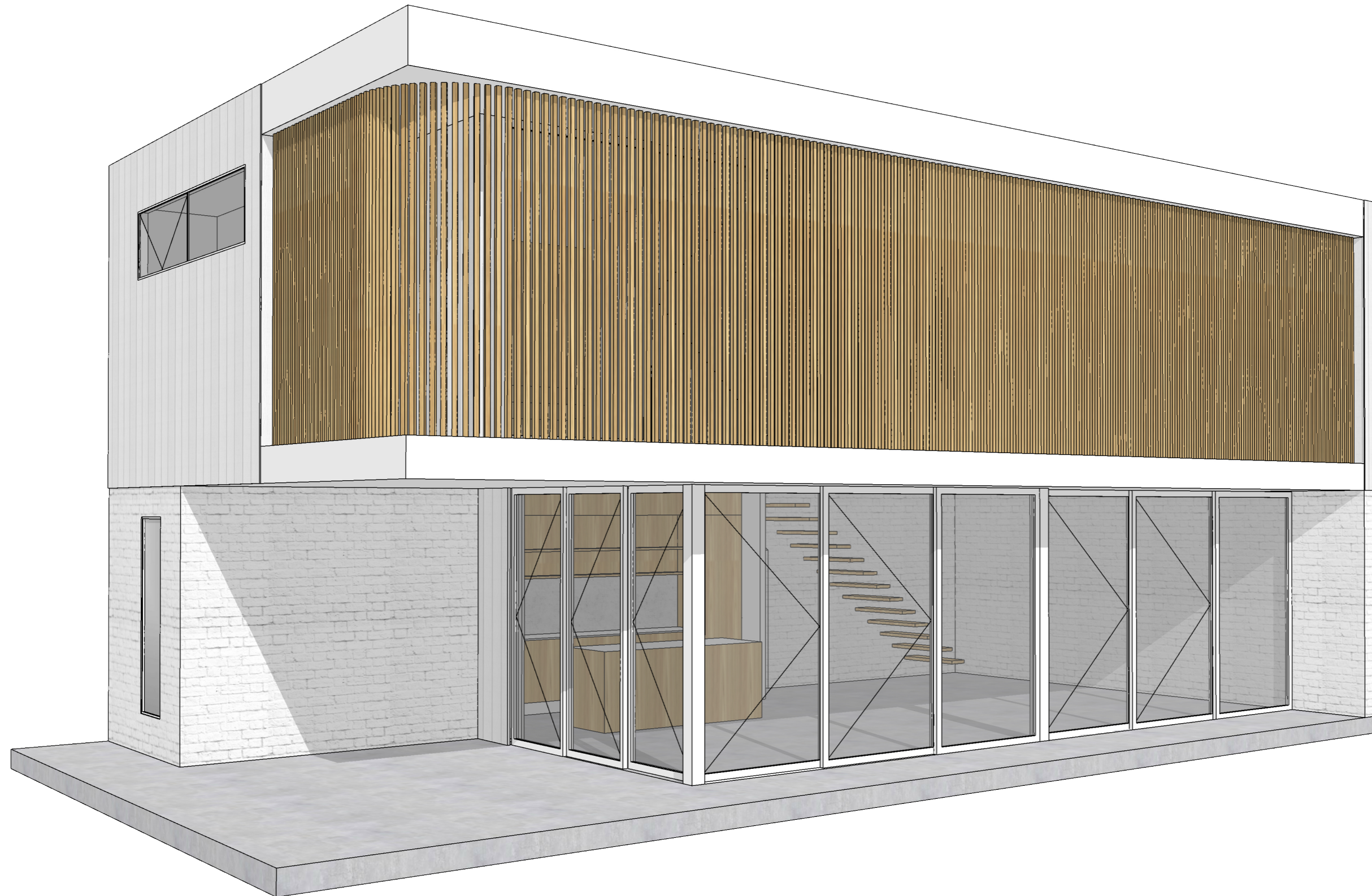
The total footprint of the dwelling including all outdoor living areas has been reduced to 107.25m² in order to provide required setbacks and maintain as much green outdoor space as possible.

EXTERIOR FINISHES

Ground floor - walls in lightly bagged brick painted in Deluxe vivid White.

Second level - In Weathertex rough sawn painted in Deluxe colour TBA

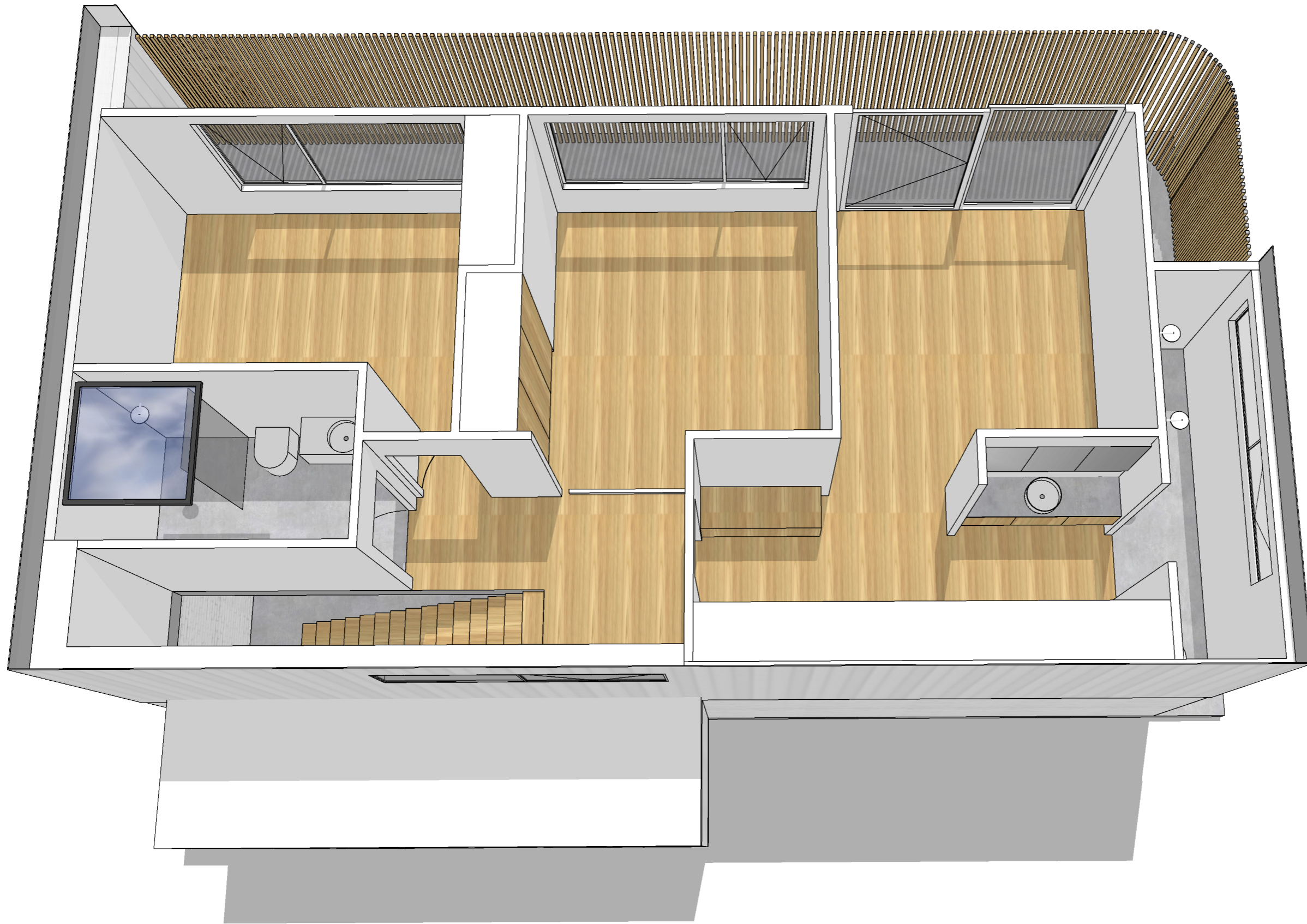
Screen - Knotwood aluminium timber look battens.



