

AMENDMENTS

- B DOGGY DOOR ADDED TO RES 1 LIVING RES 1 TERRACE CHANGED TO TILED FLOOR FIREPLACE LOCATION AMENDED
- C CONTIGUOUS PLAN ADDED; FFL REVISED RETAINING WALLS NOTED TO SIDE ELEV'S PORCH TILING EXTENDED REAR FENCE SHOWN ON ELEVATION

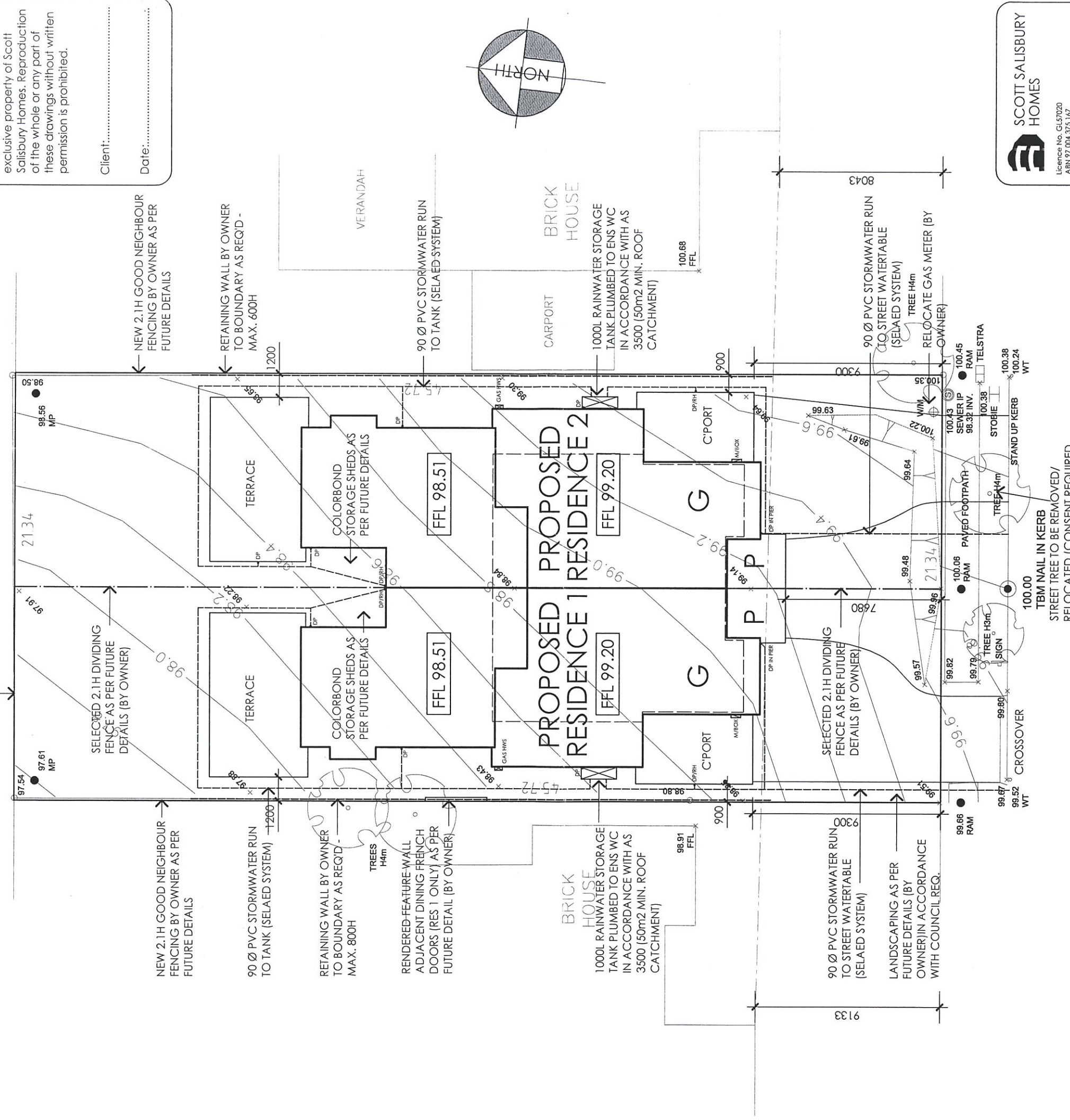
PLANNING ISSUE

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Client:.....  
Date:.....

ALL RETAINING AS PER COUNCIL REQUIREMENTS - BY OWNER

LOT 463  
NEW 2.1H GOOD NEIGHBOUR FENCING BY OWNER AS PER FUTURE DETAILS



DISPLAY COPY  
543/12



SITE PLAN  
SCALE 1:200

99.72 x CROWN OF ROAD HIGHFIELD AVENUE 100.44 x CROWN OF ROAD  
H I G H F I E L D A V E N U E

**SCOTT SALISBURY HOMES**  
 Licence No. GL57020  
 ABN 97 004 375 167  
 PO BOX 2075  
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 Phone: (08) 8376 6555  
 Fax: (08) 8376 0200  
 Email: homes@scottsalisburyhomes.com.au  
 Web: www.scottsalisburyhomes.com.au

Client: TRACEY BRADBURY  
 Project: PROPOSED SEMI DETACHED RESIDENCES (2)  
 At: 31 HIGHFIELD AVE ST GEORGES

Designer: CLINT	Drawn by: CLINT
Issue: C	Sheet: 1 OF 5
	Job Number: 11216

NOT FOR CONSTRUCTION

# NOTES

ALL KITCHEN & WET AREA LAYOUTS SHOWN ON THIS PLAN ARE INDICATIVE ONLY. REFER TO JOINERY PLANS FOR CORRECT LAYOUTS AND PLUMBING POSITIONS

PROVIDE ELECTRICAL CONDUIT IN SLAB TO KITCHEN ISLAND BENCH WHERE APPLICABLE  
2.4 HIGH OPENING HEIGHT/ INTERNAL DOOR (2340 HIGH)

- HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP INSTALLED IN ACCORDANCE WITH AS 3786-1993.

