



RENEWING OUR STREETS AND SUBURBS (ROSAS) STIMULUS PROGRAM

ASSESSMENT CRITERIA CHECKLIST – STREAM 1
1 – 3 Storey Development Proposals other than residential flat buildings where one dwelling is located directly above another dwelling (apartments) and associated land division

Office Use Only	
Application Number	
Lodgement Date	
Council Area	

PART A: LAND USE, TRADITIONAL HOUSING

Policy	Yes / No / Partial	Assessment notes
<p>Front setback (not applicable to carport/garage setbacks) 3 metre setback from road or reserve frontage – unless:</p> <ul style="list-style-type: none"> a) The buildings will be unsympathetic to the existing and future desired character of the area. b) The property is affected by the Metropolitan Adelaide Road Widening Plan in which case 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 <i>Metropolitan Adelaide Road Widening Plan Act</i>. 		
<p>Secondary street setback</p> <ul style="list-style-type: none"> a) 900mm from the boundary of an allotment with a secondary street; or b) In line with the average setback of adjoining dwellings; whichever is less. 		
<p>Rear boundary setback</p> <ul style="list-style-type: none"> a) Ground floor – 3m b) Second storey and above – 5m 		
<p>Side boundary setback</p> <ul style="list-style-type: none"> a) Wall height 3m or less – 900mm setback; b) Wall height greater than 3m – 900mm setback + 1/3 height of wall exceeding 3m: <ul style="list-style-type: none"> – If side wall adjacent southern boundary, an additional 1m setback for walls higher than 3m. c) Dwelling should be setback 900mm from at least 1 side boundary, unless; <ul style="list-style-type: none"> – The proposal is an internal dwelling as part of a group of row dwellings, and; – Rear access to the dwelling is available (i.e. access through or from the garage/carport). 		



Policy	Yes / No / Partial	Assessment notes																
<p>Side boundary walls</p> <p>a) No greater than 3m in height on the boundary (measured from natural ground level), where adjacent existing development unless:</p> <ul style="list-style-type: none"> - the boundary wall abuts existing development of the same height and length; and/ or - the boundary wall forms part of a vehicle garage. <p>b) No greater than 8m in length; and</p> <p>c) When combined with any other relevant walls and structures located on that boundary, will not exceed a total length equal to 45% of the length of the boundary.</p>																		
<p>Building height</p> <p>a) Maximum 12m overall height.</p> <p>b) Maximum 9m wall height (unless part of a gable end); unless that height exceeds the Obstacle Limitation Surface OR</p> <p>c) The building height for the site shown on plans titled "Airport Building Height" in metropolitan Development Plans, and in those cases, the Development Plan height limit shall apply, unless the Civil Aviation Safety Authority has provided written advice that the height is acceptable.</p>																		
<p>Floor levels</p> <p>a) 300mm above 1:100 year ARI shown in the relevant <i>Development Plan</i> (if shown), OR</p> <p>b) 200mm above the top of the kerb; whichever is greater, OR</p> <p>c) Are supported by an engineering report, confirming a suitable level of protection against flood risk can be achieved.</p>																		
<p>Private open space (POS)</p> <table border="1" data-bbox="203 1381 807 1596"> <thead> <tr> <th data-bbox="203 1381 280 1465">Ref.</th> <th data-bbox="280 1381 487 1465">Site size</th> <th data-bbox="487 1381 647 1465">Minimum area of POS</th> <th data-bbox="647 1381 807 1465">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td data-bbox="203 1465 280 1512">a)</td> <td data-bbox="280 1465 487 1512">> 500m²</td> <td data-bbox="487 1465 647 1512">80m²</td> <td data-bbox="647 1465 807 1512">4m</td> </tr> <tr> <td data-bbox="203 1512 280 1558">b)</td> <td data-bbox="280 1512 487 1558">300 – 500m²</td> <td data-bbox="487 1512 647 1558">60m²</td> <td data-bbox="647 1512 807 1558">4m</td> </tr> <tr> <td data-bbox="203 1558 280 1596">c)</td> <td data-bbox="280 1558 487 1596">< 300m²</td> <td data-bbox="487 1558 647 1596">24m²</td> <td data-bbox="647 1558 807 1596">3m</td> </tr> </tbody> </table> <p>At least 24m² of private open space should be provided at the rear or side of the dwelling with access directly from a habitable room and provided with access to natural sunlight.</p> <p>Note: The minimum dimension excludes areas for services and facilities (bin storage, air conditioner units, etc).</p>	Ref.	Site size	Minimum area of POS	Minimum dimension	a)	> 500m ²	80m ²	4m	b)	300 – 500m ²	60m ²	4m	c)	< 300m ²	24m ²	3m		
Ref.	Site size	Minimum area of POS	Minimum dimension															
a)	> 500m ²	80m ²	4m															
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c)	< 300m ²	24m ²	3m															