NORTH EASTERN CONCEPT

Visualisation

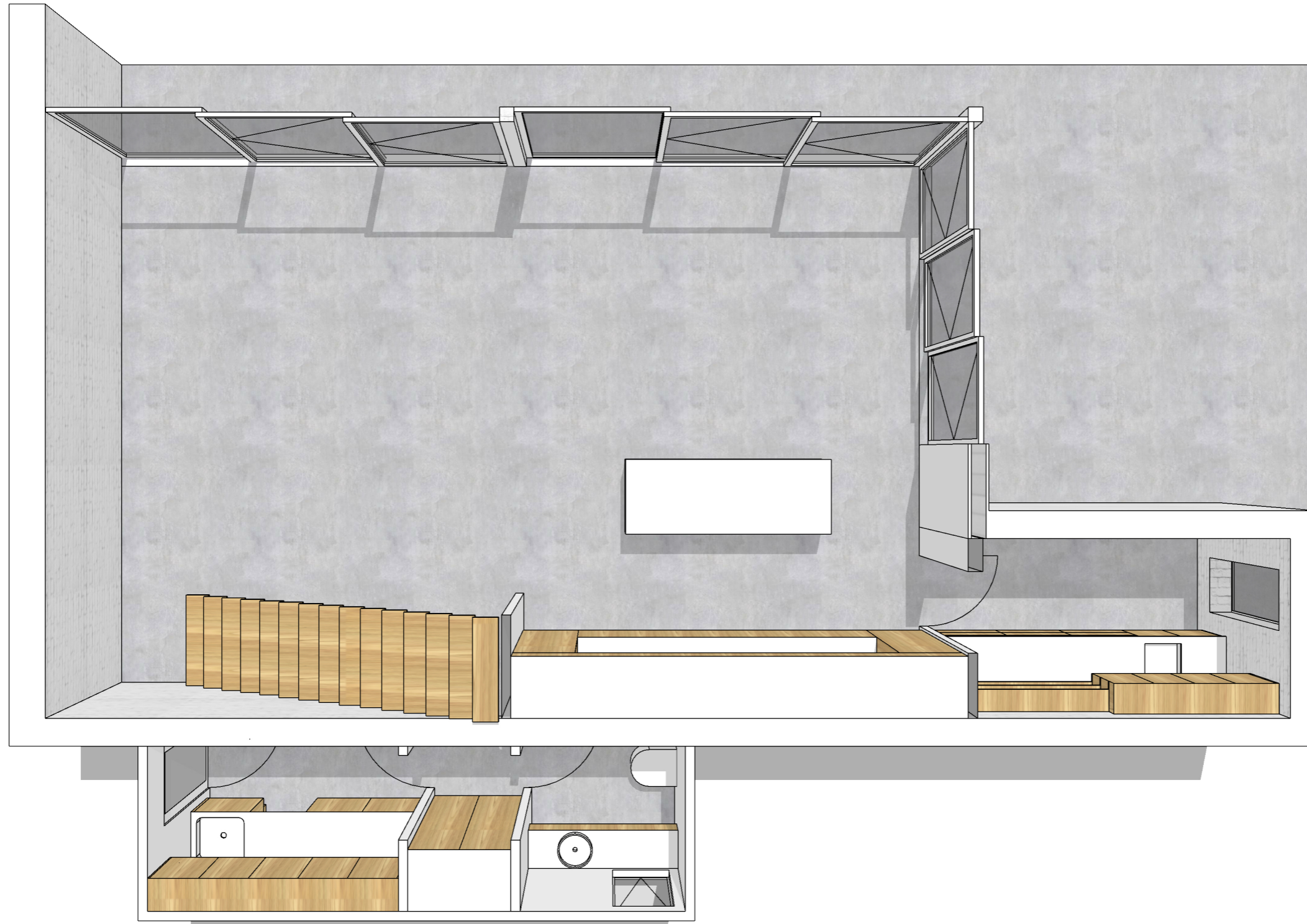
0.1



FIRST FLOOR CONCEPT

Visualisation

0.2

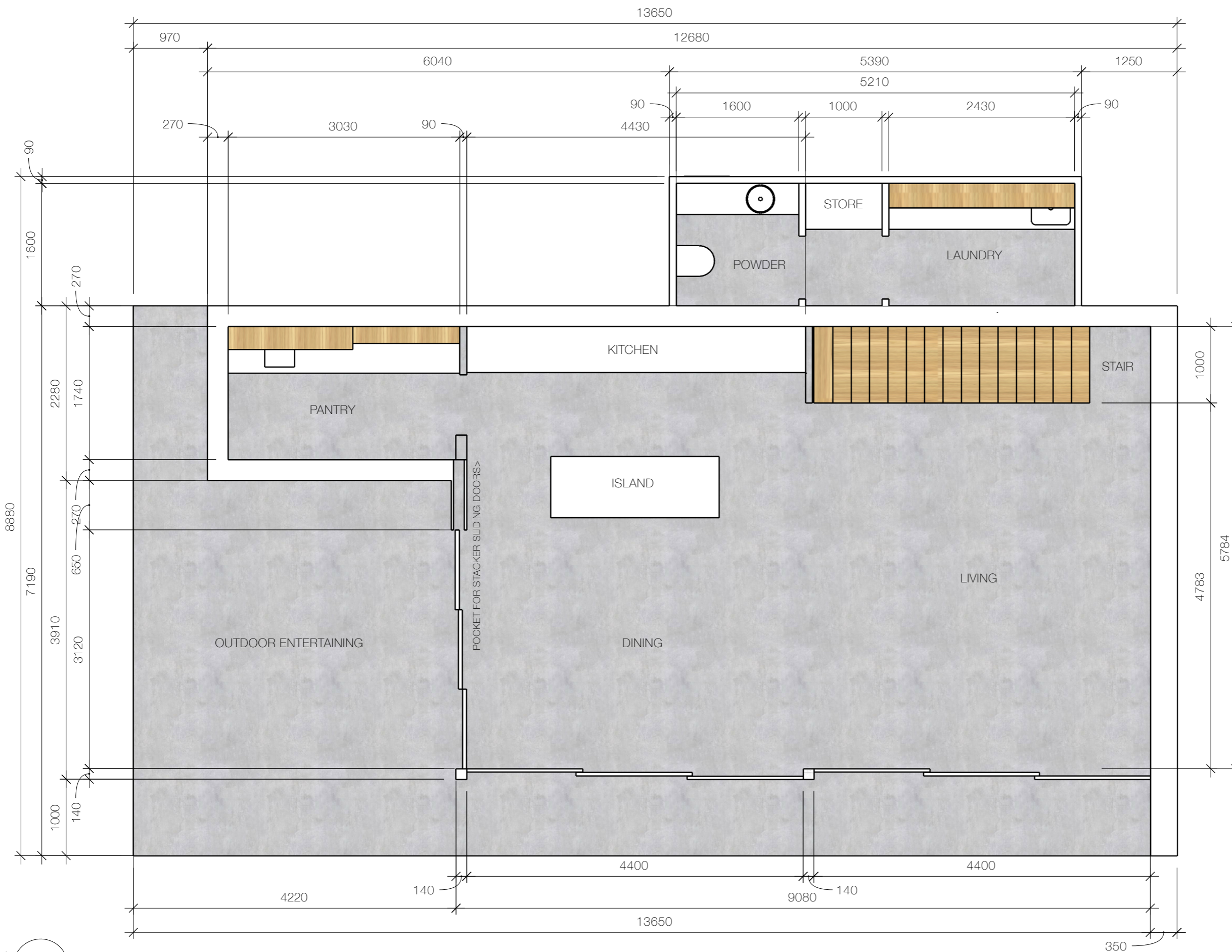


**GROUND FLOOR
CONCEPT**

Visualisation

0.3





207 McBryde Tce
Whyalla Playford SA 5600

08 8645 8484
Stevewhitegeneralbuilders.com.au

SITE ADDRESS
10 A Roberts Terrace
Whyalla SA 5600

Lot 101
508 m2
DRG No. 1442A3

Owner
Pearce Reichelt & Olivia White

Contractor is to construct all works to the building code of Australia 2019 volume two class 1 & 10a buildings class 1b & 10a & 10b & 10c of national construction code 2019 volume two all in accordance with all regulation and codes and standards of the building code Australia 2019 and or the national construction code and local authority statutory requirements. As Applicable.

- LIVING : 21.59 m2
- STAIR AREA: 4.4m2
- KITCHEN/ DINING : 25.45 m2
- PANTRY: 5.27 m2
- POWDER ROOM: 2.56 m2
- STORE / HALL: 1.6 m2
- LAUNDRY: 3.89 m2
- TOTAL INTERNAL: 64.76 m2
- OUTDOOR LIVING: 32.01 m2
- TOTAL FOOTPRINT: 107.25m2

GROUND FLOOR PLAN

Scale 1:50mm @A3

0.4

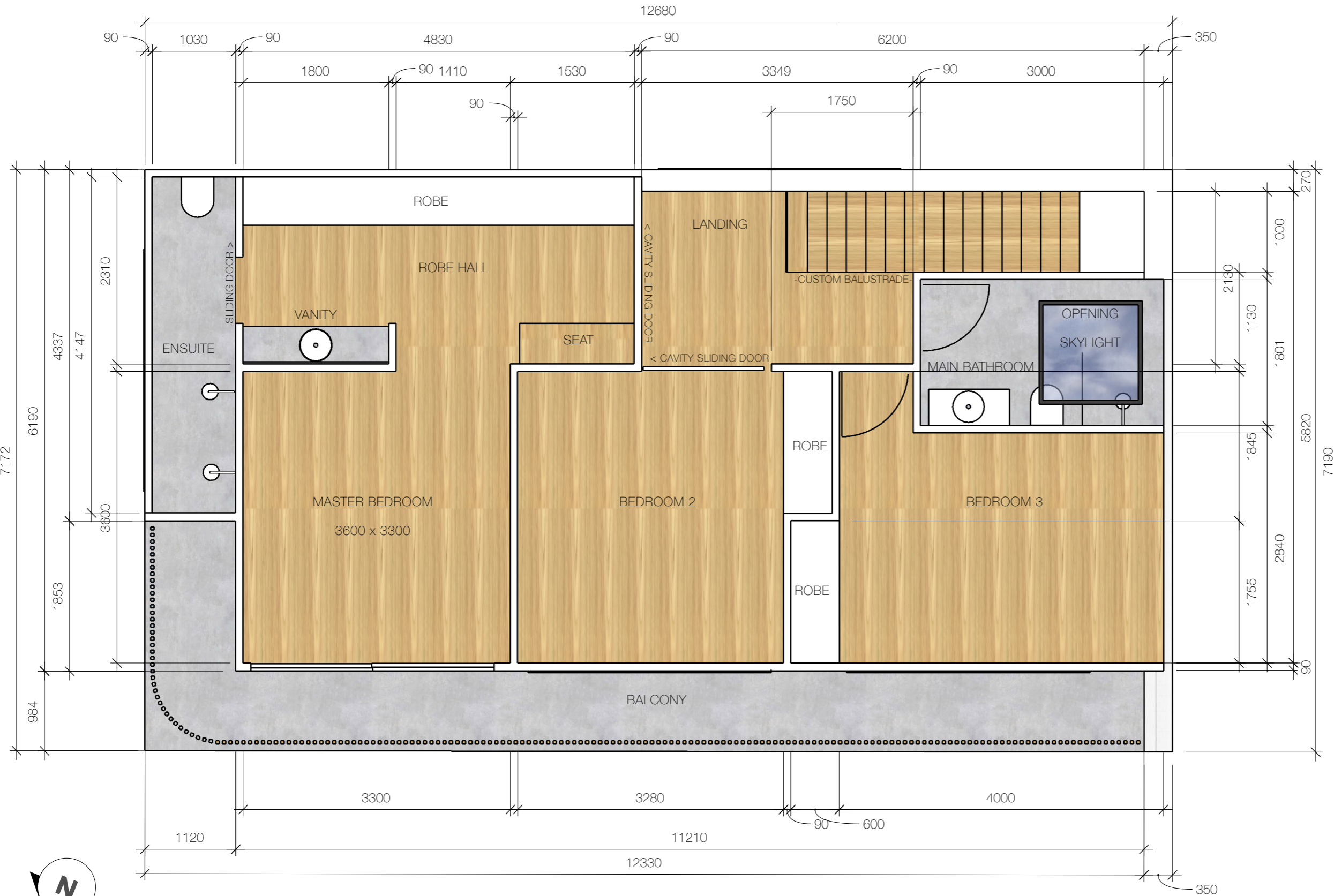
Contractor is to construct all works to the building code of Australia 2019 volume two class 1 & 10a buildings class 1b & 10a & 10b & 10c of national construction code 2019 volume two all in accordance with all regulation and codes and standards of the building code Australia 2019 and or the national construction code and local authority statutory requirements. As Applicable.

- LANDING: 5.54 m2
- MAIN BATHROOM: 5.4m2
- ENSUITE: 4.27m2
- MASTER BEDROOM: 11.88m2
- ROBE HALL: 11.16m2
- BEDROOM 2: 12.85m2
- BEDROOM 3: 13.10m2
- TOTAL INTERNAL: 64.2m2
- BALCONY: 14.21m2
- TOTAL AREA : 86.54m2
(Excluding stair area)

FIRST FLOOR PLAN

Scale 1:50mm @A3

0.5



SITE ADDRESS
10 A Roberts Terrace
Whyalla SA 5600

Lot 101
508 m2
DRG No. 1442A3

Owner
Pearce Reichelt & Olivia White

Contractor is to construct all works to the building code of Australia 2019 volume two class 1 & 10a buildings class 1b & 10a & 10b & 10c of national construction code 2019 volume two all in accordance with all regulation and codes and standards of the building code Australia 2019 and or the national construction code and local authority statutory requirements. As Applicable.