- EXHAUST FAN DUCTED TO ATMOSPHERE OR VENTILATED ROOF SPACE INSTALLED IN ACCORDANCE WITH AS 1668.2

# REMOVABLE DOOR HINGES FITTED IN ACCORDANCE WITH S.A. HOUSING CODE APPENDIX D10.1

\*\*\* GLASS DOOR IN PAINTED TIMBER FRAME WITH OBSCURE FILM

RC RECESSED CISTERN TOILET

[R/A] ROOF ACCESS HATCH

DP • 75 Ø ROUND PVC DOWNPIPES (PAINTED)

DP/RH • DOWNPIPE AS SPECIFIED WITH SELECTED RAINHEAD

DP/S • DOWNPIPE AS SPECIFIED WITH SPREADER ONTO LOWER ROOF

13mm GYROCK TO RES 1 ONLY

AREAS (each)		m2
GROUND LIVING	: 145.1	
UPPER LIVING	: 78.2	
(NOT INC VOID)	: (73.0)	
GARAGE	: 21.8	
PORCH	: 5.0	
CARPOT	: 19.3	
TERRACE	: 37.5	
<b>TOTAL</b>	<b>:</b>	<b>306.9</b>

## PLANNING ISSUE

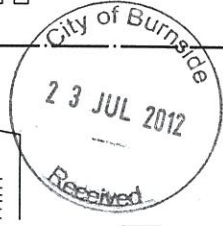
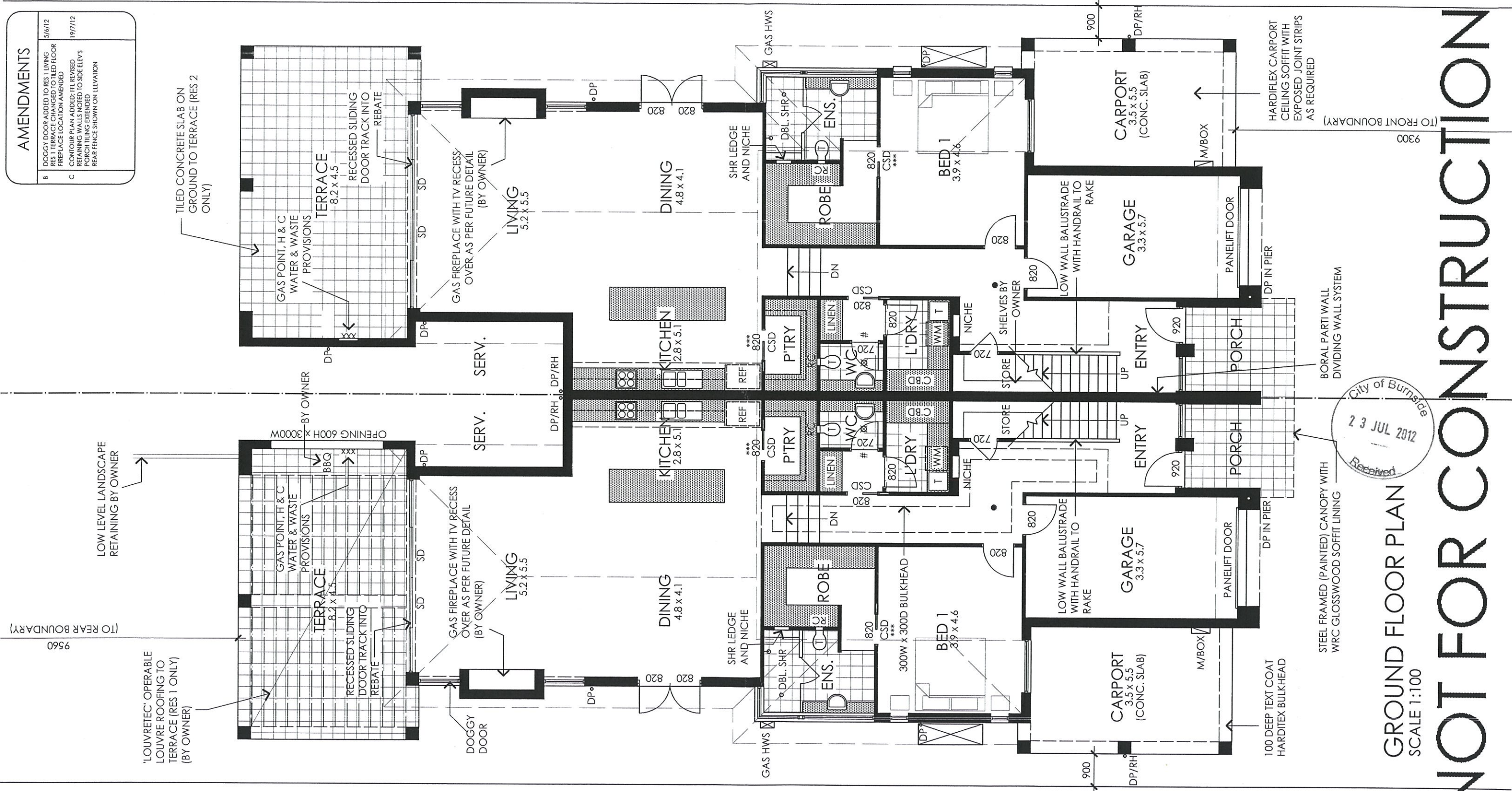
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Date:.....

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 Web: www.scottsalisburyhomes.com.au

Client:	TRACEY BRADBURY
Project:	PROPOSED SEMI DETACHED RESIDENCES (2)
At:	31 HIGHFIELD AVE ST GEORGES
Designer:	CLINT
Drawn by:	CLINT
Issue:	C
Sheet:	2 OF 5
Job Number:	11216

AMENDMENTS	
B	DOGGY DOOR ADDED TO RES 1 LIVING RES 1 TERRACE CHANGED TO TILED FLOOR PRELACE LOCATION AMENDED
C	CONTOUR PLAN ADDED: FFL REVISED RETAINING WALLS NOTED TO SIDE ELEV'S PORCH TILING EXTENDED REAR FENCE SHOWN ON ELEVATION



GROUND FLOOR PLAN  
SCALE 1:100

DISPLAY COPY

543/12

# NOT FOR CONSTRUCTION

# NOTES

ALL KITCHEN & WET AREA LAYOUTS SHOWN ON THIS PLAN ARE INDICATIVE ONLY. REFER TO JOINERY PLANS FOR CORRECT LAYOUTS AND PLUMBING POSITIONS

PROVIDE ELECTRICAL CONDUIT IN SLAB TO KITCHEN ISLAND BENCH WHERE APPLICABLE  
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\*\*\* GLASS DOOR IN PAINTED TIMBER FRAME WITH OBSCURE FILM

RC RECESSED CISTERN TOILET

R/A ROOF ACCESS HATCH

DP • 75 Ø ROUND PVC DOWNPIPES (PAINTED)

