

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

Dear Member

I write to advise of the Council Assessment Panel Meeting to be held on Tuesday 21 December 2021 at 6:00pm in the Unley Council Chambers, 181 Unley Road Unley.



**Don Donaldson
ASSESSMENT MANAGER**

Dated 14/12/2021

KAURNA ACKNOWLEDGEMENT

Ngadlurlu tampinhi, ngadlu Kurna yartangka inparrinhi. Ngadlurlu parnuku tuwila yartangka tampinhi.

*Ngadlurlu Kurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku tampinhi. Parnuku yaitya, parnuku tapa purruna yalarra puru purruna.**

We would like to acknowledge this land that we meet on today is the traditional lands for the Kurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kurna people as the traditional custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

*Kurna Translation provided by Kurna Warra Karrpanthi

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

21 December 2021

MEMBERS:

Mr Brenton Burman (Presiding Member)
Mrs Colleen Dunn
Mr Ross Bateup
Mrs Emma Wright
Mr Michael McKeown

APOLOGIES:

CONFLICT OF INTEREST:

CONFIRMATION OF MINUTES:

MOVED:

SECONDED:

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Thursday 14 December 2021, as printed and circulated, be taken as read and signed as a correct record.

A G E N D A

Apologies
Conflict of Interest
Confirmation of the minutes

Item No	Development Act Applications	Page
----------------	-------------------------------------	-------------

Item No	Planning, Development Infrastructure Act Applications	Page
----------------	--	-------------

- | | | |
|----|--|---------|
| 1. | 4 Leah Street Forestville – 21003112 | 4-192 |
| 2. | 4 Clarence Street Hyde Park – 21017966 | 193-422 |
| 3. | 2 Belgrave Crt Parkside – 21022942 | 423-617 |

Item No	Appeals Against Decision of Assessment Manager (PDI Act)	Page
----------------	---	-------------

	Nil	-
--	-----	---

Item No	ERD Court Compromise Reports - CONFIDENTIAL	Page
----------------	--	-------------

Motion to move into confidence

	Nil	-
--	-----	---

Motion to move out of confidence

Item No	Council Reports	Page
----------------	------------------------	-------------

	City of Unley Council Assessment Panel Meeting Dates for 2022	618
--	---	-----

**Any Other Business Matters for
Council's Consideration**

ITEM NO:	1
DEVELOPMENT NO:	21003112
APPLICANT:	Goodman Fielder Pty Ltd
ADDRESS:	4 LEAH ST FORESTVILLE SA 5035
NATURE OF DEVELOPMENT:	Demolish existing silos and construct two new flour storage silos in association with existing commercial bakery
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Building Near Airfields • Historic Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) • Minimum Frontage • Minimum Site Area • Maximum Building Height (Levels) • Minimum Side Boundary Setback • Site Coverage
LODGEMENT DATE:	24 May 2021
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Unley
PLANNING & DESIGN CODE VERSION:	20 May 2021 – 2021.6
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes

RECOMMENDING OFFICER:	Brendan Fewster Consultant Planner
REFERRALS STATUTORY:	(Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996
REFERRALS NON-STATUTORY:	Brendan Fewster

CONTENTS:

Attachment 1:	Relevant P&D Code Provisions
Attachment 2:	Application Documents
Attachment 3:	Representations
Attachment 4:	Response to Representations
Attachment 5:	Superseded Plans

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is seeking to demolish four existing flour storage silos and construct two new silos in association with the existing commercial bakery.

The silos are a maximum of 16.0 metres in height, which includes the roof-mounted equipment and have a total capacity of 120 tonnes. The silos are constructed of stainless steel painted in a light-coloured epoxy to match the existing buildings.

The new silos are in substantially the same location as the existing silos at the north-eastern corner of the site.

SUBJECT LAND & LOCALITY:

Subject land

The subject land comprises several contiguous allotments with a total area of approximately 7,175m². The land is bordered by Leader Street to north, Leah Street to the east, residential properties to the south and First Avenue to the west.

The land is occupied by two main buildings that are joined together, sited on or close to boundaries and cover most of the site. The buildings are of masonry construction with saw tooth roofs. The site has operated as a commercial bakery since the early 1900s.

There is a small bitumen service area on the south-western side of the building with access from First Avenue.

The site is devoid of vegetation.