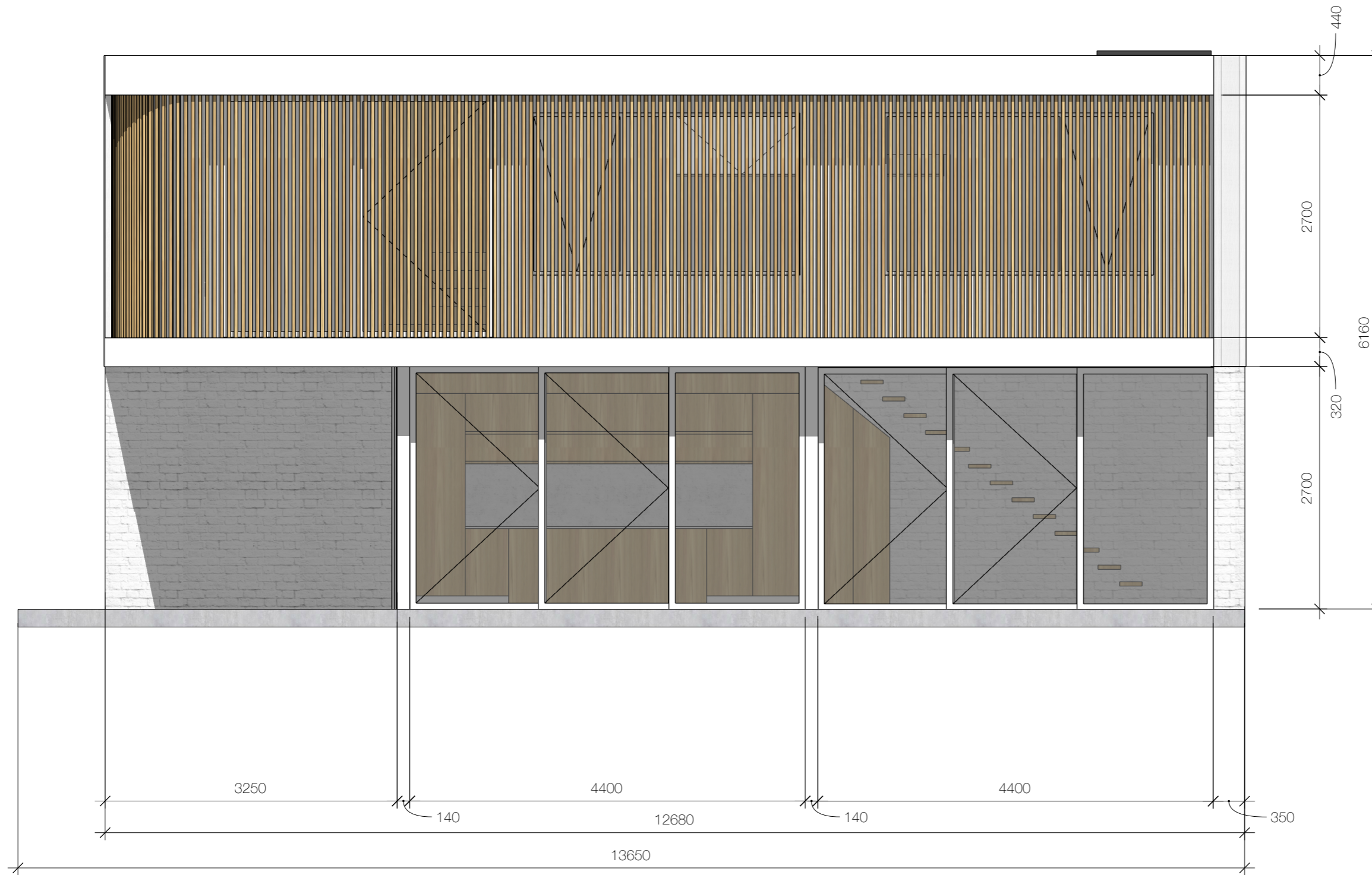
EXTERIOR FINISHES

Ground floor - walls in lightly bagged brick painted in Deluxe vivid White.

Second level - In Weathertex rough sawn painted in Deluxe colour TBA

Balcony and eave face finished in Dulux acratex coventry fine.

Screen - Knotwood aluminium timber look battens. Set to 25% openings if required.



NORTHERN ELEVATION 1

Scale 1:50mm @A3

0.6

EXTERIOR FINISHES

Ground floor - walls in lightly bagged brick painted in Deluxe vivid White.

Second level - In Weathertex rough sawn painted in Deluxe colour TBA

Balcony and eave face finished in Dulux acratex coventry fine.

First floor windows
3000 x 1800mm
Awning and fixed

First floor sliding window
3000 x 2700mm

Ground floor stacker sliding doors 4400 x 2700mm



NORTHERN ELEVATION 2

Scale 1:50mm @A3

EXTERIOR FINISHES

Ground floor - walls in lightly bagged brick painted in Deluxe vivid White.

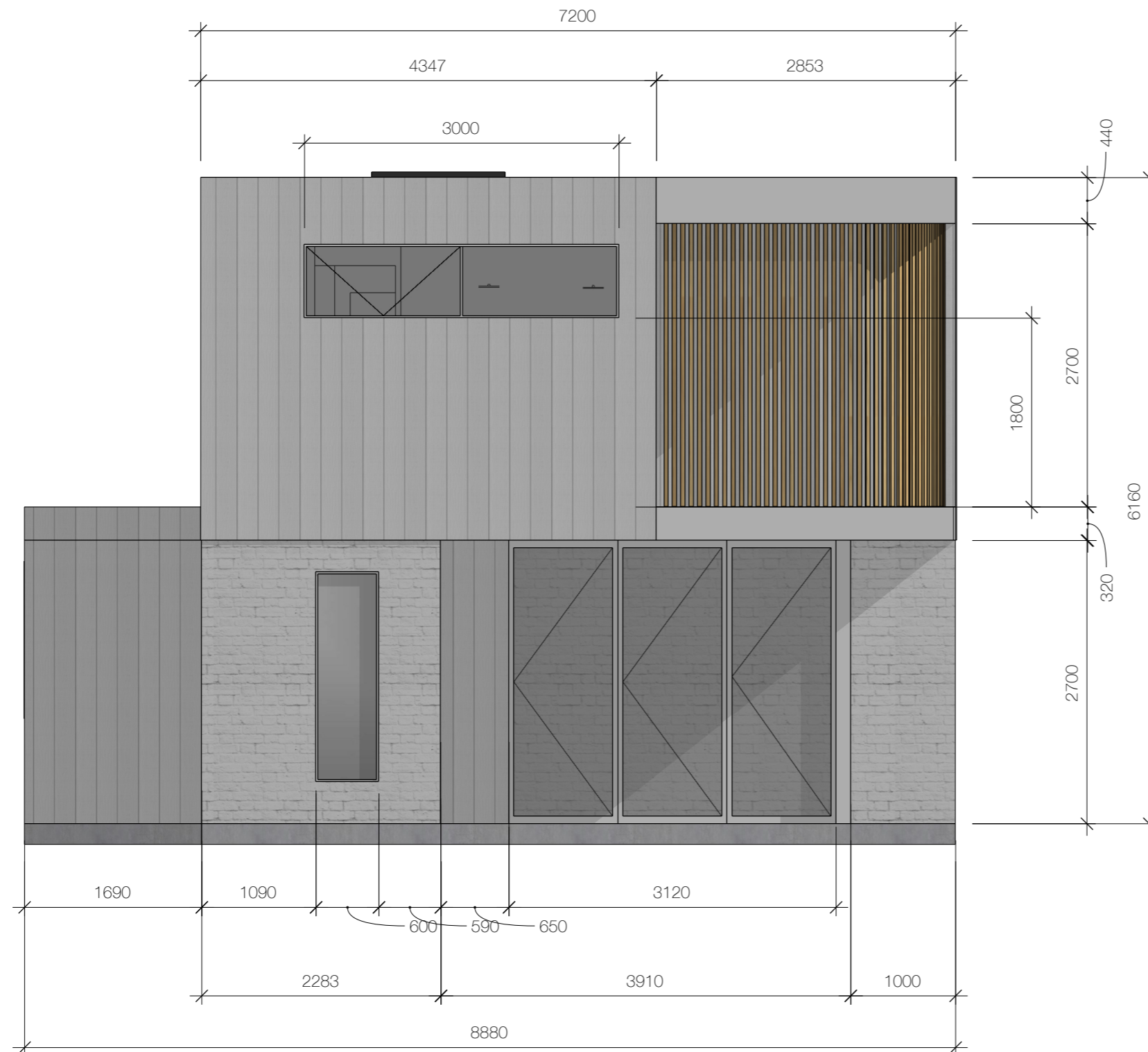
Second level - In Weathertex rough sawn painted in Deluxe colour TBA

Balcony and eave face finished in Dulux acratex coventry fine.

Screen - Knotwood aluminium timber look battens. Set to 25% openings if required.

First floor ensuite window
3000 x 700 mm
clear glass set at 1800mm

Ground floor pantry window
600 x 2000mm
Translucent glass fixed.



EASTERN ELEVATION 1

Scale 1:50mm @A3

0.8

EXTERIOR FINISHES

Ground floor - walls in lightly bagged brick painted in Deluxe vivid White.

Second level - In Weathertex rough sawn painted in Deluxe colour TBA

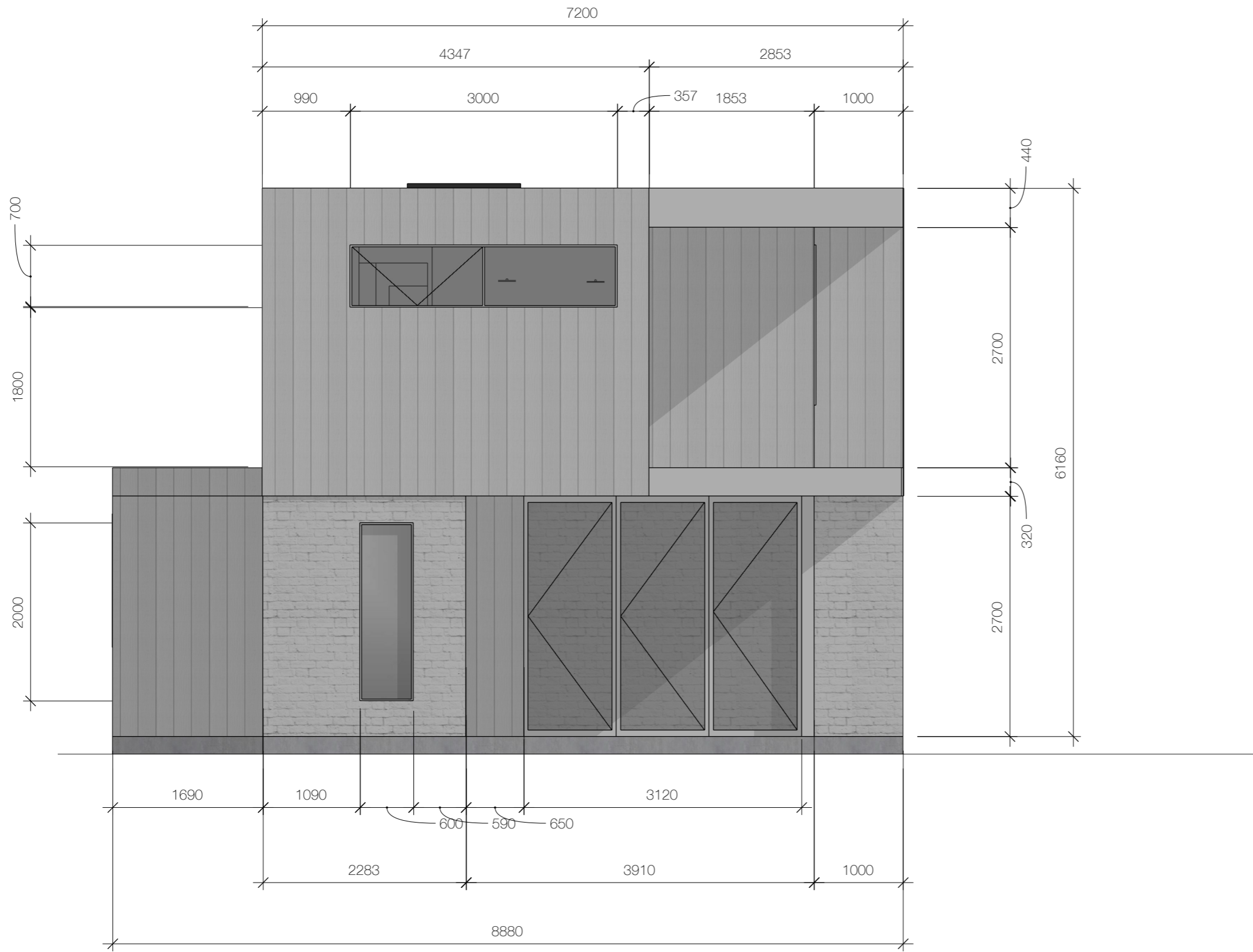
Balcony and eave face finished in Dulux acratex coventry fine.