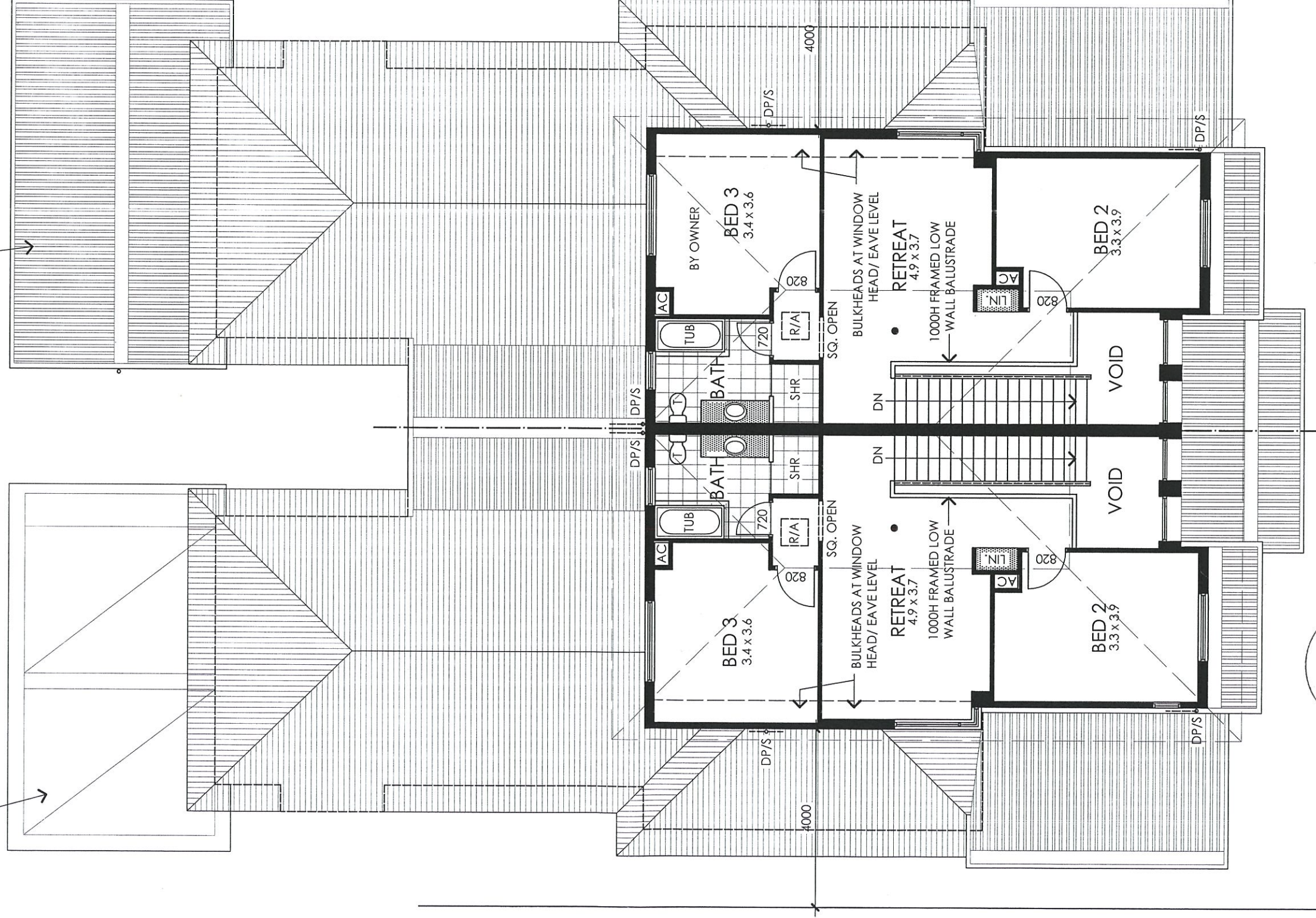
DP/RH • DOWNPIPE AS SPECIFIED WITH SELECTED RAINHEAD

DP/S ↓ DOWNPIPE AS SPECIFIED WITH SPREADER ONTO LOWER ROOF

13mm GYROCK TO RES 1 ONLY

'LOUVRETEC' OPERABLE LOUVRE ROOFING TO TERRACE (RES 1 ONLY)

COLORBOND FLAT DECK ROOFING AT 1° PITCH TO BOX GUTTER



AMENDMENTS	
B	DOGGY DOOR ADDED TO RES 1 LIVING RES 1 TERRACE CHANGED TO TILED FLOOR FRERPLACE LOCATION AMENDED 5/16/12
C	CONTOUR PLAN ADDED: FFL REVISED RETAINING WALLS NOTED TO SIDE ELEV PORCH TILING EXTENDED REAR FENCE SHOWN ON ELEVATION 19/7/12

