



RENEWING OUR STREETS AND SUBURBS (ROSAS) STIMULUS PROGRAM

ASSESSMENT CRITERIA CHECKLIST – STREAM 2
4 (or more) Storey Development Proposals, Residential Flat Buildings/Apartments where one dwelling is located directly above another dwelling, and associated land division

Office Use Only	
Application Number	
Lodgement Date	
Council Area	

PART A: LAND USE

Performance Outcome	Design Technique	Yes / No / Partial	Assessment Notes
Design and Appearance			
Development should have regard to best practice energy efficiency principles, in order to reduce dependence on mechanical heating, cooling and lighting systems and maximise opportunities to facilitate natural ventilation and natural daylight. Structures located on roofs of buildings to house plant and equipment should be screened with materials that form an integral part of the design.			
Built form and expression Development may introduce new built forms in existing areas, or establish a new character in new areas.	Built form should consider local context (if any) and require a quality design response including: a) Scale b) Massing c) Materials d) Colours e) Architectural expression		
Building Entrances Clear, accessible and convenient street entrances.	Entrances should: (a) Be oriented towards the street (b) Be visible and easily identifiable from the street (c) Include a common mail box structure.		
Visual interest	Development on sites with a frontage width greater than 10 metres should be well articulated through variations in forms, materials, openings and colours. Development should avoid the use of large expanses of highly reflective materials and large areas of monotonous, sheer materials. Streetscapes and areas of common property should not be dominated by garages and carports.		



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Landscaping Landscaping that enhances the local landscape character.	Landscaping should be provided to all areas of communal space, driveways and shared parking areas.		
Apartment Amenity			
Private Open Space Private open space for use and enjoyment by the occupants	Private open space provided at the following rates: 1 bedroom: 8 square metres 2+ bedroom: 11 square metres 3+ bedroom: 15 square metres The private open space, whether at ground level or in the form of a balcony, should be directly accessible from internal living areas and should have a minimum dimension of 2 metres.		
Storage Accessible storage facilities for the occupants	Storage provided at the following rates: 1 bedroom: 6 cubic metres 2 bedroom: 10 cubic metres 3+ bedroom: 12 cubic metres. At least 50% of the storage space should be provided within the dwelling with the balance provided in the basement or other communal area.		
Visual Privacy Preservation of residential amenity and privacy.	Outdoor areas and habitable rooms should be screened and/or obscured from view as appropriate to minimise direct line/s of sight from beyond the property boundary.		
Outlook Maintenance of residential amenity by way of ensuring a pleasant outlook from living spaces	Every living room should have a window that provides an outlook and access to daylight.		
Daylight, Sunlight and Ventilation Apartments designed to maximise their environmental benefits	The maximum distance of all habitable rooms from natural light/ventilation should be 8 metres.		



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Interface Development at the interface with zones which restrict heights to a maximum of 2 storeys, will have regard to the potential visual, overlooking and overshadowing impacts on the occupants of adjacent and nearby residential properties. In these locations, development will transition down in scale and height towards the periphery (side and rear boundaries) of the site and scale, overshadowing and overlooking will be moderated through a range of design techniques.			
Overshadowing	Development should minimise overshadowing into the private open space of adjacent land by ensuring that ground level open space associated with existing residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.		
Overlooking Protecting the privacy of adjacent land	Overlooking from the proposed development into the windows and private open spaces of dwellings (both within and abutting the development site) should be minimised through the placement and design of windows and balconies.		
Height	<p>The proposal should not exceed the Obstacle Limitation Surface OR the building height for the site shown on the plans titled "Airport Building Height" in metropolitan Development Plans, unless the Civil Aviation Safety Authority has provided written advice that the height is acceptable.</p> <p>Development at the interface with zones which restrict heights to a maximum of 2 storeys should transition down in scale and height towards the periphery (side and rear boundaries) of the site.</p>		
Setbacks			
Front setback Development setback at a distance which will complement the existing pattern of development in the locality.	A 3 metre ground level setback should be provided from road or reserve frontage unless: (a) There are existing buildings forward of that setback, in which case the setback of the existing building should be applied; OR (b) The property is affected by the Metropolitan Adelaide Road Widening Plan in which case		



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	<p>the proposed building is 6 metres or more from the land reserved for widening or the DPTI has issued consent for building works under the Metropolitan Adelaide Road Widening Plan Act.</p> <p>Ground level setbacks less than 3m may be appropriate in certain zones and locations on a case by case basis (eg Capital City Zone and Bowden Urban Village).</p> <p>Upper level setbacks should contribute to the desired streetscape character; moderate the perceived height of buildings; and allow for sunlight to street level dwellings.</p>		
Side and Rear boundary setback Development which will minimise visual and amenity impacts on abutting residential sites.	Where consistent setbacks from side and rear allotment boundaries prevail in a locality, new development should be consistent with the prevailing setback patterns.		
Access and Parking			
On site parking Safe and convenient on site carparking for residents and visitor vehicles, as well as bicycles.	<p>Vehicle parking provided at a minimum rate of 1 on-site vehicle parking space per dwelling. Car parks should be located so that they do not visually dominate the street frontage.</p> <p>Visitor parking provided on-site at a minimum ratio of 0.25 parking spaces per dwelling.</p> <p>Bicycle parking provided on-site as a rate of 1 bicycle parking space per dwelling (not to occupy dwelling storage space).</p>		
Vehicle Access Access to and movement that is easy, safe, comfortable and convenient.	<p>One of the following should apply:</p> <p>a) The proposal does not create a new access point to an existing road, or change the nature of movement through an existing access point, OR</p> <p>b) If new access point is proposed, or the role of an</p>		