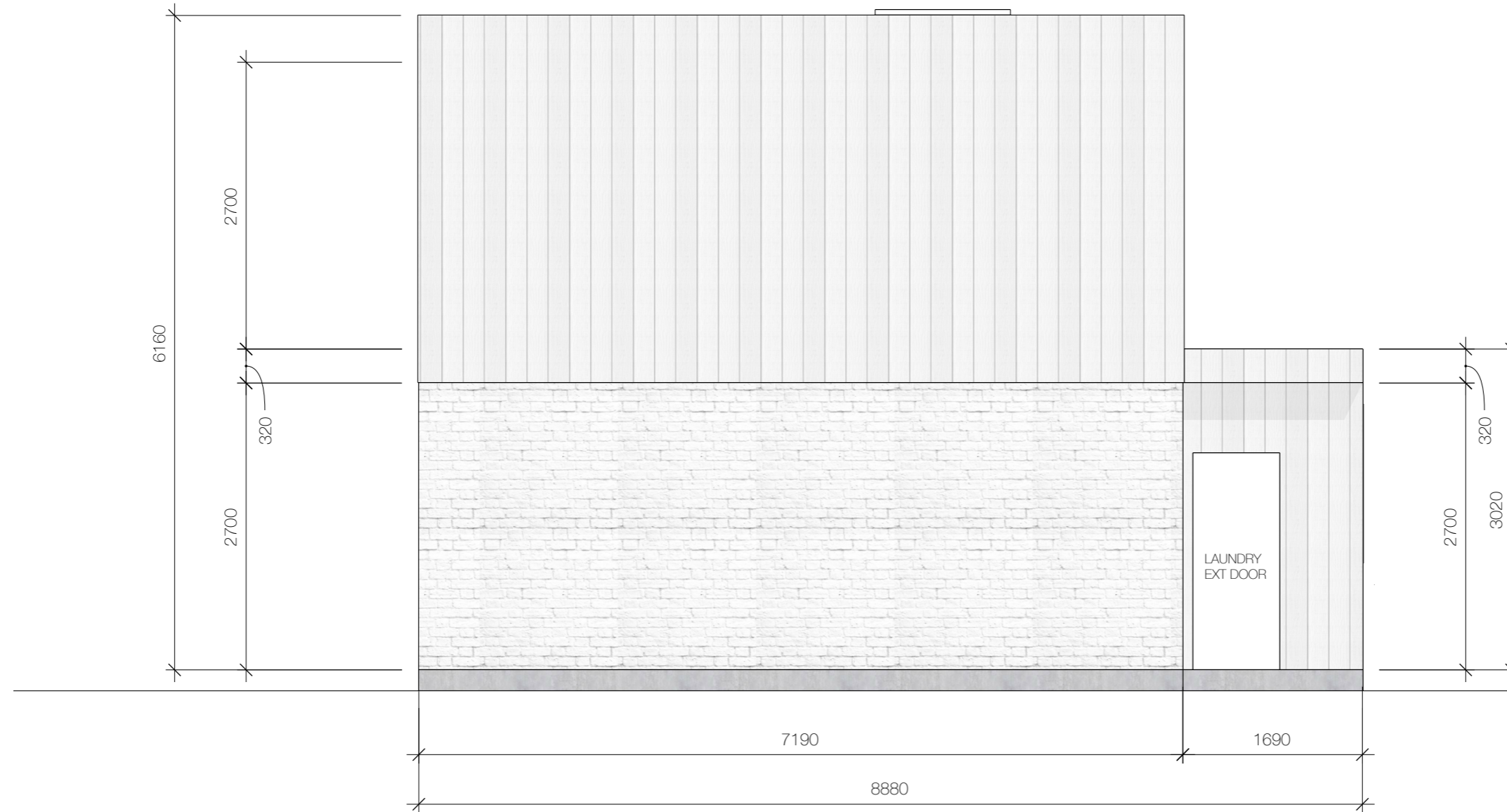
First floor ensuite window
3000 x 700 mm
clear glass set at 1800mm

Ground floor pantry window
600 x 2000mm
Translucent glass fixed.

EASTERN ELEVATION 2

Scale 1:50mm @A3





EXTERIOR FINISHES

Ground floor - walls in lightly bagged brick painted in Deluxe vivid White.

Second level - In Weathertex rough sawn painted in Deluxe colour TBA

Laundry external door and screen door
820 x 2040mm in translucent glass.

WESTERN ELEVATION

Scale 1:50mm @A3

Contractor is to construct all works to the building code of Australia 2019 volume two class 1 & 10a buildings class 1b & 10a & 10b & 10c of national construction code 2019 volume two all in accordance with all regulation and codes and standards of the building code Australia 2019 and or the national construction code and local authority statutory requirements. As Applicable.

EXTERIOR FINISHES

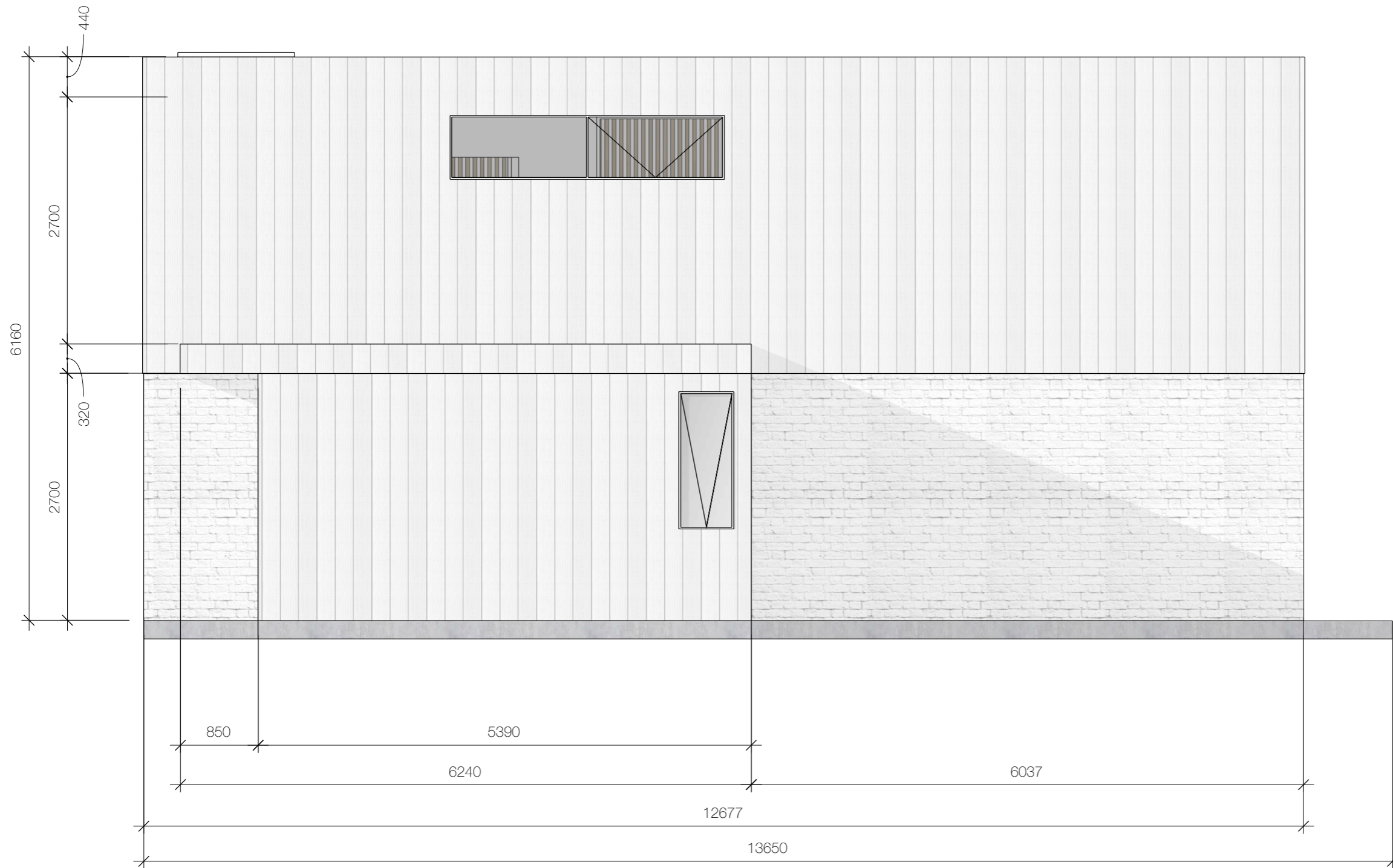
Ground floor - walls in lightly bagged brick painted in Deluxe vivid White.

Second level - In Weathertex rough sawn painted in Deluxe colour TBA

Balcony and eave face finished in Dulux acratex coventry fine.

First floor landing window
3000 x 700 mm
clear glass set at 1800mm

Ground powder room window
600 x 1500 mm
Translucent glass awning.



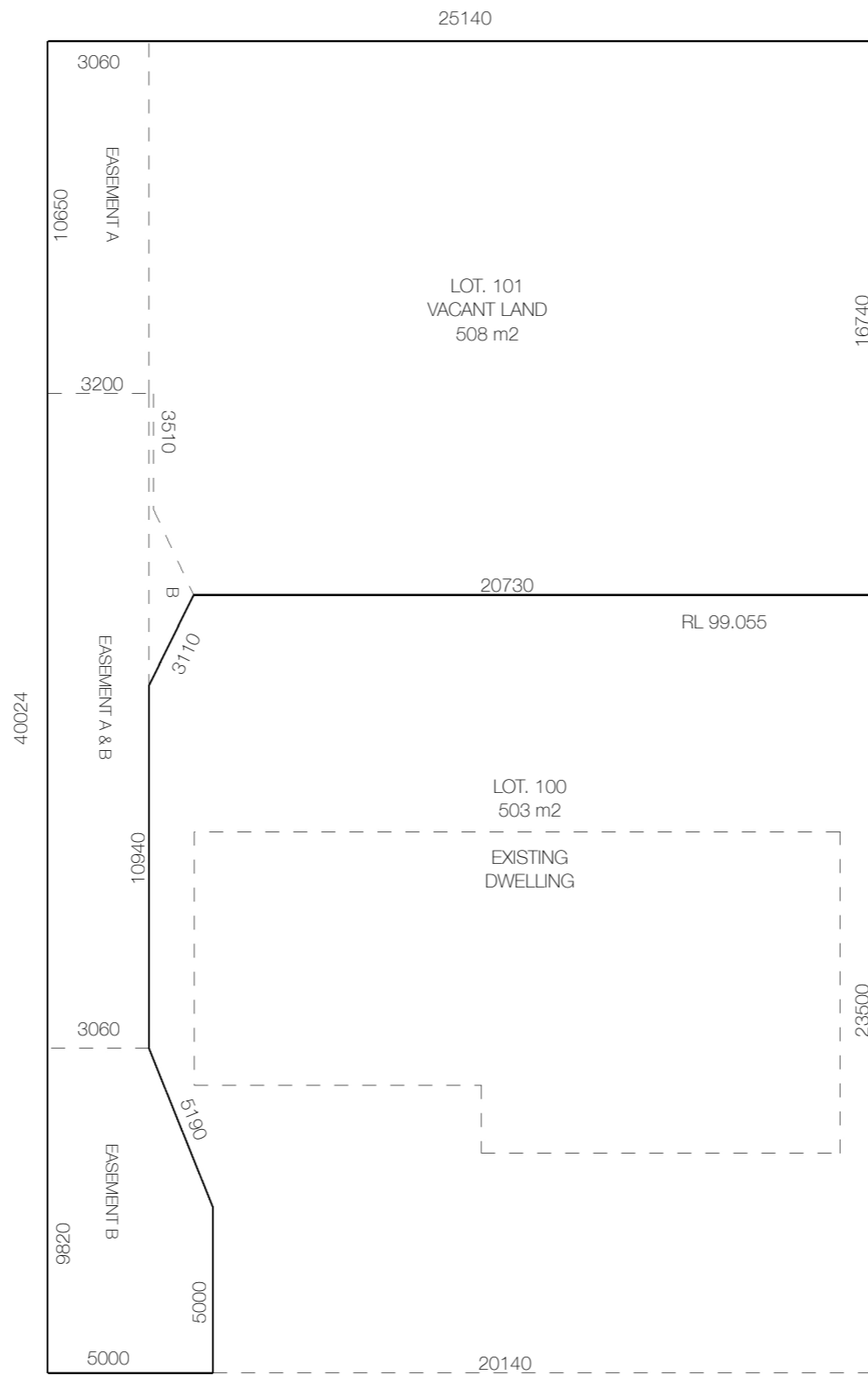
SOUTHERN ELEVATION

Scale 1:50mm @A3

SITE NOTES

Easement A
Easement for sewer main access. 30420 x 3060 mm

Easement B
Free and unrestricted right(s) of way.