PLANNING ISSUE

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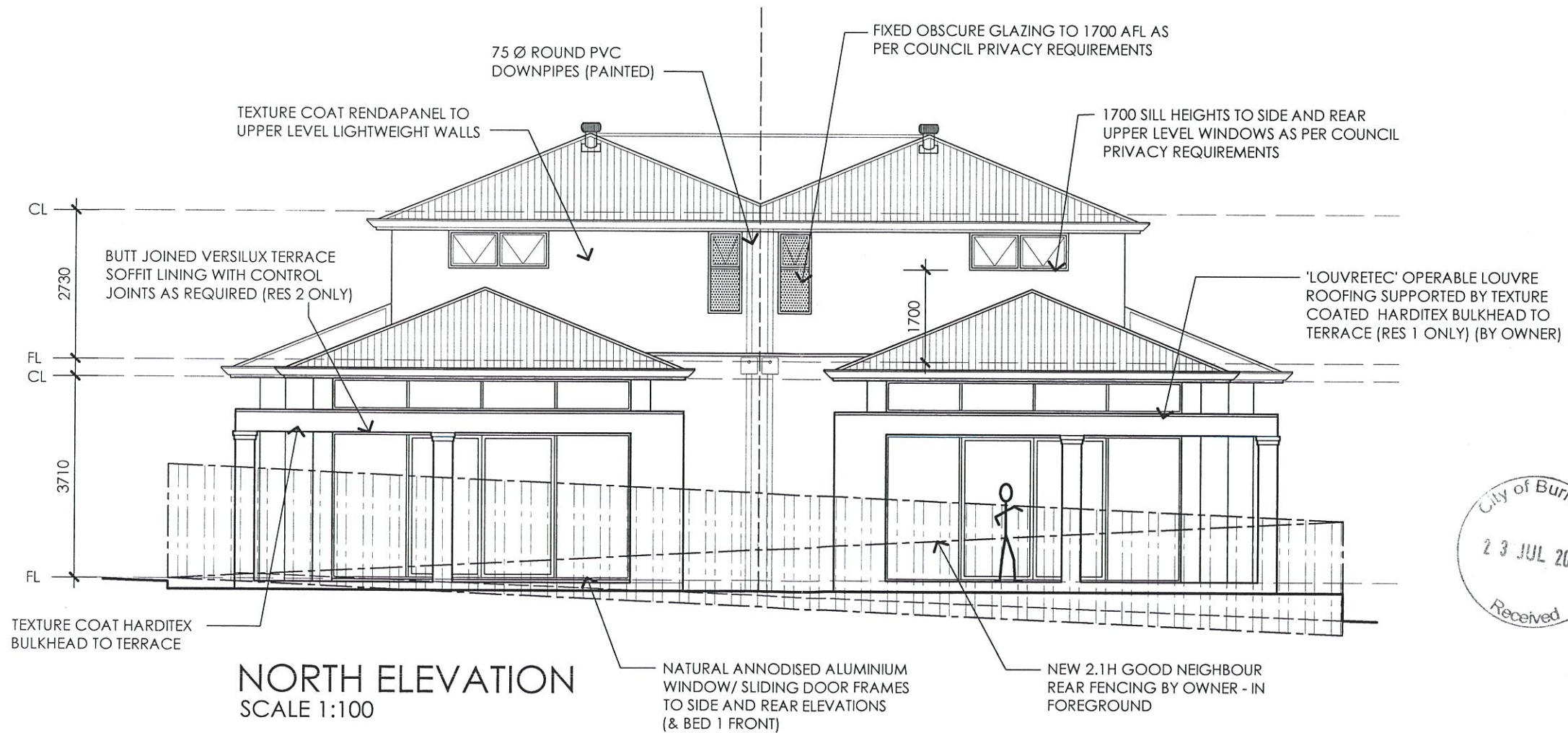
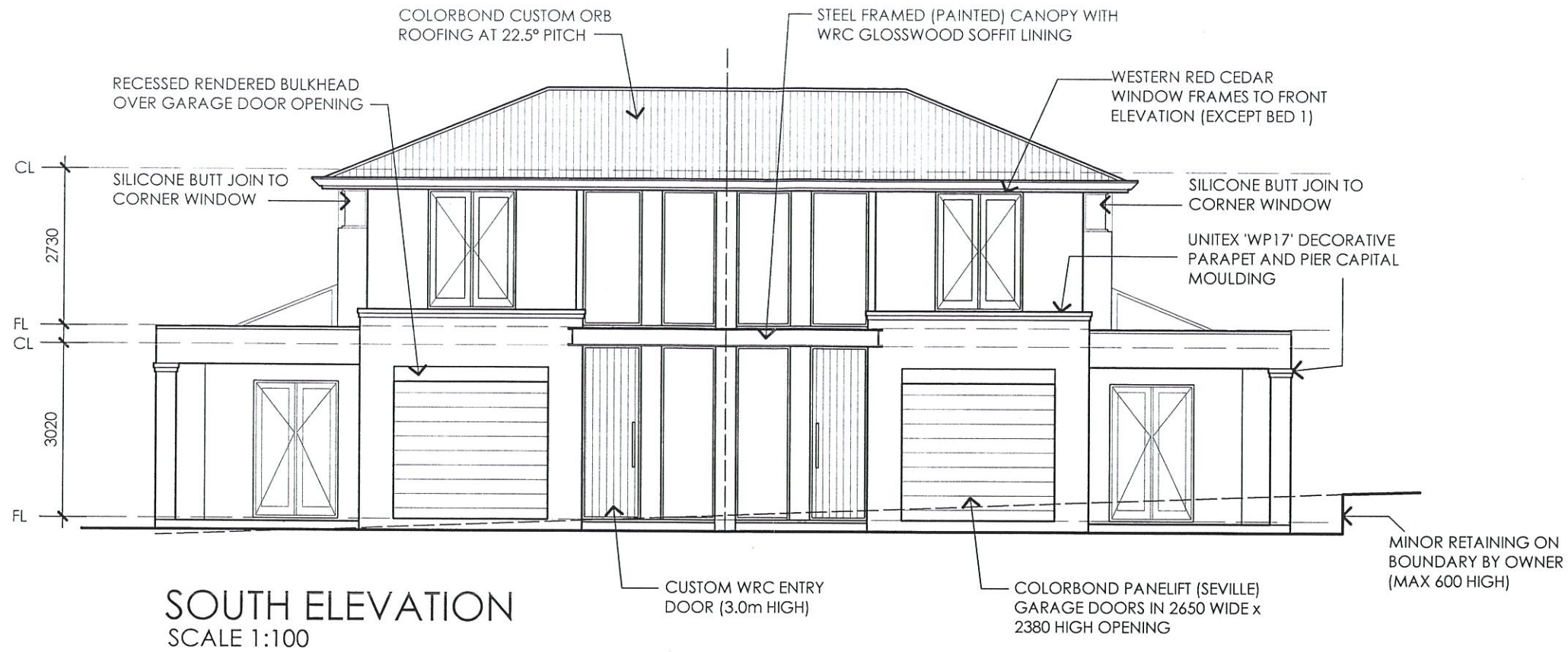
Client:	TRACEY BRADBURY
Project:	PROPOSED SEMI DETACHED RESIDENCES (2)
At:	31 HIGHFIELD AVE ST GEORGES
Designer:	CLINT
Drawn by:	CLINT
Issue:	C
Sheet:	3 OF 5
Job Number:	11216



FIRST FLOOR PLAN  
SCALE 1:100

DISPLAY COPY  
543/12

# NOT FOR CONSTRUCTION



AMENDMENTS		
B	DOGGY DOOR ADDED TO RES 1 LIVING RES 1 TERRACE CHANGED TO TILED FLOOR FIREPLACE LOCATION AMENDED	5/6/12
C	CONTOUR PLAN ADDED; FFL REVISED RETAINING WALLS NOTED TO SIDE ELEV'S PORCH TILING EXTENDED REAR FENCE SHOWN ON ELEVATION	19/7/12

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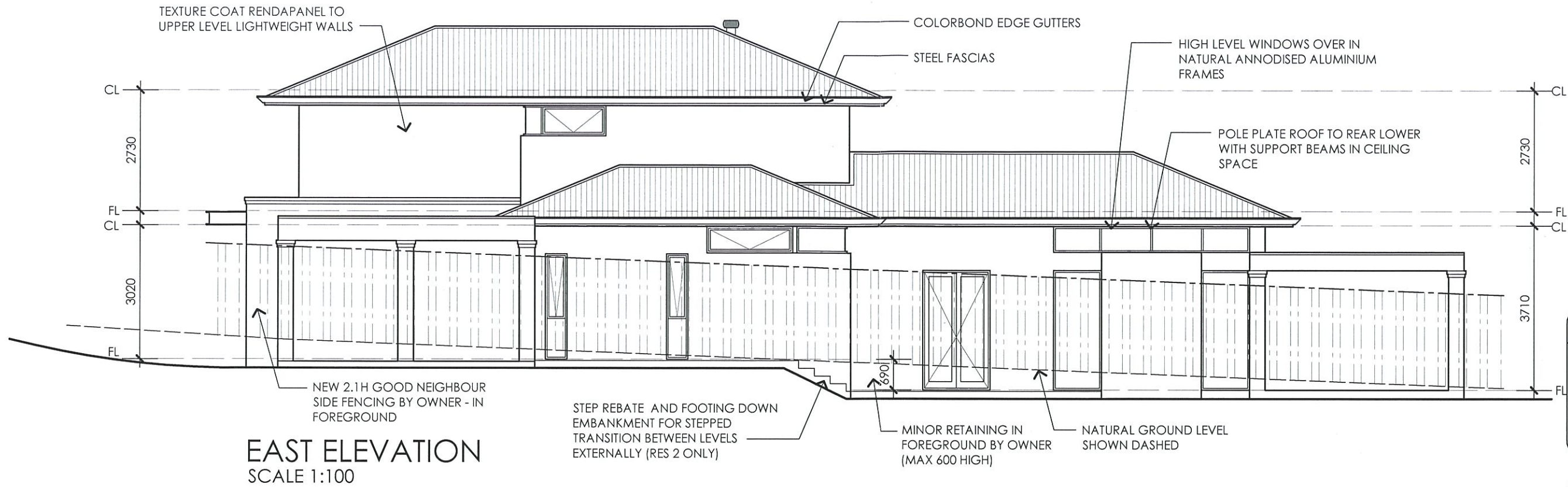
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Email: homes@scottsalisburyhomes.com.au  
Web: www.scottsalisburyhomes.com.au



Client: TRACEY BRADBURY	
Project: PROPOSED SEMI DETACHED RESIDENCES (2)	
At: 31 HIGHFIELD AVE ST GEORGES	
Designer: CLINT	Drawn by: CLINT
Issue: C	Sheet: 4 OF 5 Job Number: 11216

