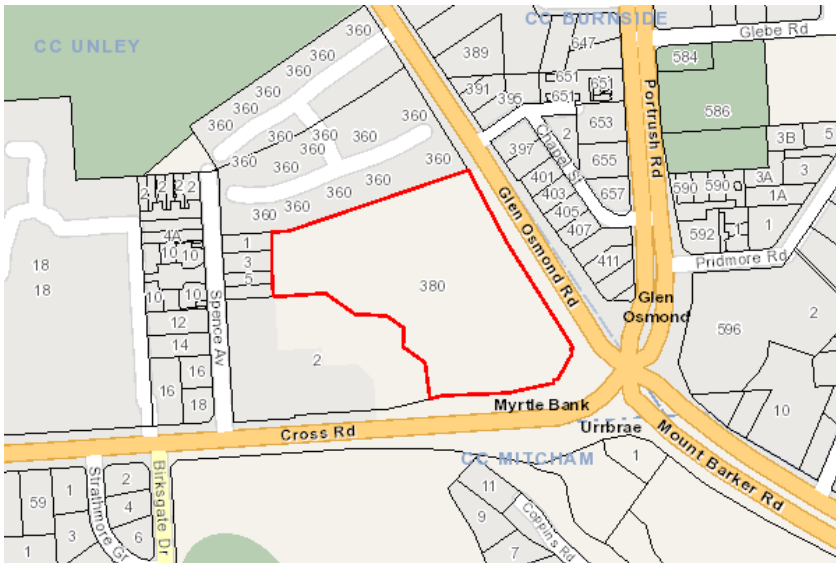


Address: 380 GLEN OSMOND RD MYRTLE BANK SA 5064

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



Property Zoning Details

Zone

Urban Renewal Neighbourhood

Overlay

- Airport Building Heights (Regulated) *(All structures over 30 metres)*
- Advertising Near Signalised Intersections
- Affordable Housing
- Future Road Widening
- Major Urban Transport Routes
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place (3767)
- Stormwater Management
- Signif Retirement Facility Supported Accom Sites
- Traffic Generating Development
- Urban Tree Canopy
- Water Resources

Local Variation (TNV)

Maximum Building Height (Levels) *(Maximum building height is 5 levels)*

Selected Development(s)

Deck

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

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

Deck - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Urban Renewal Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local

<p>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.</p>	<p>Heritage Place (other than an excluded building)</p> <p>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</p> <p>4. a dwelling(s) or residential flat building(s) that is situated within both the Interface Management Overlay and the Kilkenny Subzone.</p>
<p>3. Any development involving any of the following (or of any combination of any of the following) where not located in the Kilkenny Subzone:</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) co-living (c) dwelling (d) dwelling addition (e) residential flat building (f) retirement facility (g) student accommodation (h) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following) where located in the Kilkenny Subzone:</p> <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building (e) retirement facility (f) student accommodation (g) supported accommodation. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). <p>or</p> <ul style="list-style-type: none"> 3. involves a dwelling(s) or residential flat building(s) that is situated within both the Interface Management Overlay and the Kilkenny Subzone.
<p>5. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <ul style="list-style-type: none"> (a) retirement facility 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds 4 building levels or 15 m in height or

<p>(b) supported accommodation.</p>	<p>2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or</p> <p>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>6. Alteration of or addition to any of the following (or of any combination of any of the following):</p> <p>(a) child care facility (b) community facility (c) educational facility.</p>	<p>Except development that does not satisfy Urban Renewal Neighbourhood Zone DTS/DPF 1.6.</p>
<p>7. Any development involving any of the following (or of any combination of any of the following):</p> <p>(a) consulting room (b) office (c) shop.</p>	<p>Except development that:</p> <p>1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or</p> <p>2. does not satisfy Urban Renewal Neighbourhood Zone DTS/DPF 1.2 or</p> <p>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <p>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>8. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site:</p> <p>(a) consulting room (b) office (c) shop.</p>	<p>Except development that:</p> <p>1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or</p> <p>2. exceeds 4 building levels or 15 m in height or</p> <p>3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or</p>

	<p>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:</p> <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
<p>9. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	<p>None specified.</p>
<p>10. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>11. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Future Road Widening Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development which is consistent with and will not compromise efficient delivery of future road widening requirements.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Future Road Widening	
PO 1.1 Development does not compromise or is located and designed to minimise its impact on future road widening requirements.	DTS/DPF 1.1 Development does not involve building work, or building work is located wholly outside the land subject to the 6m Consent Area, the C Type Requirement or the Strip Requirement of the Metropolitan Adelaide Road Widening Plan.