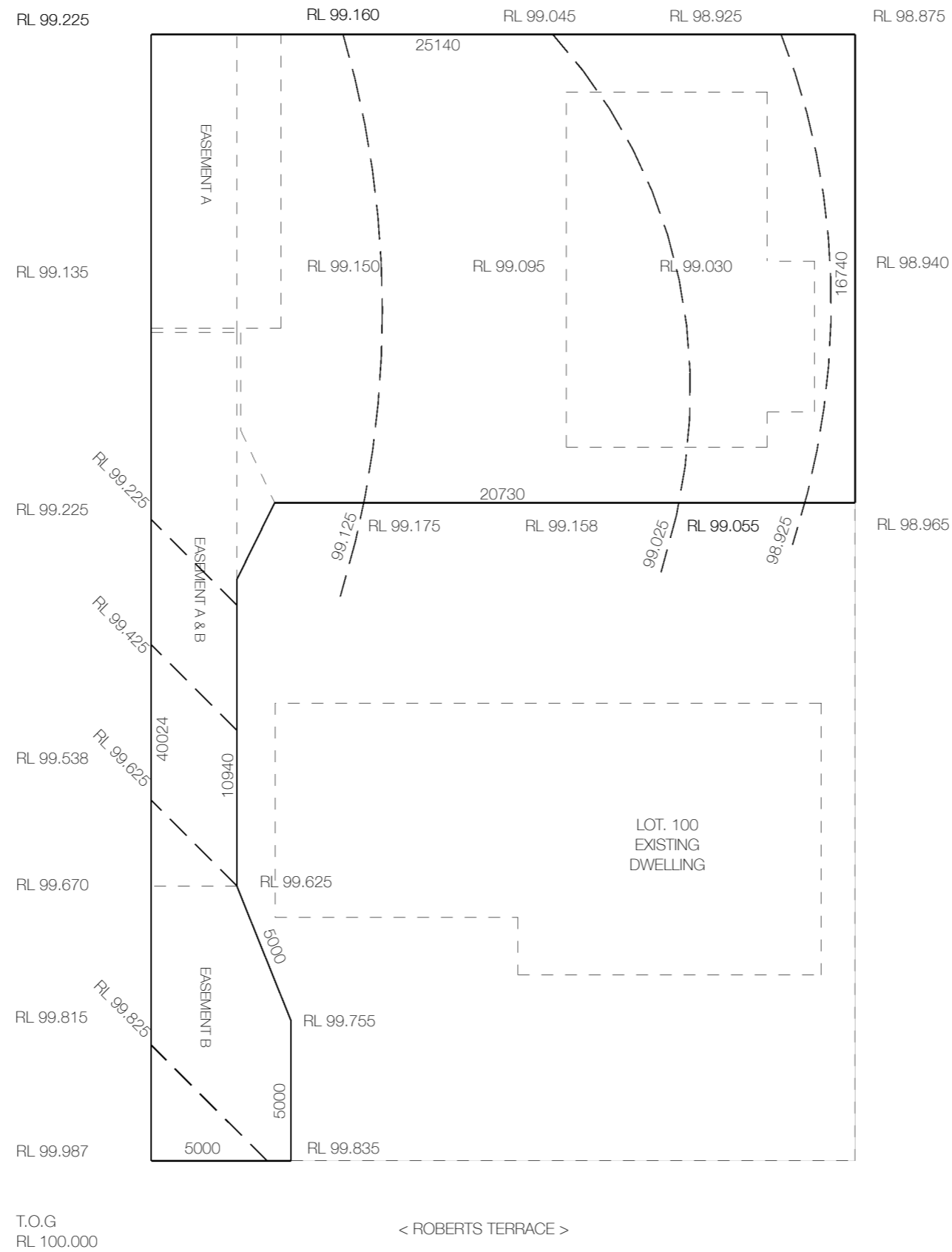


< ROBERTS TERRACE >



EXISTING SITE

Scale 1:200mm @A3



EXISTING LEVELS

Scale 1:200mm @A3

STORM WATER

Storm water system design to be done by engineers as building certification.

Will include main storm water sump with pumps so as to discharge storm water to street water table.

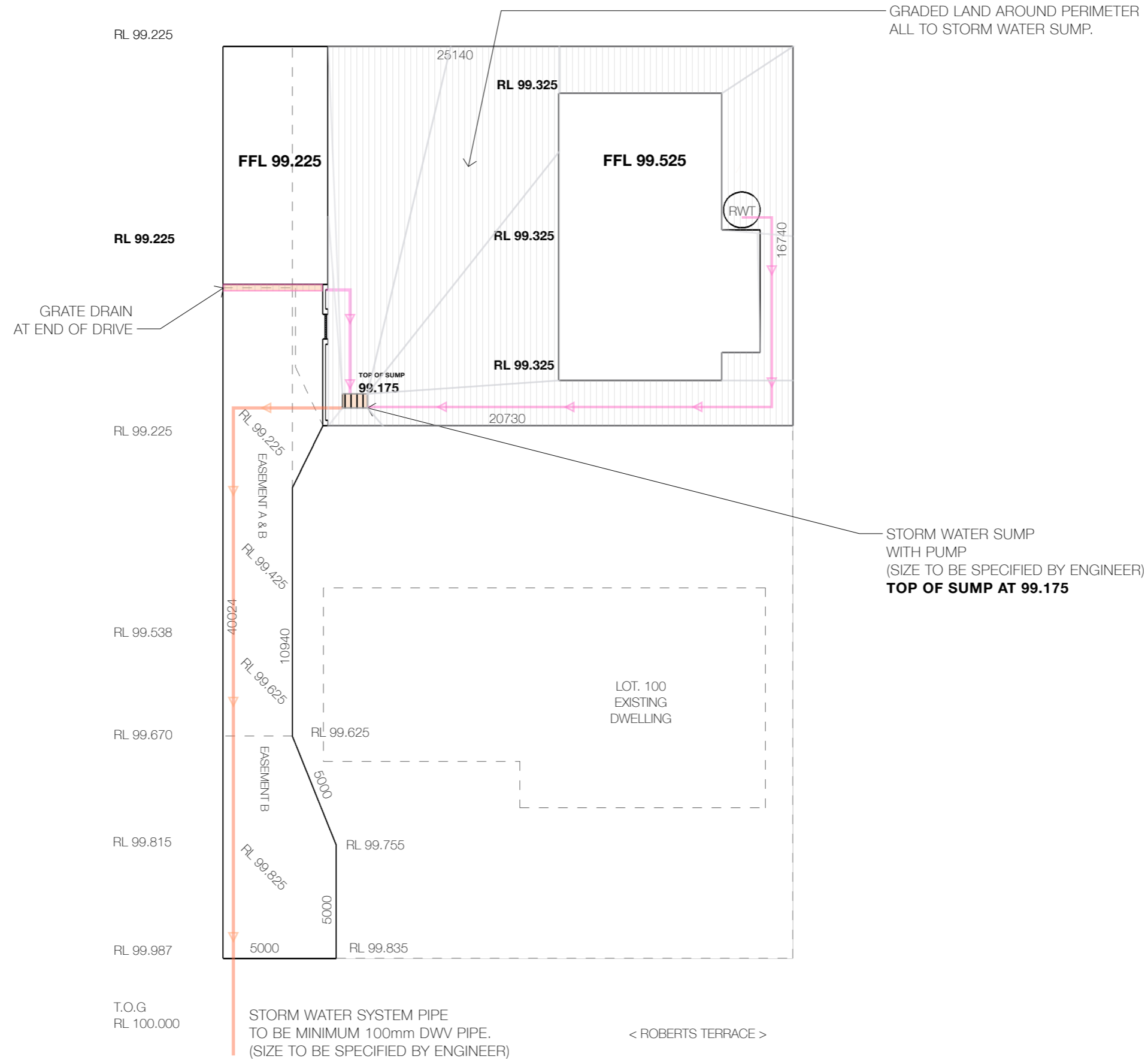
Rainwater heads over with over flow perp 90mm DIA uPVC down pipe 300 x 300mm square sump with 2/90mmDIAuPVC drain connect to storm water system.

400mm wide x 150mm deep Culvert checker plate box discharge storm water to street kerb water table to council specifications.

Rainwater tank on southern side of new dwelling.

All ground works to be as to ensure any storm water be contained within the site.

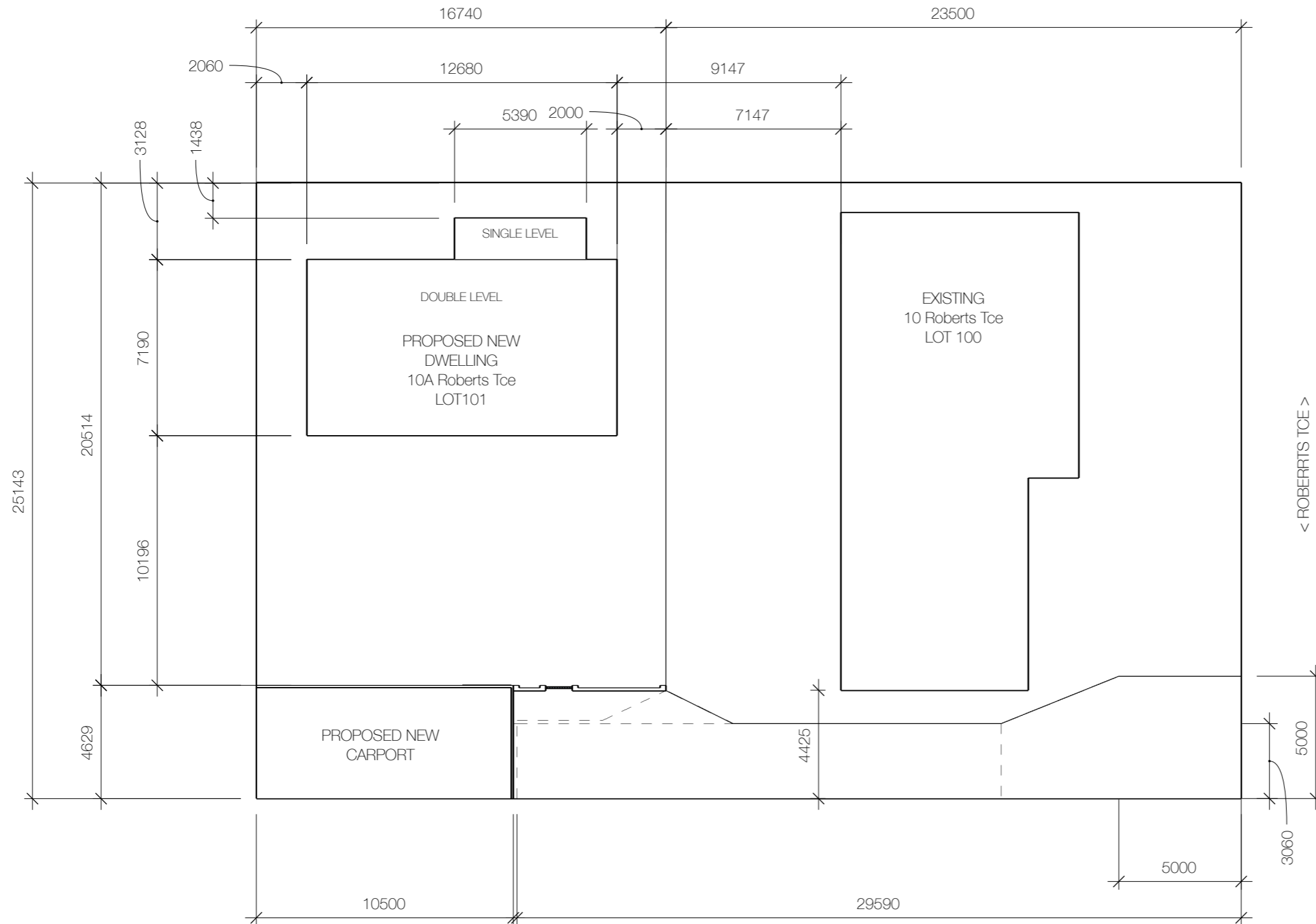
All graded to new storm water sump.