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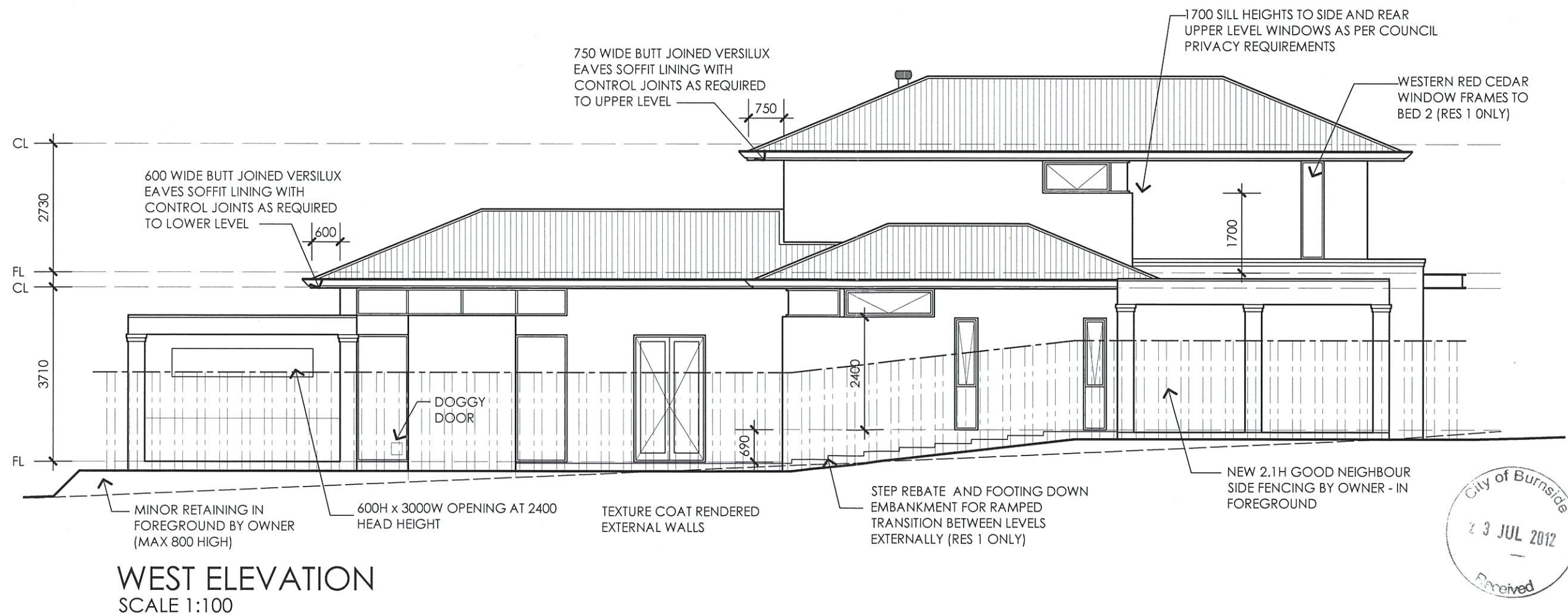
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**PLANNING ISSUE**

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Client:.....

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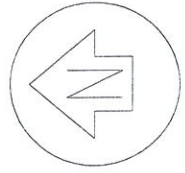
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Email: homes@scottsalsburyhomes.com.au  
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Client: TRACEY BRADBURY	
Project: PROPOSED SEMI DETACHED RESIDENCES (2)	
At: 31 HIGHFIELD AVE ST GEORGES	
Designer: CLINT	Drawn by: CLINT
Issue: C	Sheet: 5 OF 5 Job Number: 11216

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543/12



LOT 463

NEW 2.1H GOOD NEIGHBOUR FENCING BY OWNER AS PER FUTURE DETAILS  
SELECTED 2.1H DIVIDING FENCE AS PER FUTURE DETAILS (BY OWNER)

MAX. 3.0M HIGH SCREENING PLANTS TO REAR & SIDE OF RES 1 YARD AS SHOWN

NEW 2.1H GOOD NEIGHBOUR FENCING BY OWNER AS PER FUTURE DETAILS

RETAINING WALL BY OWNER TO BOUNDARY AS REQ'D - MAX. 800H

RENDERED FEATURE WALL ADJACENT DINING FRENCH DOORS (RES 1 ONLY) AS PER FUTURE DETAIL (BY OWNER)

BRICK HOUSE

CONCRETE PAVING TO DRIVEWAY & PATHS (BY OWNER)

NOTE:  
ALL LANDSCAPING, PAVING, FENCING & RETAINING BY OWNER AS PER COUNCIL REGULATIONS

SUGGESTED PLANTING

- 1 SMALL SHRUBS TO 1.0M  
- BERBERIS THUNBERGII  
- ROSEMARY CUPREA  
- ILEX
- 2 MEDIUM SHRUBS TO 1.5M  
- CORREA PALCIEU  
- CASSIA AERIMBOIDES  
- CORREA ALBA
- 3 TALL SHRUBS TO 3M  
- AEBLIA GRANDIFLORA  
- VIBURNUM BURKWOODI  
- EUCALYPTUS JAPONICA