Policy	Yes / No / Partial	Assessment notes
<p>Overlooking (2-3 storey)</p> <p>a) Where upper story windows will face a side or rear boundary of the site, other than in relation to a boundary adjoining a road or reserve:</p> <ul style="list-style-type: none">- The sill height will be at least 1.5m above the finished floor level; OR- The window will have permanently obscure glazing in any part of the window below 1.5m above FFL and will not be capable of being opened more than 200mm. <p>b) A balcony or terrace on an upper storey should have the longest side of that balcony or terrace facing a road or reserve.</p> <p>c) Any balcony or terrace facing a side or rear boundary should be fitted with a fixed privacy screen – to a minimum height of 1.5m above FFL – which restricts overlooking opportunities.</p>		
<p>Carpports and garages</p> <p>a) Minimum 5.5m from primary street to allow for an additional on-site vehicle parking area;</p> <p>b) Not in front of the building line of the dwelling;</p> <p>c) Openings a maximum of 7m wide;</p> <p>d) If accessed from a lane, alley or right-of-way etc. the lane, alley or right-of-way should be at least 6.2m in width; and</p> <p>e) Gradient of driveway should not exceed 1 in 5 in any one place or 1 in 8 on average (from front property boundary), unless a suitably qualified traffic/transport engineer has certified that a greater gradient is acceptable from a vehicle and pedestrian movement perspective.</p>		
<p>Access</p> <p>One of the following applies:</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) A new access point is proposed, or the role of an 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 Highways Act 1926, 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.		



Policy	Yes / No / Partial	Assessment notes
Car parking a) 1 bedroom dwelling – 1 car parking space, covered or able to be covered (without impinging on building setbacks); b) 2 bedroom dwelling – 1 car parking space, covered or able to be covered (without impinging on building setbacks); c) 3 or more bedroom dwelling - 2 car parking spaces, 1 of which is covered or able to be covered (without impinging on building setbacks); and d) Adequate visitor parking should be available at a minimum ratio of 0.5 parking spaces per dwelling.		
Regulated trees 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.		
Cut and fill 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.		
Additional design requirements a) All dwellings with street frontage should have at least 1 habitable room window facing the primary street. b) Dwellings with no street frontage should have at least 1 habitable room facing common areas. c) All habitable rooms should have direct access to natural light and ventilation. d) The development should not result in the total roofed area of all buildings on the allotment exceeding 60% of the total allotment area.		
Noise and Emissions If located in a relevant designated area, the proposal complies 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. 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.		
Local heritage a) The proposal does not physically alter a local heritage place, or if alterations are proposed, the		



Policy	Yes / No / Partial	Assessment notes
<p>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>b) 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>		
<p>Service connections and Infrastructure Ability to be connected to:</p> <p>a) A permanent 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> <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>		
<p>Site Contamination</p> <p>a) 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?</p> <p>b) 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>		
<p>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?</p>		



RENEWING OUR STREETS AND SUBURBS (ROSAS) STIMULUS PROGRAM

ASSESSMENT CRITERIA CHECKLIST – STREAM 1A
1 – 3 Storey Development Proposals other than residential flat buildings where one dwelling is located directly above another dwelling (apartments) and associated land division

Office Use Only	
Application Number	
Lodgement Date	
Council Area	

PART A: LAND USE, CONTEMPORARY HOUSING < 200M2 ALLOTMENTS

Policy	Yes / No / Partial	Assessment notes
<p>Front setback from road or reserve frontage 2 metres to the main face of the dwelling, excluding any veranda, porch, etc., unless:</p> <ul style="list-style-type: none"> a) The buildings will be facing internally to a new road and won't be unsympathetic to the existing character of the area. b) The site abuts land in another residential zone or policy area in which the setback should be 3 metres or sympathetic to the existing or desired character of the area 		
<p>Secondary street setback</p> <ul style="list-style-type: none"> a) 1 metre for up to two storey components; or b) 2 metres for up to three storey components. 		
<p>Rear boundary setback Unless where located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height:</p> <ul style="list-style-type: none"> a) 1 metre for single storey components; b) 2 metres for two storey components; c) 3 metres for three storey components; d) 3 metres where the site abuts land in another residential zone or policy area 		
<p>Side boundary setback Except in relation to a secondary street frontage, buildings sited on side boundaries should be designed to minimise impacts on the amenity of adjoining land. When located on a side boundary, the buildings' walls should have no openings and achieve at least one of the following:</p> <ul style="list-style-type: none"> (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length 		