Locality

The subject land interfaces with established housing to the east, south and west. Allotment sizes and dwelling types vary and include detached and semi-detached dwellings and several residential flat buildings. While dwellings are typically single storey, there are instances of two storey residential flat buildings. The surrounding residential streets are of high amenity, derived from the quality and character of the existing housing stock, vegetated front yards and mature street trees.

Land on the northern side of Leader Street was formerly occupied by the Le Cornu business and is currently vacant. While this part of the locality is of limited character and amenity due to the extent of vacant land, the land will change significantly in the future when it is developed. Land further north is mostly commercial and industrial in nature.

The allotment immediately east on the opposite side of Leah Street is used by Goodman Fielder for staff car parking and storage.



 Subject Land  Locality  Representors

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Other - Commercial/Industrial - Replace silos: Code Assessed - Performance Assessed
Demolition
Partial demolition of a building or structure: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
The proposed development is not listed in Column A of Table 5. The proposal is not a kind of development that is of a minor nature.
- **LIST OF REPRESENTATIONS**
Three (3) representations were received in total, with one (1) representor requesting to be heard.
- **SUMMARY**

Representor Name / Address	Support / Support with concerns / Oppose	Request to be heard
George Toulas 91 Leader Street FORESTVILLE	Oppose	No
George Toulas 45 James Street PLYMPTON	Oppose	No
George Toulas 105 Leader Street FORESTVILLE	Oppose	Yes

The main concerns raised within the representations are summarised below:

- Visual impact
- Adverse impact on existing character
- Noise pollution
- Environmental pollution (flour)
- Increased traffic

AGENCY REFERRALS

- (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996

No comment

INTERNAL REFERRALS

No internal referrals required

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code.

Land Use

The existing bakery is a form of industry that has operated from the site since the early 1900s. The site is therefore the beneficiary of longstanding existing use rights for industrial purposes. The proposed flour storage silos will replace several existing silos that are no longer fit for purpose. While the on-site flour storage capacity will increase by approximately 50 tonne, the intensity of the use (i.e. bread production) will not increase as the applicant has confirmed that the amount of flour to be delivered to the site on a weekly basis will remain the same. Therefore, the proposal will not expand or further entrench the existing bakery use within the Zone.

The subject land is situated within the Established Neighbourhood Zone of the Planning and Design Code. The Zone encompasses the whole of the bakery site and the surrounding residential area. In addition to the existing use of the land, the Performance Outcome (PO) 1.1 and 1.3 do not preclude non-residential development provided such development is sited and designed to complement the residential character and amenity of the neighbourhood.

As considered in more detail below, the siting, design and function of the proposed silos is such that the existing bakery would continue to co-exist with the surrounding residential area without significant external impacts.

Accordingly, the proposal is orderly and appropriate from a land use perspective.

Built Form / Scale / Visual Amenity

As the silos will increase in height so too will their visibility from nearby roads and properties. That said, the additional height of 5.0 metres is not considered to have a significant visual impact in the context of the site and its surrounds for the following reasons:

- The siting of the silos at the Leader Street and Leah Street corner would ensure they are visible from a relatively small number of residential properties;
- Leader Street has a mixed character and quite a low level of amenity due to the size of the bakery building and exposure to frequent traffic and on-street parking;
- The land opposite to the north is within the Urban Corridor Zone where buildings up to six storeys or 22 metres are expected;
- The silos have a slimline design and are not overly bulky; and
- External materials have a colour finish that matches the existing bakery building.

Since the lodgement of the application the silos have been reduced in height by around 4.0 metres. The applicant has also provided a Visual Assessment. This assessment provides an analysis of the most prominent views on Leader Street and Leah Street and considers the visual quality of the area to not be significantly impacted due to the design and siting of the silos and the contained nature of the views.

Having regard to the existing streetscape character, the height, scale and siting of the replacement silos would not significantly detract from the visual amenity of the area or prejudice the future development of adjacent land. While finely balanced, the proposal reasonably satisfies DO 2 and PO 1.3 of the Established Neighbourhood Zone.

Interface and External Impacts

The proposal will not result in additional external impacts as the new silos are sited in substantially the same location on the site and do not involve any new activities or changes to operating hours. It is most likely that the new silos will have a positive impact as they are more advanced and better equipped to contain flour dust emissions and deliveries are expected to decrease due to their increased capacity.