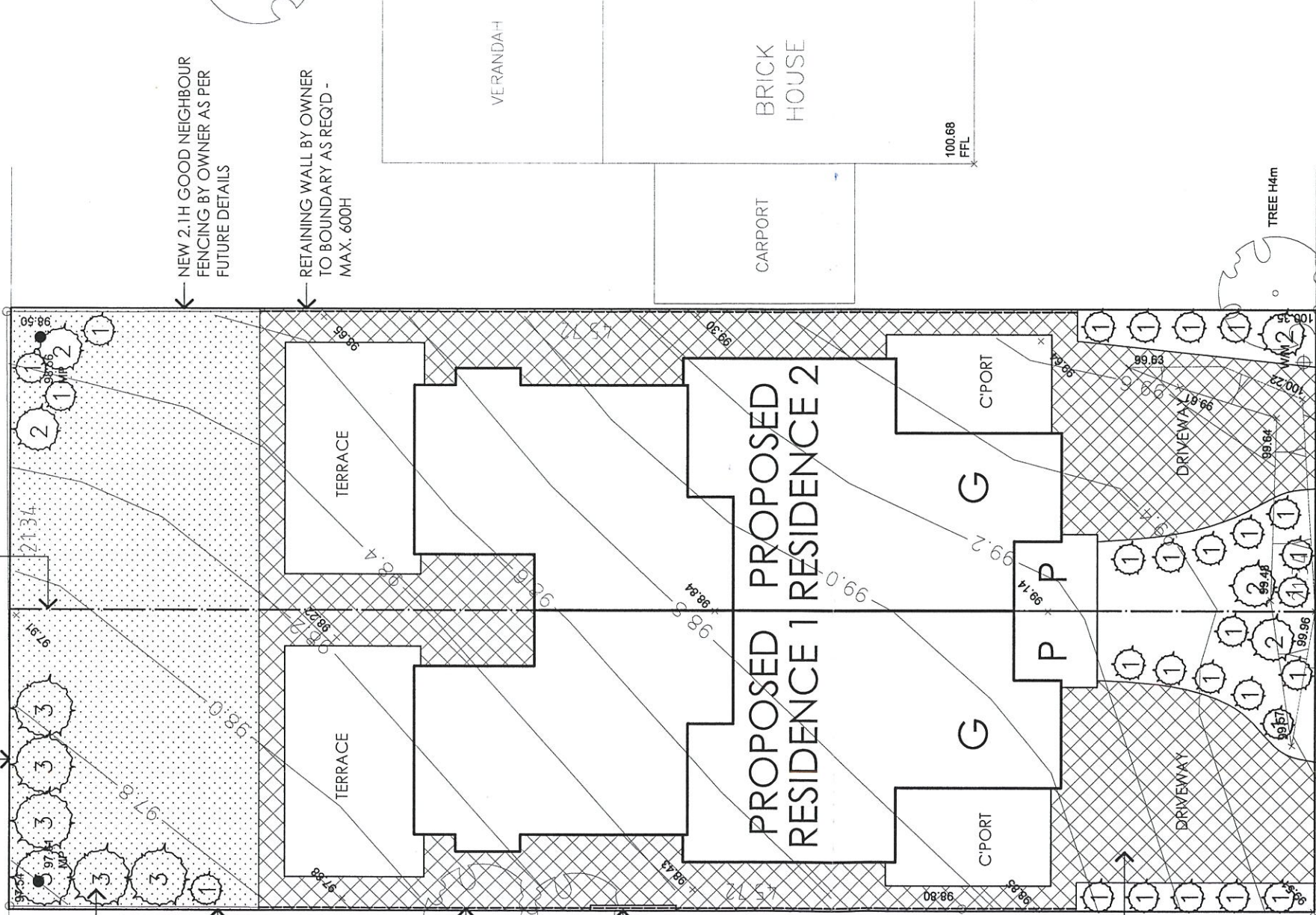
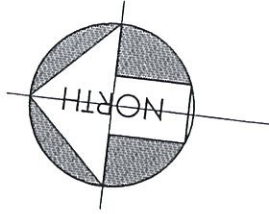
DENOTES EXISTING ESTABLISHED TREE



DENOTES DROUGHT RESISTANT GROUND COVER



DENOTES CONCRETE PAVED AREAS



DISPLAY COPY  
543/12



LANDSCAPING PLAN  
SCALE 1:200

99.72 x CROWN OF ROAD HIGHFIELD AVENUE  
100.44 x CROWN OF ROAD AVENUE

NOTE:  
FRONT FENCING BY OWNER

METAL FEATURE FENCE AS SELECTED BETWEEN PIERS

LETTERBOX INCORPORATED INTO STONE-CLAD BRICK PIER

FRONT FENCE ELEVATION  
SCALE 1:100

**AMENDMENTS**

**PLANNING ISSUE**

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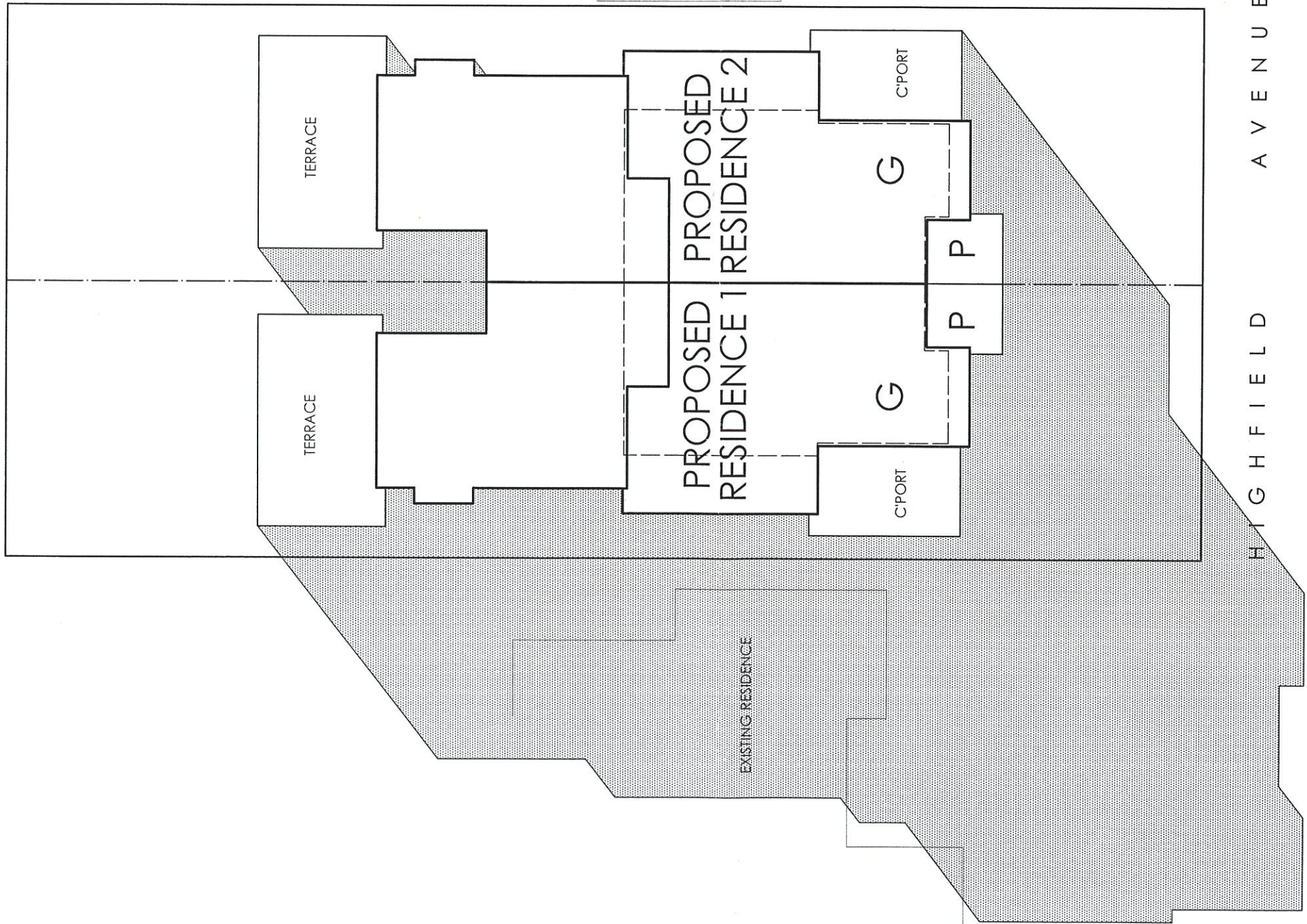
Client: TRACEY BRADBURY

Project: PROPOSED SEMI DETACHED RESIDENCES (2)

At: 31 HIGHFIELD AVE ST GEORGES

Designer: CLINT  
Drawn by: SE

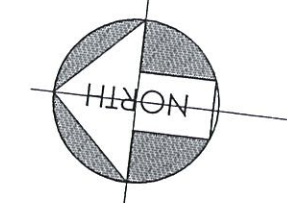
Issue: A  
Sheet: 1 OF 1  
Job Number: 11216