**STORM WATER PLAN,
PROPOSED FLOOR LEVELS
& PROPOSED SITE LEVELS**

Scale 1:200mm @A3



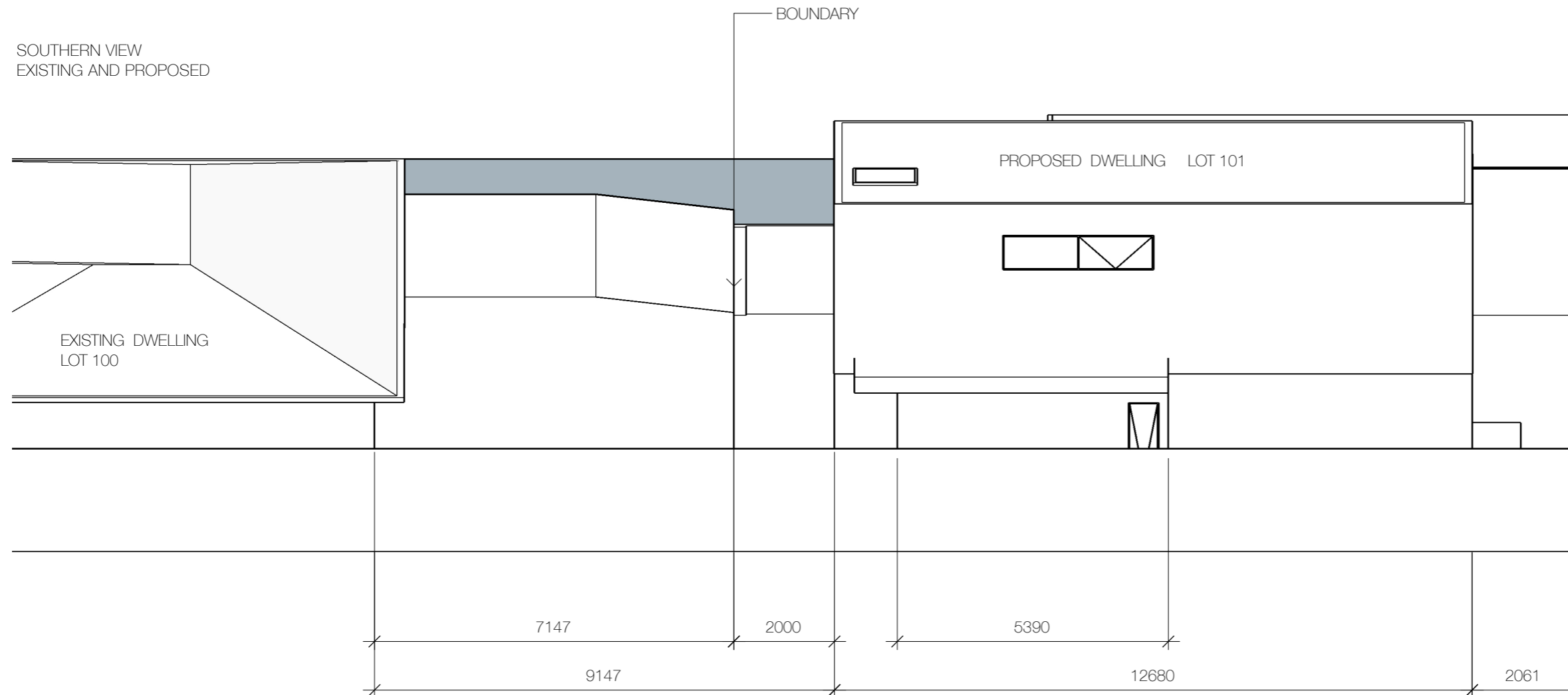
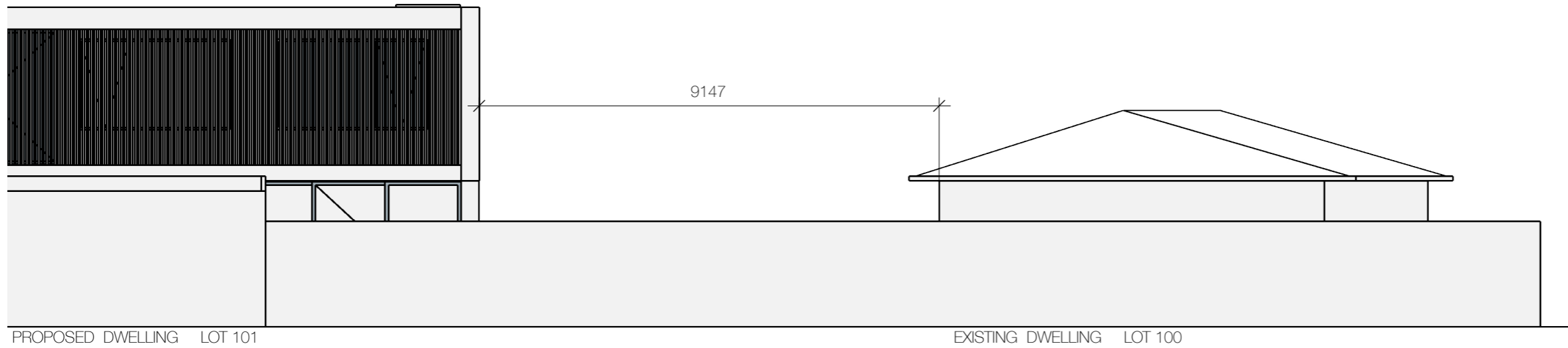


**PROPOSED DWELLING
SETBACKS**

Scale 1: 200mm @A3

0.15





**PROPOSED DWELLING
& EXISTING PROXIMITY**

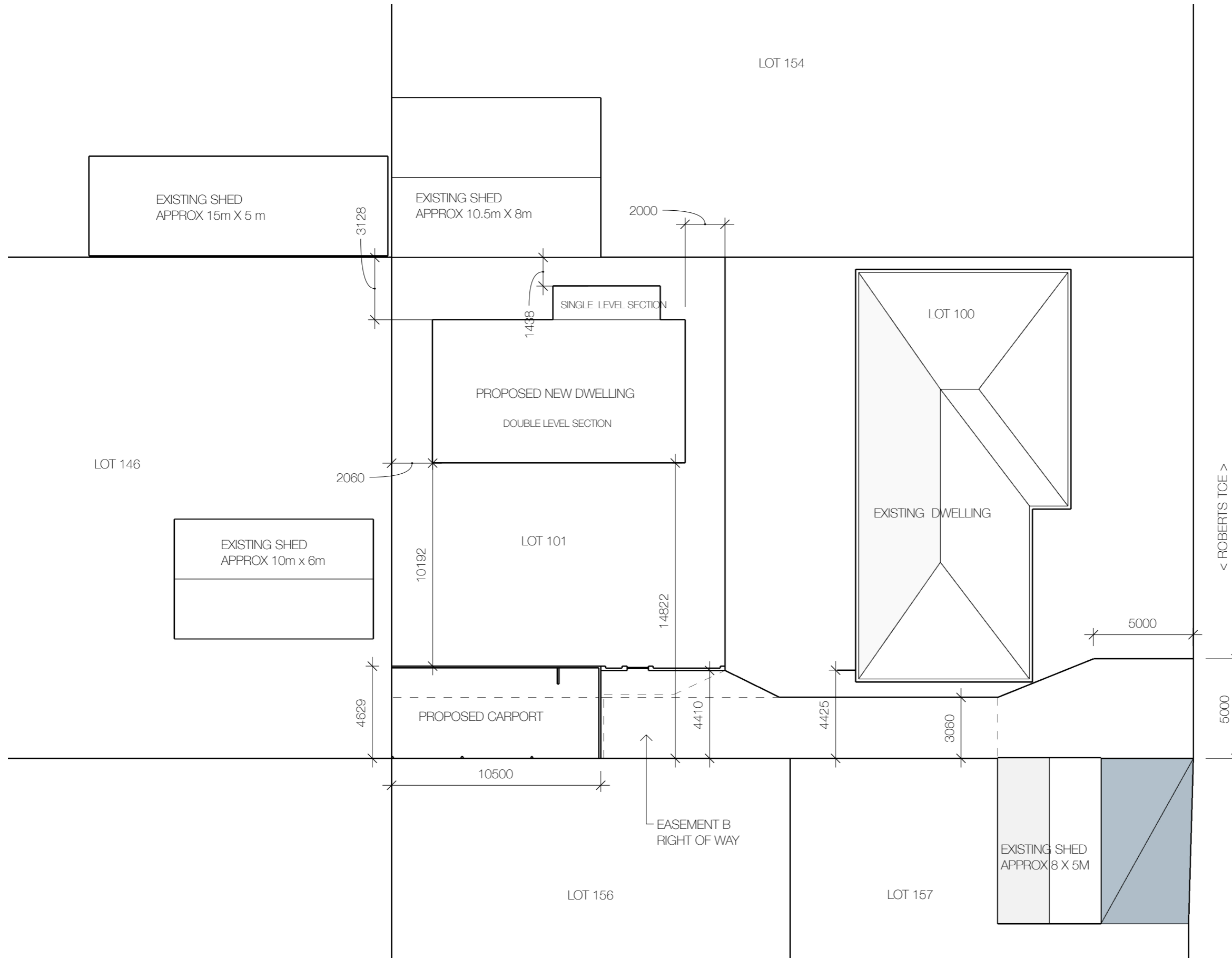
Scale 1: 100mm @A3

SITE NOTES

As a battle-axe site besides the neighbouring building at 10 Roberts Tce, all other neighbouring structures are rear sheds.

**PROPOSED DWELLING
EXISTING SURROUNDS**

Scale 1: 200mm @A3



< ROBERTS TCE >



SITE ADDRESS
10 A Roberts Terrace
Whyalla SA 5600

Lot 101
508 m2
DRG No. 1442A3

Owner
Pearce Reichelt & Olivia White

Contractor is to construct all works to the building code of Australia 2019 volume two class 1 & 10a buildings class 1b & 10a & 10b & 10c of national construction code 2019 volume two all in accordance with all regulation and codes and standards of the building code Australia 2019 and or the national construction code and local authority statutory requirements. As Applicable.

FINISHES

Masonry wall in lightly bagged brick painted in Deluxe vivid White.

Carport southern and western sides finished in Dulux acratex coventry fine in Vivid White.