The shadow diagrams provided by the applicant demonstrate that overshadowing caused by the additional height of the silos would not be significant and is well within the parameters outlined in DPF 3.1 and 3.2 (Interface between Land Uses).

Therefore, the proposal therefore would not adversely impact upon the amenity of nearby sensitive uses by way of noise, light spill, glare or traffic. DO 1 and PO 1.2, 3.1, 3.2, 4.1, 4.2, 5.1 and 6.1 (Interface between Land Uses) have been satisfied.

Traffic and Deliveries

The proposal will not alter the existing access, car parking and delivery arrangements. All flour deliveries will continue take place on Leader Street within a designated loading zone. Currently, 11 flour deliveries occur each week and the applicant has confirmed that this will reduce to 9 deliveries as more flour can be stored on-site at any one time.

There would be no additional demand for car parking as the silos are ancillary to the bakery and would not result in increased production.

CONCLUSION

Having considered all the relevant assessment provisions, the proposal is not seriously at variance with the Planning and Design Code.

In particular, the proposal:

- will improve the existing flour storage facilities and not change the use of the land;
- will not expand or further entrench the existing bakery use within the Established Neighbourhood Zone;
- is of a height, scale and siting that would not significantly detract from the visual amenity of the area or prejudice the future development of adjacent land;
- will not result in adverse overshadowing impacts;
- will not result in additional external impacts due to advanced dust containment measures and less flour deliveries; and
- will not impact on traffic safety or generate additional demand for on-site car parking.

Accordingly, the proposal would achieve the Desired Outcome and relevant provisions of the Established Neighbourhood Zone and warrants the granting of Plan Consent subject to conditions.

RECOMMENDATION

It is recommended that the Council Assessment Panel/SCAP resolve 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 21003112, by Goodman Fielder Pty Ltd is granted Planning Consent subject to the following conditions:

Planning Conditions

1. The Development herein approved shall be undertaken in accordance with all plans, drawings, specifications and other documents submitted to Council and forming part of the relevant Development Application except where varied by conditions set out below (if any) and the development shall be undertaken to the satisfaction of Council.
2. The external surface of the silos and associated plant equipment shall be kept clean and tidy at all times to the reasonable satisfaction of Council.
3. The silos shall not be externally illuminated unless otherwise approved by Council.
4. The number of flour deliveries to the site shall not exceed nine (9) per week.

OFFICER MAKING RECOMMENDATION

Name: Brendan Fewster

Title: Planning Officer

Date: 10/12/21

ATTACHMENT 1

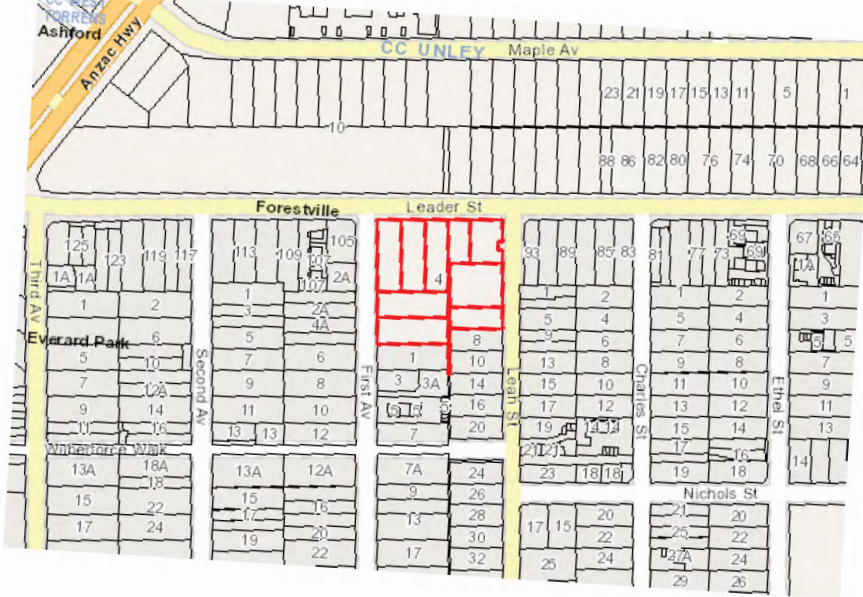
4 LEAH ST FORESTVILLE SA 5035

Address:

Click to view a detailed interactive



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



Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 5.7m*)