**SHADOW DIAGRAM**  
 9.00 A.M. - JUNE 21  
 SCALE 1:200



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 543/12

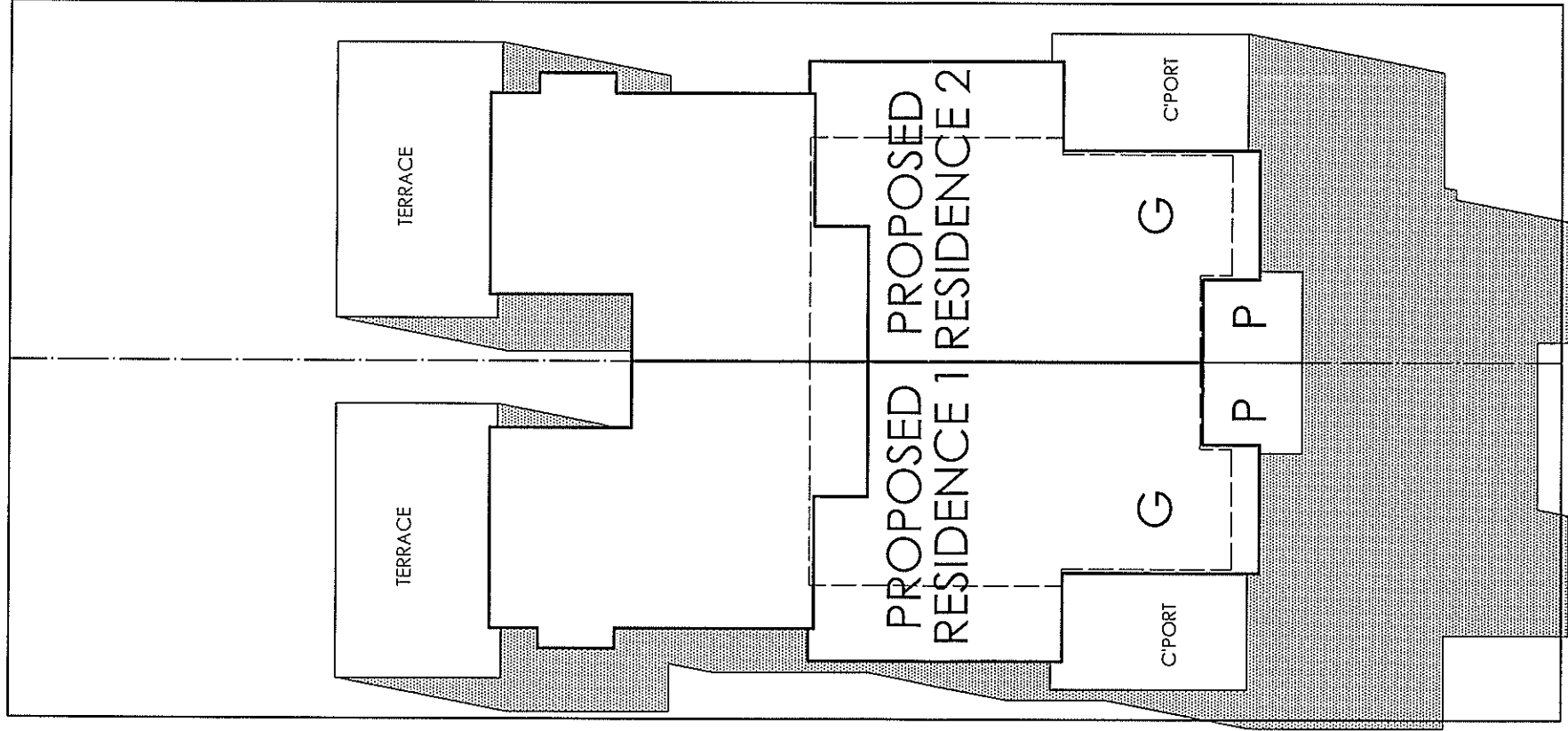


EXISTING RESIDENCE

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--------------------------	---

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	<p>Sheet: 1 OF 3</p> <p>Issue: A</p> <p>Job Number: 11216</p>



H I G H F I E L D A V E N U E

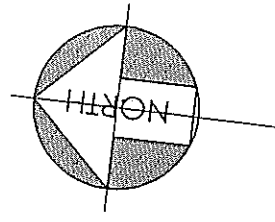
**SHADOW DIAGRAM**

12.00 P.M. - JUNE 21

SCALE 1:200



DISPLAY COPY



EXISTING RESIDENCE

EXISTING RESIDENCE

**AMENDMENTS**

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**PLANNING ISSUE**

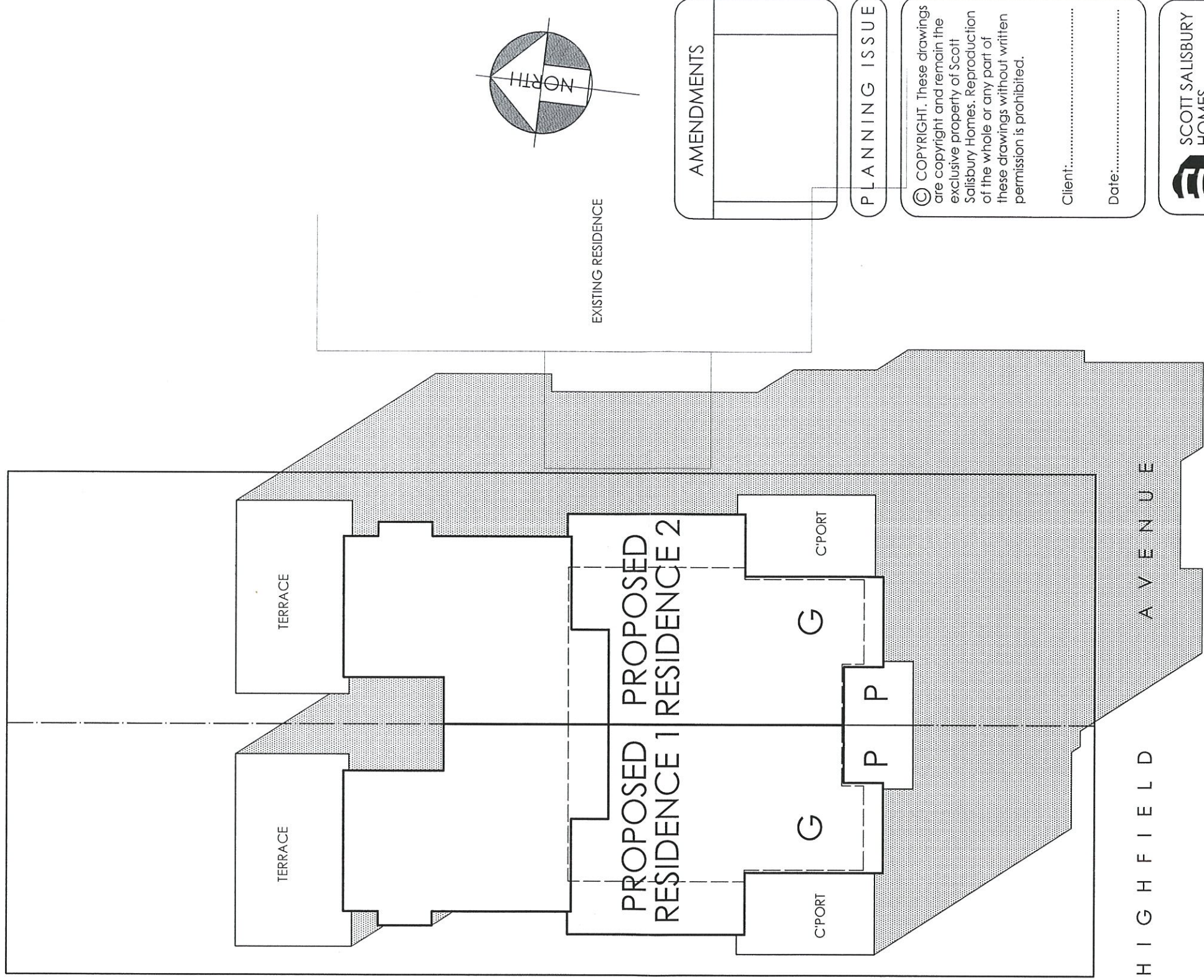
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Client:	TRACEY BRADBURY
Project:	PROPOSED SEMI DETACHED RESIDENCES (2)
AI:	31 HIGHFIELD AVE ST GEORGES
Designer:	CLINT
Drawn by:	SE
Issue:	A
Sheet:	1 OF 3
Job Number:	11216