Carport northern and eastern sides in colourbond.

Driveway and carport floor in gravel, to meet easement A access requirement.

Carport and wall setbacks exceed easement B right of way requirements.

CARPORT & MASONRY WALL CONCEPT

Visualisation

SITE ADDRESS
10 A Roberts Terrace
Whyalla SA 5600

Lot 101
508 m2
DRG No. 1442A3

Owner
Pearce Reichelt & Olivia White

Contractor is to construct all works to the building code of Australia 2019 volume two class 1 & 10a buildings class 1b & 10a & 10b & 10c of national construction code 2019 volume two all in accordance with all regulation and codes and standards of the building code Australia 2019 and or the national construction code and local authority statutory requirements. As Applicable.

FINISHES

Masonry wall in lightly bagged brick painted in Deluxe vivid White.

Carport southern and western sides finished in Dulux acratex coventry fine in Vivid White.

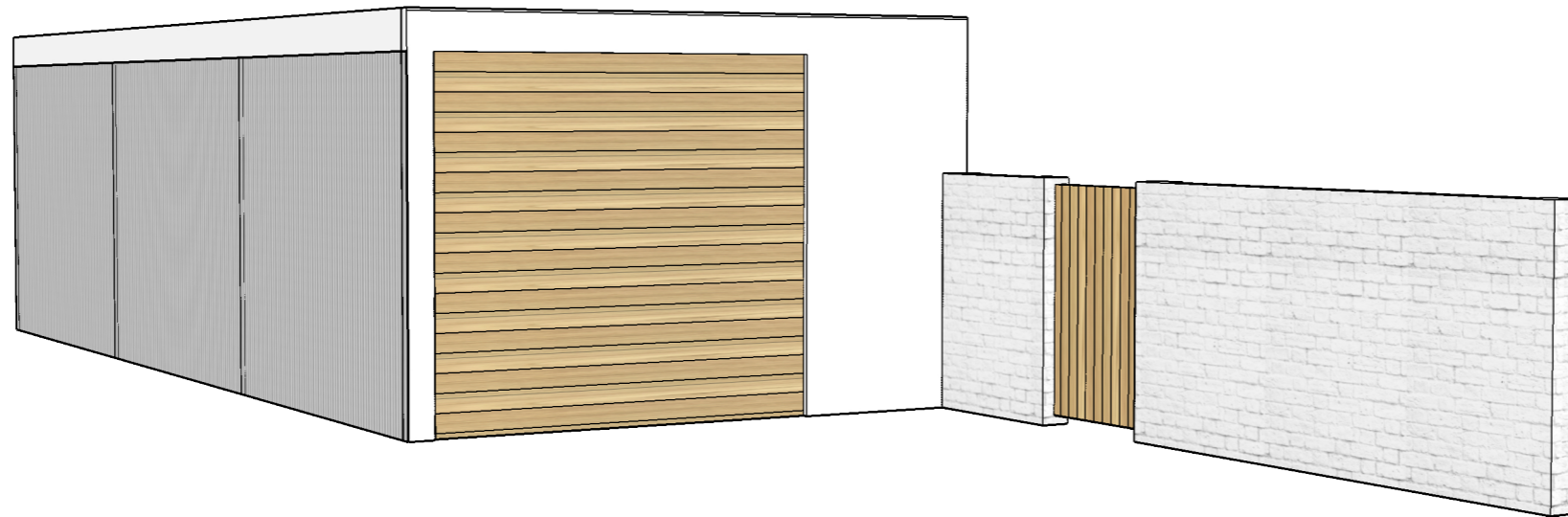
Carport northern and eastern sides in colourbond.

Driveway and carport floor in gravel, to meet easement A access requirement.

Carport and wall setbacks exceed easement B right of way requirements.

CARPORT & MASONRY WALL CONCEPT

Visualisation



FINISHES

Masonry wall in lightly bagged brick painted in Deluxe vivid White.

Carport southern and western sides finished in Dulux acratex coventry fine in Vivid White.

Carport northern and eastern sides in colourbond.

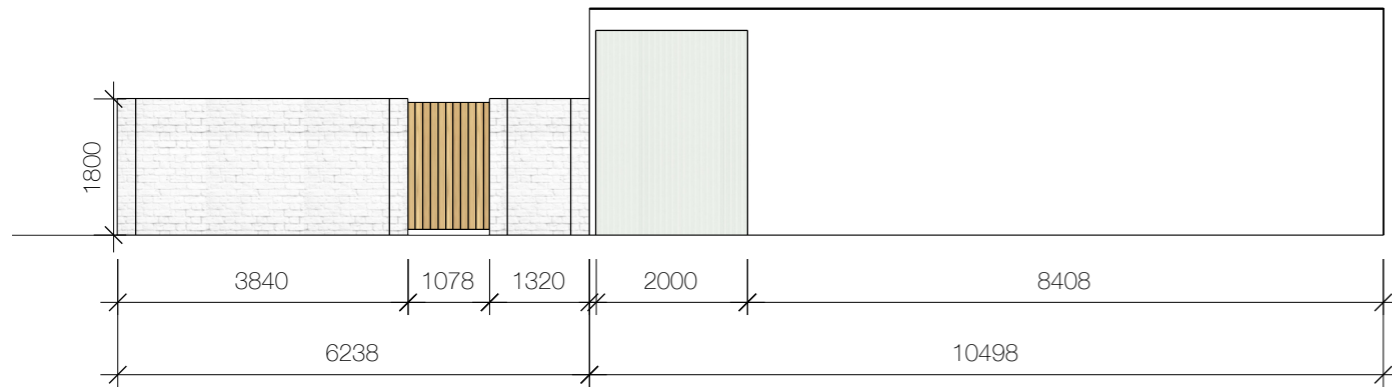
Driveway and carport floor in gravel, to meet easement A access requirement.

Carport and wall setbacks exceed easement B right of way requirements.

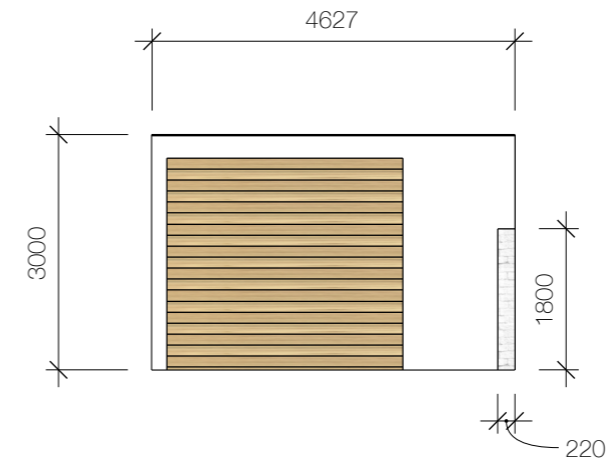
CARPORT & MASONRY WALL ELEVATIONS

Scale 1:100mm @A3

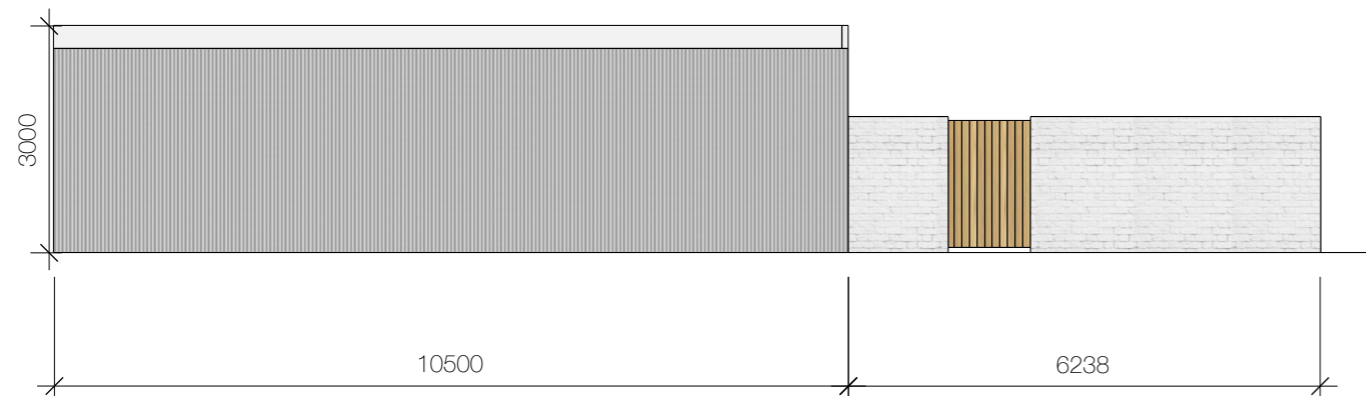
SOUTHERN ELEVATION



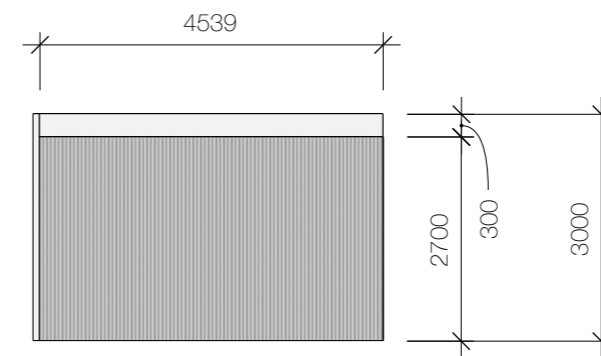
WESTERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION



Landscaping notes

Mixed planting of natives and Mediterranean fruiting trees, shrubs and grasses.

Trees concentrated to western boundary to protect from western sun and provide separation and greenery.

Driveway and carport floor in gravel, to meet easement A access requirement.

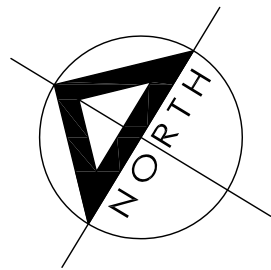
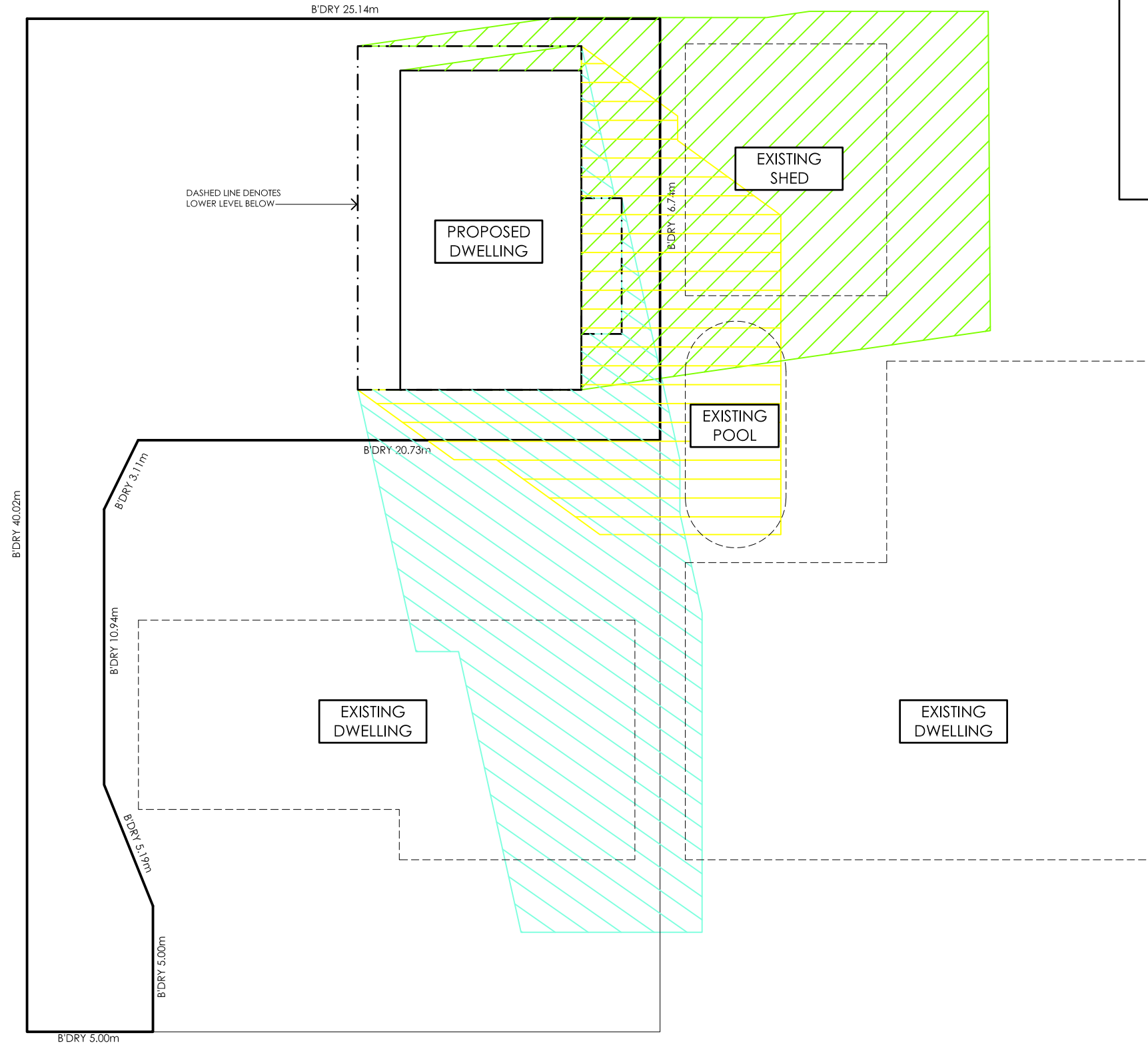
Plantings outside masonry wall positioned beyond right of way easement boundary