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	<p>existing access point is significantly changed;</p> <ul style="list-style-type: none"> - The applicant has demonstrated access arrangements are acceptable from a traffic management and safety perspective, and - If access is proposed to a controlled-access road under the <i>Highways Act 1926</i>, DPTI has certified that the access point is acceptable. - The new access point is suitable in relation to street trees, street furniture, stormwater drainage installations, and other infrastructure. Evidence of any Council agreement regarding changes to the public realm should be provided. 		
Noise and Air Emissions			
<p>To protect the health and amenity of the community from adverse impacts of noise and air emissions.</p>	<p>Development close to air and noise emission sources (eg major roads) should be designed to locate noise sensitive rooms and private open space away from these sources or be protected from appropriate shielding techniques.</p> <p>If located in a relevant designated area, the proposal should comply with the Minister's Specification SA 78B for the <i>Construction Requirements for the Control of External Sound</i> for new Class 1, 2, 3, 4 and 9c dwellings.</p> <p>Note: designated areas include mixed use zones (urban core, urban corridor, suburban activity node); sites adjacent to specific road types; and sites adjacent to train and tram lines.</p>		
Waste Management			
<p>Site facilities To ensure efficient storage and collection of waste and quality</p>	<p>Development should provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> - Easily and safely accessible for 		



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design of facilities	residents and for collection vehicles; – Well screened from adjoining land and public roads; and – Of an appropriate size and area to be able to accommodate the waste storage needs of the development		
Regulated Trees			
The conservation of regulated trees that provide important aesthetic and/or environmental benefit.	Does the proposal necessitate the removal of a regulated tree or result in a tree damaging activity? Note: A regulated tree includes a significant tree.		
Site works			
Cut and fill To minimise the visual impact of excavation and fill associated with development.	No single excavation or filling of land should exceed a vertical height of 1m. The total excavation and fill required on one (1) allotment (existing or proposed) should not exceed a vertical height of 2m. If exceeded, the proposal should demonstrate how the resultant impacts (including overlooking, overshadowing, amenity and scarring of land) are mitigated through high quality design and/or other site specific factors.		
Floor levels Development which maximises the use of stormwater. Development designed and located to minimise the risk of downstream flooding.	The proposal should achieve either: a) 300mm above 1:100 year ARI shown in the relevant <i>Development Plan</i> (if shown) OR b) 200mm above the top of the kerb; whichever is greater, OR c) Are supported by an engineering report, confirming a suitable level of protection against flood risk can be achieved.		
Site contamination A safe and healthy living environment.	Has a site history been conducted that identifies if there is a potential site contamination as a result of a potentially contaminating activity (as defined by the Environment protection Act) or in the vicinity of the land?		



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	<p>If the applicant suspects that site contamination exists, has a detailed site investigation in accordance with the National Environmental Protection Measure; and / or a site contamination audit report been undertaken and if so, is the allotment suitable for its intended use?</p>		
Heritage			
State Heritage	<p>The proposal does not directly affect a State Heritage place or materially affect the context within which a State Heritage place is situated.</p>		
Local Heritage	<p>The proposal does not physically alter a local heritage place, or if alterations are proposed, the applicant certifies that specialist heritage advice has been sought from a suitably qualified heritage architect and incorporated in the design of the building.</p> <p>If the subject land adjoins the site of a local heritage place, the applicant certifies that specialist heritage advice has been sought from a suitably qualified heritage architect and considered in the design of the building.</p>		
Infrastructure			
<p>Service connections and Infrastructure Provision of services and infrastructure that are appropriate for the intended development.</p>	<p>Ability to be connected to: Must be able to be connected to:</p> <ul style="list-style-type: none"> a) A permanent drinkable potable water supply; and b) A sewerage system, or a waste water control system approved under <i>Public and Environmental Health Act 1987</i>; and c) Electricity supply. d) An adequate water supply (and pressure) for fire-fighting purposes. <p>The applicant has certified that the building would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.</p>		



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Other Matters			
Previous proposals	Has the proposal (or similar proposal) been the subject of a previous application or public debate? If so, what was the outcome of that application or debate?		



PART B: ASSOCIATED LAND DIVISION

Policy	Yes / No / Partial	Assessment notes
Build Allotments Is the application accompanied by an associated land division proposal? If yes, please outline below how the proposed allotments are 'fit for purpose'.		
Fit for Purpose The proposed allotments should be suitable for their intended use in terms of: <ul style="list-style-type: none">- Size and configuration- Road layout- Access- Topography- Stormwater and wastewater management- Vegetation- Heritage- Open space- Other environmental considerations		
Previous proposals The applicant has advised the Coordinator-General whether the proposal (or a similar proposal) has been the subject of a previous application or public debate, and the outcome of that application or debate.		