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<p>and height</p> <p>(b) where a building envelope plan exists for the adjoining land that proposes a wall on the side boundary, be constructed to the same or lesser length and height as provided for by that plan.</p> <p>Where (a) & (b) don't exist (i.e. adjoining land in different ownership) then the following would apply:</p> <p>a) 1 metre for up to two storey components; or b) 2 metres for up to three storey components.</p>												
<p>Building height</p> <p>a) Maximum 12m overall height. b) Maximum 9m wall height (unless part of a gable end); unless that height exceeds the Obstacle Limitation Surface OR c) The building height for the site shown on plans titled "Airport Building Height" in metropolitan Development Plans, and in those cases, the Development Plan height limit shall apply, unless the Civil Aviation Safety Authority has provided written advice that the height is acceptable.</p>												
<p>Floor levels</p> <p>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.</p>												
<p>Private open space (POS)</p> <p>Dwellings should provide private open space in accordance with the following table:</p> <table border="1" data-bbox="203 1377 807 1556"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum area of POS</th> </tr> </thead> <tbody> <tr> <td>Studio (where there is no separate bedroom)</td> <td>8m²</td> </tr> <tr> <td>One bedroom</td> <td>8m²</td> </tr> <tr> <td>Two bedroom</td> <td>11m²</td> </tr> <tr> <td>Three + bedroom</td> <td>15m²</td> </tr> </tbody> </table> <p>Note: The open space should allow for a component of outdoor furniture but excludes areas for services and facilities (bin storage, air conditioner units, etc) and in any case should include a portion of private open space directly accessible from a habitable room within the dwelling. The open space may be divided to provide a component in a balcony area.</p>	Dwelling Type	Minimum area of POS	Studio (where there is no separate bedroom)	8m ²	One bedroom	8m ²	Two bedroom	11m ²	Three + bedroom	15m ²		
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Policy	Yes / No / Partial	Assessment notes
<ul style="list-style-type: none">- The sill height will be at least 1.5m above the finished floor level; OR- The window will have permanently obscure glazing in any part of the window below 1.5m above FFL and will not be capable of being opened more than 200mm. <p>b) It is preferable that a balcony or terrace on an upper storey should have the longest side of that balcony or terrace facing a road or reserve. Where this is not possible; it should be demonstrated that appropriate measures have been included to minimise overlooking of adjoining properties.</p>		
<p>Carpports and garages</p> <ul style="list-style-type: none">a) Not in front of the building line of dwelling;b) A maximum opening of 6m wide;c) If accessed from a lane, alley or right-of-way, the lane, etc. should be at least 6.2m in width; andd) Gradient of driveway should not exceed 1 in 5 in any one place or 1 in 8 on average (from front property boundary), unless a suitably qualified traffic/transport engineer has certified that a greater gradient is acceptable from a vehicle and pedestrian movement perspective.		
<p>Access</p> <p>One of the following applies:</p> <ul style="list-style-type: none">a) The proposal does not create a new access point to an existing road; orb) A new access point is proposed, or the role of an existing access point is significantly changed;<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 Highways Act 1926, 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.		
<p>Car parking</p> <ul style="list-style-type: none">a) 1 bedroom dwelling – 1 car parking space, covered or able to be covered (without impinging on building setbacks);b) 2 bedroom dwelling – 1 car parking space, covered or able to be covered (without impinging on building setbacks);c) 3 or more bedroom dwelling - 2 car parking		



Policy	Yes / No / Partial	Assessment notes
<p>spaces, 1 of which is covered or able to be covered (without impinging on building setbacks); and</p> <p>d) Adequate on-street parking should be provided at a minimum ratio of 0.5 parking spaces per dwelling.</p> <p>e) If within 400 metres of a public transport route a lesser amount to the above may be considered.</p>		
<p>Regulated trees Does the proposal necessitate the removal of a regulated tree or result in a tree damaging activity?</p> <p>Note: A regulated tree includes a significant tree.</p>		
<p>Cut and fill 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.</p>		
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<p>Local heritage</p> <p>a) 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>b) 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>		



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<p>Site Contamination</p> <ul style="list-style-type: none">a) Has a site history been undertaken that identifies if there is potential for site contamination as a result of previous use of the land as a result of a potentially contaminating activity (as defined by the Environment Protection Act) or in the vicinity of the land.b) 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.		
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RENEWING OUR STREETS AND SUBURBS (ROSAS) STIMULUS PROGRAM

ASSESSMENT CRITERIA CHECKLIST – STREAM 1 / 1A
1 – 3 Storey Development Proposals other than residential flat buildings where one dwelling is located directly above another dwelling (apartments) and associated land division

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PART B: ASSOCIATED LAND DIVISION

Policy	Yes / No / Partial	Assessment notes
<p>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'.</p>		
<p>Fit for Purpose Are the proposed allotments suitable for their intended use? Please consider the following:</p> <ul style="list-style-type: none"> - Size and configuration - Road layout - Access - Topography - Stormwater and wastewater management - Vegetation - Heritage - Open space - Other environmental considerations 		
<p>Previous proposals Has this 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?</p>		