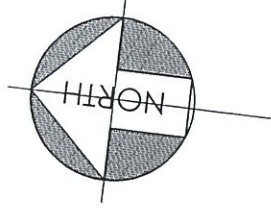




**SHADOW DIAGRAM**  
 3.00 P.M. - JUNE 21  
 SCALE 1:200

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543



AMENDMENTS

PLANNING ISSUE

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Client:.....  
 Date:.....

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Client: TRACEY BRADBURY  
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 AI: 31 HIGHFIELD AVE ST GEORGES  
 Designer: CLINT  
 Drawn by: SE

Issue:	A
Sheet:	1 OF 3
Job Number:	11216

1 August 2012

Highfield Avenue  
ST GEORGES SA 5064

Dear

**Notification of Development Application**

<b>Development Application:</b>	<b>180\0543\12</b>
<b>Applicant:</b>	<b>Scott Salisbury Homes</b>
<b>Location of Proposed Development:</b>	<b>31 Highfield Avenue ST GEORGES SA 5064</b>
<b>Nature of Proposed Development:</b>	<b>Pair of two-storey semi-detached dwellings including garage, carport, porch, verandah, incidental cut and fill, retaining walls and new fencing.</b>
<b>Public Notification Category:</b>	<b>Category 2</b>

The purpose of this letter is to provide you with notice of the above application and to inform you that you may, in accordance with the Development Act, 1993, make representations in writing to the City of Burnside in relation to the granting or refusal of consent.

The application is available for inspection at the Council offices between 8.30am and 5.00pm any week day or via Council's website on [www.burnside.sa.gov.au](http://www.burnside.sa.gov.au), until the day by which written representations in relation to the application must be lodged. I am also available to clarify the details of the application and to assist your understanding of the proposal and the assessment process. Please make an appointment if you require my assistance.

If you wish to make written representations you should use the attached *Statement of Representation* form, which includes the minimum requirements of a representation under the *Development Regulations 2008*. Failure to use and complete the *Statement of Representation* form could render your submission invalid, you may however add a letter or any attachments and other information as you see fit.

Please note, a representation must include the name(s) and address of the person(s) making the representation and if a representation is being made by two or more persons, the representation should nominate a person who will be taken to be making the representation for the purposes of any subsequent step or proceedings under the Development Act, 1993.

A representation must set out, with reasonable particularity, the reasons for the representation and should be limited to what should be the decision of the relevant authority as to Development Plan Consent.

In addition to your representation, if you wish to appear personally or by representative before the Development Assessment Panel to be heard in support of your representation, you must indicate your desire to do so on the *Statement of Representation* form.

Please also note that Section 38(8) of the Development Act, 1993 requires Council to forward to the applicant a copy of the representations made and allow the applicant an opportunity to respond to those representations.

Please also be aware that all written representations become public documents and may also be subject to access pursuant to the *Freedom of Information Act 1991*.

If you wish to make a written representation it must be lodged with Council not later than **5.00pm on Wednesday 15 August 2012**. Any written representations lodged after this time cannot be taken to constitute a valid representation for the purposes of the Development Act, 1993.

Yours faithfully



Theresa James  
**Development Officer – Planning**

In reply refer to: 180\0543\12  
Phone: 8366 4165  
Fax: 8366 4298  
Email: [tjames@burnside.sa.gov.au](mailto:tjames@burnside.sa.gov.au)



**STATEMENT OF REPRESENTATION**

Development Application: 180\0543\12  
Applicant: Scott Salisbury Homes  
Location: 31 Highfield Avenue ST GEORGES SA 5064  
Proposed Development: Pair of two-storey semi-detached dwellings including garage, carport, porch, verandah, incidental cut and fill, retaining walls and new fencing.

**Address of property affected**

.....  
.....

Please note a copy of this submission will be forwarded to the applicant and the applicant will be provided with an opportunity to respond.

- I am/We are:  An adjacent/adjoining resident  
 An owner or occupier of land in the vicinity  
 Acting on behalf of a company or other organisation

- I am/We are in favour of the proposed development   
I am/We are in favour of the proposed development, but have some concerns   
I am/We are opposed to the proposed development

Specific aspects of the application to which I/we wish to make a representation are:  
(if insufficient space provided please attach further representations)  
.....  
.....  
.....

These concerns may be overcome by the following actions:  
(state action sought)  
.....  
.....  
.....

If you wish to appear personally or by representative before the Development Assessment Panel to be heard by the Development Assessment Panel in support of your written representation you must indicate by ticking the "Yes" box below.

Only those persons who have positively indicated a desire to be heard by the Development Assessment Panel in support of this representation may/will be provided the opportunity to do so. Where this has not been expressly indicated below it will be assumed that you do not wish to be heard in support of your representation.

Please note that all representations are taken into consideration regardless of whether or not a person has expressed a desire to be heard by Council's Development Assessment Panel.

Yes  I wish to appear personally or by representative before the Development Assessment Panel to be heard in support of my written representation.

**Your written representation must be received by Council no later than 5.00pm on Wednesday 15 August 2012, to ensure that it is taken into account.**

**REPRESENTOR'S CONTACT DETAILS**

---

**Name(s) & postal address of person(s) making representation:**

.....  
.....

**Phone: (H) .....**      **(W) .....**

**Representor's Declaration:**

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993* and may be uploaded to the Council's website as an attachment to a Development Assessment Panel agenda.

**Signed:** .....      **Dated:**.....

For further information, please refer to: Theresa James telephone 8366 4165