Maximum Building Height (Metres) (*Maximum building height is 6m*)

Minimum Frontage (*Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m*)

Minimum Frontage (*Minimum frontage for a detached dwelling is 18m*)

Minimum Site Area (*Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm*)

Minimum Site Area (*Minimum site area for a detached dwelling is 800 sqm*)

Maximum Building Height (Levels) (*Maximum building height is 1 level*)

Minimum Side Boundary Setback (*Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher*)

Site Coverage (*Maximum site coverage is 50 per cent*)

Overlay

Airport Building Heights (Regulated) (*All structures over 15 metres*)

Building Near Airfields

Historic Area (*Un15*)

Historic Area (*Un4*)

Hazards (Flooding General)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

Urban Tree Canopy

Zone

Established Neighbourhood

Development Pathways

Established Neighbourhood

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Air handling unit, air conditioning system or exhaust fan
- Brush fence
- Building work on railway land
- Internal building work
- Outbuilding
- Partial demolition of a building or structure
- Private bushfire shelter
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Ancillary accommodation
- Carport
- Dwelling addition
- Outbuilding
- Replacement building
- Temporary accommodation in an area affected by bushfire
- Verandah

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Ancillary accommodation
- Carport
- Demolition
- Detached dwelling
- Dwelling addition
- Fence
- Group dwelling
- Land division
- Outbuilding
- Residential flat building
- Retaining wall
- Row dwelling
- Semi-detached dwelling
- Tree-damaging activity
- Verandah

4. Impact Assessed - Restricted

Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome

DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.
<p>PO 1.2</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.2</p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> (i) does not exceed 30% of the total floor area of the associated dwelling (excluding any garage or carport) or 50m² gross leasable floor area, whichever is the lesser (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: <ul style="list-style-type: none"> (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes (c) is located more than 500m from an Activity Centre and satisfies one of the following: <ul style="list-style-type: none"> (i) does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road (ii) does not exceed 200m² gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road

	<p>(d) the development site abuts an Activity Centre and all the following are satisfied:</p> <ul style="list-style-type: none"> (i) it does not exceed 200m² gross leasable floor area (individually or combined, in a single building) (ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: <ul style="list-style-type: none"> A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m².
<p>PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.3 None are applicable.</p>
<p>PO 1.4 Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities. 	<p>DTS/DPF 1.4 None are applicable.</p>
<p>PO 1.5 Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p>DTS/DPF 1.5 Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:</p> <ul style="list-style-type: none"> (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) 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 to the nearest whole number.
<p>Site Dimensions and Land Division</p>	
<p>PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.</p>	<p>DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or</p>

	<p>Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <p>(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</p> <table border="1" data-bbox="831 584 1522 741"> <thead> <tr> <th>Minimum Site Area</th> </tr> </thead> <tbody> <tr> <td>Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm</td> </tr> <tr> <td>Minimum site area for a detached dwelling is 800 sqm</td> </tr> </tbody> </table> <p>and</p> <p>(b) site frontages (or allotment frontages in the case of land division) are not less than:</p> <table border="1" data-bbox="831 927 1522 1084"> <thead> <tr> <th>Minimum Frontage</th> </tr> </thead> <tbody> <tr> <td>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m</td> </tr> <tr> <td>Minimum frontage for a detached dwelling is 18m</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 2.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>	Minimum Site Area	Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm	Minimum site area for a detached dwelling is 800 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m	Minimum frontage for a detached dwelling is 18m
Minimum Site Area							
Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm							
Minimum site area for a detached dwelling is 800 sqm							
Minimum Frontage							
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m							
Minimum frontage for a detached dwelling is 18m							
<p>PO 2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <p>(a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay</p> <p>(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:</p> <p>(i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street</p>						