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development (including the division of land) that is within or may encroach within a Future Road Widening Area.	Commissioner of Highways.	To provide expert technical assessment and direction to the relevant authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 4 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 The form of new buildings and structures maintains the heritage values of the State Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the State Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place.	DTS/DPF 1.6 None are applicable.
PO 1.7 Development of a State Heritage Place retains elements contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and garages, complement the heritage values of the State Heritage Place.	DTS/DPF 3.1 None are applicable.
PO 3.2	DTS/DPF 3.2

Ancillary development, including carports, outbuildings and garages, is located behind the building line of the State Heritage Place.	None are applicable.
Conservation Works	
<p>PO 7.1</p> <p>Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where:</p> <ul style="list-style-type: none"> (a) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i> or (b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral <p>any of the following classes of development:</p> <ul style="list-style-type: none"> (a) demolition of internal or external significant building fabric (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (c) alterations or additions to buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place 	<p>Minister responsible for the administration of the <i>Heritage Places Act 1993</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.</p>	<p>Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

<ul style="list-style-type: none"> (e) conservation repair works that are not representative of 'like for like' maintenance (f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (g) land division (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place (i) the removal of an individual tree or a tree within a garden or park of identified heritage significance. 			
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Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is:

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
All Development			
Earthworks and sloping land			
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. 		
Decks			
Design and Siting			
<p>PO 45.1</p> <p>Decks are designed and sited to:</p> <ul style="list-style-type: none"> (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. 	<p>DTS/DPF 45.1</p> <p>Decks:</p> <ul style="list-style-type: none"> (a) where ancillary to a dwelling: <ul style="list-style-type: none"> (i) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: <ul style="list-style-type: none"> A. a total area is determined by the following table: <table border="1" style="margin-left: auto; margin-right: auto; width: 80%; border-collapse: collapse;"> <tr> <td style="background-color: #0056b3; color: white; padding: 5px;">Site area (or in the case of residential flat building or group)</td> <td style="background-color: #0056b3; color: white; padding: 5px;">Minimum percentage of site</td> </tr> </table>	Site area (or in the case of residential flat building or group)	Minimum percentage of site
Site area (or in the case of residential flat building or group)	Minimum percentage of site		

	<table border="1" data-bbox="1086 98 1517 501"> <thead> <tr> <th data-bbox="1086 98 1350 203">dwelling(s), average site area) (m²)</th> <th data-bbox="1350 98 1517 203"></th> </tr> </thead> <tbody> <tr> <td data-bbox="1086 203 1350 237"><150</td> <td data-bbox="1350 203 1517 237">10%</td> </tr> <tr> <td data-bbox="1086 237 1350 324">150-200</td> <td data-bbox="1350 237 1517 324">15%</td> </tr> <tr> <td data-bbox="1086 324 1350 412">>200-450</td> <td data-bbox="1350 324 1517 412">20%</td> </tr> <tr> <td data-bbox="1086 412 1350 501">>450</td> <td data-bbox="1350 412 1517 501">25%</td> </tr> </tbody> </table> <p data-bbox="1018 506 1513 568">B. the amount of existing soft landscaping prior to the development occurring.</p> <p data-bbox="847 633 1481 875">(b) where in association with a non-residential use: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m²</p> <p data-bbox="847 913 1481 976">(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p>	dwelling(s), average site area) (m ²)		<150	10%	150-200	15%	>200-450	20%	>450	25%
dwelling(s), average site area) (m ²)											
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
<p data-bbox="124 1016 193 1039">PO 45.2</p> <p data-bbox="124 1068 810 1234">Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</p>	<p data-bbox="831 1016 951 1039">DTS/DPF 45.2</p> <p data-bbox="831 1068 1517 1267">Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</p>										
<p data-bbox="124 1314 193 1337">PO 45.3</p> <p data-bbox="124 1366 759 1462">Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p>	<p data-bbox="831 1314 951 1337">DTS/DPF 45.3</p> <p data-bbox="831 1366 1517 1532">Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>