LANDSCAPING CONCEPT

Visualisation



	WINTER SOLSTICE JUNE 21 @ 9am
	WINTER SOLSTICE JUNE 21 @ 12pm
	WINTER SOLSTICE JUNE 21 @ 3pm



SHADOW DIAGRAM - WINTER

SCALE 1:200



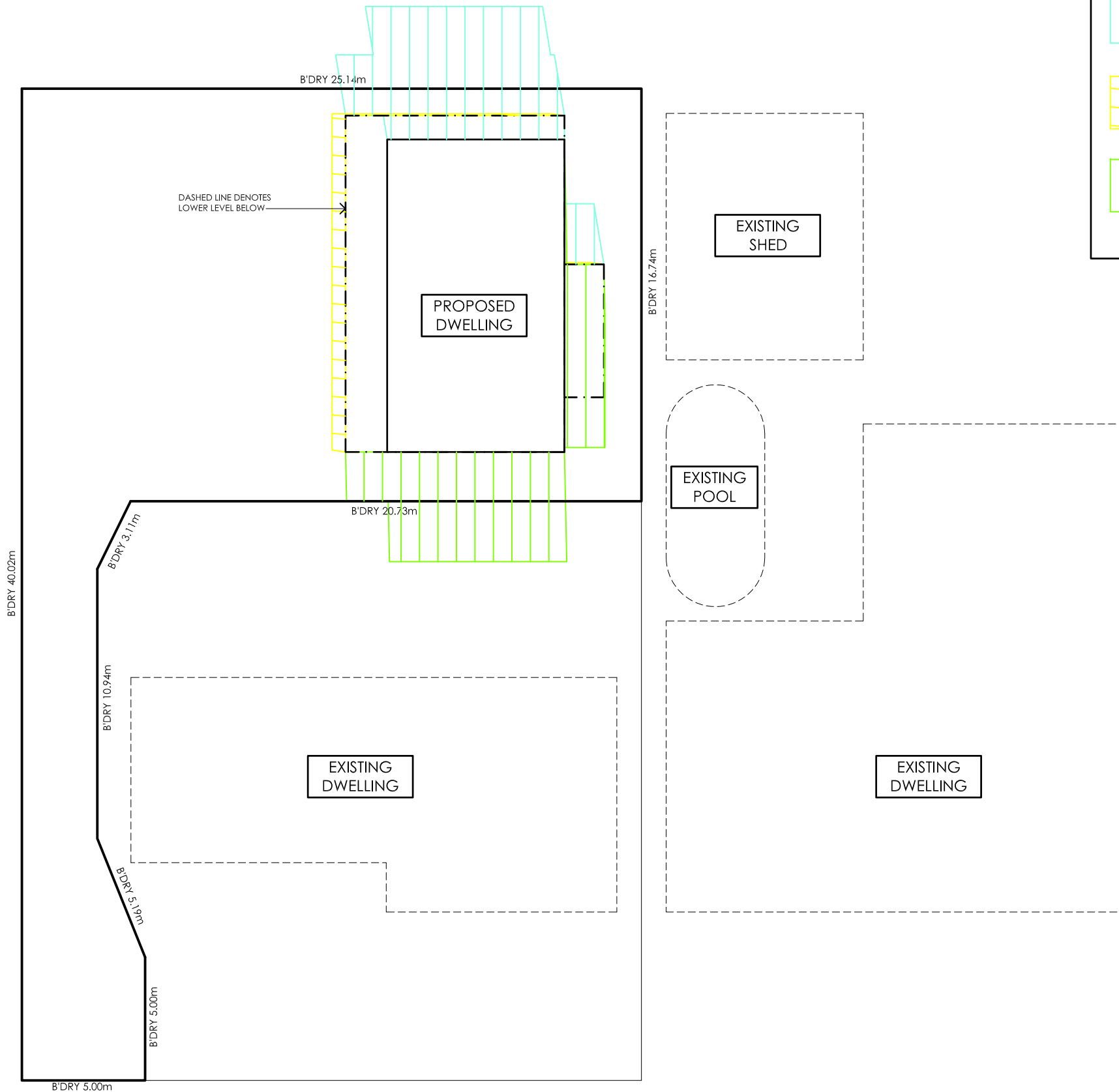
PROPOSED RESIDENCE FOR
STEVE WHITE GENERAL BUILDERS
 10A ROBERTS TERRACE,
 WHYALLA, SA 5600

GENERAL NOTES
 3MT Solutions Pty. Ltd. hereby take no responsibility for changes of details or structural changes without written consent. It is the Builder/ Contractor's responsibility to check and confirm drawings and details are correct prior to construction.
 All dimensions and levels to be confirmed by Builder/ Contractor's prior to commencement of shop drawings, excavation, fabrication and construction.
 This residence is to be constructed in accordance with all relevant Housing Codes and the BCA.
 Figured dimensions to take precedence over scaled dimensions.

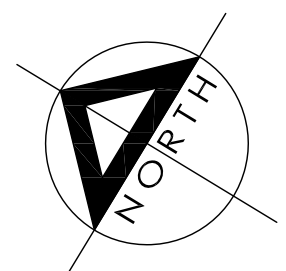
AMENDMENTS		
DATE:	REV.	DESCRIPTION:
27/01/23	1	Shadow Diagrams completed

Job No. 676	Date 02/01/23
Scale AS SHOWN	Issue No. 1
Drawn AT	Sheet No. 1 of 2
Checked BK	

FOR PLANNING



	<u>SUMMER SOLSTICE</u> DEC 21 @ 9am
	<u>SUMMER SOLSTICE</u> DEC 21 @ 12pm
	<u>SUMMER SOLSTICE</u> DEC 21 @ 3pm



SHADOW DIAGRAM - SUMMER

SCALE 1:200



PROPOSED RESIDENCE FOR
STEVE WHITE GENERAL BUILDERS
10A ROBERTS TERRACE,
WHYALLA, SA 5600

GENERAL NOTES
3MT Solutions Pty. Ltd. hereby take no responsibility for changes of details or structural changes without written consent. It is the Builder/ Contractor's responsibility to check and confirm drawings and details are correct prior to construction.

All dimensions and levels to be confirmed by Builder/ Contractor's prior to commencement of shop drawings, excavation, fabrication and construction.

This residence is to be constructed in accordance with all relevant Housing Codes and the BCA.

Figured dimensions to take precedence over scaled dimensions.

AMENDMENTS		
DATE:	REV.	DESCRIPTION:
27/01/23	1	Shadow Diagrams completed

Job No. 676	Date 02/01/23
Scale AS SHOWN	Issue No. 1
Drawn AT	Sheet No. 2 of 2
Checked BK	

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Kayla Phillis <i>[applicant name]</i>
Development Number:	22010011 <i>[development application number]</i>
Nature of Development:	Two Story Detached Dwelling <i>[development description of performance assessed elements]</i>
Zone/Sub-zone/Overlay:	Click here to enter text. <i>[zone/sub-zone/overlay of subject land]</i>
Subject Land:	10 A Roberts Tce Whyalla 5600 Lot 101, CT 5557/684 Hundred of Randell, Allotment 155 Town of Whyalla <i>[street number, street name, suburb, postcode]</i> <i>[lot number, plan number, certificate of title number, volume & folio]</i>
Contact Officer:	Applicant <i>[relevant authority name]</i>
Phone Number:	Click here to enter text. <i>[authority phone]</i>
Close Date:	18 August 2022 <i>[closing date for submissions]</i>

My name*: Michael Reymond	My phone number: 0427 569 515
My postal address*: 4A Verbena Place Geraldton 6530	My email: reymond_mike@hotmail.com

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development <input checked="" type="checkbox"/> I support the development with some concerns (detail below) <input type="checkbox"/> I oppose the development
-----------------	--



The specific reasons I believe that planning consent should be reviewed and if necessary amended are:

1. There are minor dimensional difference between the title and the development application drawings along the Northern (easement) boundary.
2. Are there any common fencing requirements on either side of the easements?.
3. What is the common boundary fence height on the western boundary of Lot 101?
4. The easement has a fall over its length of approximately 865 mm (carport FFL is 99.135) Will the development require the surface of the easement (common driveway) to be properly contoured finished to ensure the surface drain and sump will prevent pooling of water in the NW corner of Lot 101 including access to the rear of Lot 100?
5. The storm water is proposed to be discharged by pump up to Roberts Terrace through the easements. A 400mm wide X 150 deep culvert with 3 X 90mm diameter PVC pipes enclosed is proposed to be used. Where will the sump and culvert be located on the easements and will the culvert be cast into concrete and will the culvert affect the accessibility of the easement?
6. The proposed western wall of the dwelling is over 6m high but only 7.147 m from eastern wall of my house – about a 44 degree angle of elevation. This will mean an extended morning shadow over my property and look monolithic and intimidating. Is there some way of designing out this effect? For example rotating the dwelling design 90 degrees anticlockwise and put the main wall along the eastern boundary of L 101
7. The surface finish and colour of the western wall of the proposed residence is unknown but I believe an appropriate finish should be specified

[attach additional pages as needed]

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

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

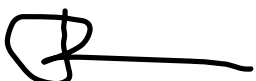
I: wish to be heard in support of my submission*

do not wish to be heard in support of my submission

By: appearing personally (electronically by invitation to TEAMS//ZOOM or other apps)

being represented by the following person: [Click here to enter text.](#)

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



Signature:

Date: 01 August 2022

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or

Email: [Click here to enter text.](#) *[relevant authority email address]* or

Complete online submission:

plan.sa.gov.au/have_your_say/notified_developments/current_notified_developments

9. Other business

- New Assessment Manager, Jodie Perone – as of 19 March 2023
- Level 2 accreditations
- Ordinary Returns

10. Close