	<p>Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</p>					
<p>Site coverage</p>						
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <table border="1" data-bbox="831 398 1522 479"> <tr> <td style="text-align: center;">Site Coverage</td> </tr> <tr> <td>Maximum site coverage is 50 per cent</td> </tr> </table> <p>In instances where:</p> <ul style="list-style-type: none"> (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. 	Site Coverage	Maximum site coverage is 50 per cent			
Site Coverage						
Maximum site coverage is 50 per cent						
<p>Building Height</p>						
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <ul style="list-style-type: none"> (a) the following: <table border="1" data-bbox="831 1126 1522 1330"> <tr> <td style="text-align: center;">Maximum Building Height (Metres)</td> </tr> <tr> <td>Maximum building height is 5.7m</td> </tr> <tr> <td>Maximum building height is 6m</td> </tr> <tr> <td style="text-align: center;">Maximum Building Height (Levels)</td> </tr> <tr> <td>Maximum building height is 1 level</td> </tr> </table> <ul style="list-style-type: none"> (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. <p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development. (d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. 	Maximum Building Height (Metres)	Maximum building height is 5.7m	Maximum building height is 6m	Maximum Building Height (Levels)	Maximum building height is 1 level
Maximum Building Height (Metres)						
Maximum building height is 5.7m						
Maximum building height is 6m						
Maximum Building Height (Levels)						
Maximum building height is 1 level						
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <ul style="list-style-type: none"> (a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street 					

	<p>or</p> <p>(b) meet all of the following:</p> <ul style="list-style-type: none"> (i) do not include any development forward of the front façade building line (ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building. 		
<p>Primary Street Setback</p>			
<p>PO 5.1</p> <p>Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 5.1</p> <p>The building line of a building is set back from the primary street boundary:</p> <ul style="list-style-type: none"> (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building <p>or</p> <ul style="list-style-type: none"> (c) in all other cases, no DTS/DPF is applicable. 		
<p>Secondary Street Setback</p>			
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <ul style="list-style-type: none"> (a) no less than: <table border="1" data-bbox="833 1323 1519 1433" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: center;">Minimum Side Boundary Setback</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td> </tr> </tbody> </table> <p>or</p> <ul style="list-style-type: none"> (b) 900mm, whichever is greater <p>or</p> <ul style="list-style-type: none"> (c) if a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street. <p>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</p>	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			
<p>Boundary Walls</p>			
<p>PO 7.1</p>	<p>DTS/DPF 7.1</p>		

<p>Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <table border="1" data-bbox="831 255 1522 367"> <tr> <th style="text-align: center;">Minimum Side Boundary Setback</th> </tr> <tr> <td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td> </tr> </table> <p>or</p> <p>(b) where no side boundary setback value is returned in (a) above, and except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:</p> <ul style="list-style-type: none"> (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: <ul style="list-style-type: none"> A. exceed 3.2m in height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land. 	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.</p>		
<p>Side Boundary Setback</p>			
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <p>(a) no less than:</p> <table border="1" data-bbox="831 1709 1522 1821"> <tr> <th style="text-align: center;">Minimum Side Boundary Setback</th> </tr> <tr> <td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td> </tr> </table> <p>(b) in all other cases (i.e. there is a blank field), then:</p> <ul style="list-style-type: none"> (i) at least 900mm where the wall is up to 3m (ii) other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m (iii) at least 1.9m plus 1/3 of the wall height above 3m for south facing walls. 	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			

Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) 4m for the first building level (b) 6m for any second building level.
Appearance	
<p>PO 10.1</p> <p>Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1</p> <p>Garages and carports facing a street (other than an access lane way):</p> <ul style="list-style-type: none"> (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
<p>PO 10.2</p> <p>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
Ancillary buildings and structures	
<p>PO 11.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 11.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are constructed, added to or altered so that they are situated at least <ul style="list-style-type: none"> (i) 500mm behind the building line of the dwelling to which they are ancillary or (ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless: <ul style="list-style-type: none"> (i) if situated on a boundary of the allotment (not

	<p>being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary</p> <p>(ii) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>(f) have a wall height or post height not exceeding 3m above natural ground level, and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling</p> <p>(g) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(h) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.</p> <p>(i) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="922 824 1519 1279"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 11.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 11.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking 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>										
<p>Advertisements</p>											
<p>PO 12.1</p> <p>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</p>	<p>DTS/DPF 12.1</p> <p>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m² and mounted flush with a wall or fence.</p>										

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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
1. A kind of 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: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (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. 	Except development involving any of the following: <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) (p) swimming pool or spa pool (q) verandah (r) water tank. 	Except development that: <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (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 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	Except development that: <ul style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or

2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or
3. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and:
 - (a) the length of the proposed wall (or structure) exceeds 8m (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 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).

5. Any of the following (or of any combination of any of the following):

None specified.

- (a) internal building works
- (b) land division
- (c) recreation area
- (d) replacement building
- (e) temporary accommodation in an area affected by bushfire
- (f) tree damaging activity.

6. Demolition.

Except any of the following:

1. the demolition of a State or Local Heritage Place
2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1

Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing

sites.

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 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	DTS/DPF 1.2 Development does not include exhaust stacks.

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
Any of the following classes of development: (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i> (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i> .	The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.	Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome

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.
------	---

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
<p>PO 1.2</p> <p>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.</p>	<p>DTS/DPF 1.2</p> <p>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
<p>PO 1.3</p> <p>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.</p>	<p>DTS/DPF 1.3</p> <p>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.</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
None	None	None	None

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 1.1 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

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
None	None	None	None

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.

Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.
PO 4.3 Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.	DTS/DPF 4.3 None are applicable.
PO 4.4 Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.	DTS/DPF 4.4 None are applicable.
Land Division	
PO 5.1 Land division creates allotments that are: (a) compatible with the surrounding pattern of subdivision in the historic area (b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area	DTS/DPF 5.1 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and	DTS/DPF 6.2 None are applicable.

characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	
Demolition	
<p>PO 7.1</p> <p>Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:</p> <p>(a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or</p> <p>(b) the structural integrity or safe condition of the original building is beyond reasonable repair.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
Ruins	
<p>PO 8.1</p> <p>Development conserves and complements features and ruins associated with former activities of significance.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>

Historic Area Statements

Statement#	Statement				
Historic Areas affecting City of Unley					
	<p>Residential Compact Forestville (North) Historic Area Statement (Un4)</p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 30%;">Eras, themes and context</td> <td>1880 to 1930 built development.</td> </tr> <tr> <td>Allotments, subdivision and built form patterns</td> <td>Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td> </tr> </table>	Eras, themes and context	1880 to 1930 built development.	Allotments, subdivision and built form patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.
Eras, themes and context	1880 to 1930 built development.				
Allotments, subdivision and built form patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.				

Un4	Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.			
	Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.			
	Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.			
	Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.			
	Setting, landscaping, streetscape and public realm features	Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.			
	Representative Buildings	<i>[Not identified]</i>			
	<p>Residential Spacious Everard Park and Forestville (East) Historic Area Statement (Un15)</p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table border="1"> <tr> <td>Eras, themes and context</td> <td>1880 to 1940 built development.</td> </tr> <tr> <td>Allotments,</td> <td>Simple grid layout pattern of wider streets. Generous allotments and site frontages.</td> </tr> </table>		Eras, themes and context	1880 to 1940 built development.	Allotments,
Eras, themes and context	1880 to 1940 built development.				
Allotments,	Simple grid layout pattern of wider streets. Generous allotments and site frontages.				

Un15	subdivision and built form patterns	Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.
	Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also Tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.
	Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
	Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
	Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
	Setting, landscaping, streetscape and public realm features	Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.
	Representative Buildings	[Not identified]

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
None	None	None	None

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Sustainable water use in prescribed wells areas.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.

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>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. 	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like 	DTS/DPF 1.3 None are applicable.

<p>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:</p> <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <p>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</p> <p>(v) treat disease or otherwise in the general interests of the health of the tree and / or</p> <p>(vi) maintain the aesthetic appearance and structural integrity of the tree</p> <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Ground work affecting trees</p>	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

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

None	None	None	None
------	------	------	------

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature						
<p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality. 	<p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none"> (a) includes rainwater tank storage: <ul style="list-style-type: none"> (i) connected to at least: <ul style="list-style-type: none"> A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area <p>Table 1: Rainwater Tank</p> <table border="1"> <thead> <tr> <th>Site size (m²)</th> <th>Minimum retention volume (Litres)</th> <th>Minimum detention volume (Litres)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)			
Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)					

	<200	1000	1000
	200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
	>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

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
None	None	None	None

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1	DTS/DPF 1.1

<p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p>	<p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
<p>PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
<p>PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p>	<p>DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.

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 all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a</p>	<p>Commissioner of Highways.</p>	<p>To provide expert technical assessment and direction to the Relevant Authority on the</p>	<p>Development of a class to which</p>

State Maintained Road:

- (a) land division creating 50 or more additional allotments
- (b) commercial development with a gross floor area of 10,000m² or more
- (c) retail development with a gross floor area of 2,000m² or more
- (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more
- (e) industry with a gross floor area of 20,000m² or more
- (f) educational facilities with a capacity of 250 students or more.

safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.

Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																				
<p>PO 1.1</p> <p>Trees are planted or retained to contribute to an urban tree canopy.</p>	<p>DTS/DPF 1.1</p> <p>Tree planting is provided in accordance with the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d9ead3;">Site size per dwelling (m²)</th> <th style="background-color: #d9ead3;">Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><450</td> <td style="text-align: center;">1 small tree</td> </tr> <tr> <td style="text-align: center;">450-800</td> <td style="text-align: center;">1 medium tree or 2 small trees</td> </tr> <tr> <td style="text-align: center;">>800</td> <td style="text-align: center;">1 large tree or 2 medium trees or 4 small trees</td> </tr> </tbody> </table> <p>*refer Table 1 Tree Size</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="4" style="background-color: #d9ead3;">Table 1 Tree Size</th> </tr> <tr> <th style="background-color: #d9ead3;">Tree size</th> <th style="background-color: #d9ead3;">Mature height (minimum)</th> <th style="background-color: #d9ead3;">Mature spread (minimum)</th> <th style="background-color: #d9ead3;">Soil area around tree within development site (minimum)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Small</td> <td style="text-align: center;">4 m</td> <td style="text-align: center;">2m</td> <td style="text-align: center;">10m² and min.</td> </tr> </tbody> </table>	Site size per dwelling (m ²)	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	Small	4 m	2m	10m ² and min.
Site size per dwelling (m ²)	Tree size* and number required per dwelling																				
<450	1 small tree																				
450-800	1 medium tree or 2 small trees																				
>800	1 large tree or 2 medium trees or 4 small trees																				
Table 1 Tree Size																					
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)																		
Small	4 m	2m	10m ² and min.																		

			dimension of 1.5m
Medium	6 m	4 m	30m ² and min. dimension of 2m
Large	12 m	8m	60m ² and min. dimension of 4m

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

Table 2 Tree Discounts			
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

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
None	None	None	None

Part 4 - General Development Policies

Advertisements


Assessment Provisions (AP)

Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building

	<ul style="list-style-type: none"> B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m² per side. <ul style="list-style-type: none"> (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>Proliferation of Advertisements</p>	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p>	<p>DTS/DPF 2.2</p>

<p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3 Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
<p>Advertising Content</p>	
<p>PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist is the ready identification of the activity or activities on the land and avoids unrelated content that contributes to visual clutter and untidiness.</p>	<p>DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
<p>Amenity Impacts</p>	
<p>PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1 Advertisements do not incorporate any illumination.</p>
<p>Safety</p>	
<p>PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2 No advertisement illumination is proposed.</p>
<p>PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	<p>DTS/DPF 5.3 Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
<p>PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>

<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: <ul style="list-style-type: none"> (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome	
DO 1	Animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.

<p>PO 1.2</p> <p>Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>Horse Keeping</p>	
<p>PO 2.1</p> <p>Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.</p>	<p>DTS/DPF 2.2</p> <p>Stables, horse shelters and associated yards are sited in accordance with all of the following:</p> <ul style="list-style-type: none"> (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
<p>PO 2.3</p> <p>All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.</p>	<p>DTS/DPF 2.3</p> <p>Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.</p>
<p>PO 2.4</p> <p>To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.</p>	<p>DTS/DPF 2.4</p> <p>Stables, horse shelters and associated yards are set back 50m or more from a watercourse.</p>
<p>PO 2.5</p> <p>Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.</p>	<p>DTS/DPF 2.5</p> <p>Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).</p>
<p>Kennels</p>	
<p>PO 3.1</p> <p>Kennel flooring is constructed with an impervious material to facilitate regular cleaning.</p>	<p>DTS/DPF 3.1</p> <p>The floors of kennels satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
<p>PO 3.2</p> <p>Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:</p> <ul style="list-style-type: none"> (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. 	<p>DTS/DPF 3.2</p> <p>Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.</p>
<p>PO 3.3</p> <p>Dogs are regularly observed and managed to minimise nuisance</p>	<p>DTS/DPF 3.3</p> <p>Kennels are sited in association with a permanent dwelling on the</p>

impact on adjoining sensitive receivers from animal behaviour.	land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome	
DO 1	Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute	DTS/DPF 1.3 None are applicable.

groundwater.	
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 None are applicable.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use	DTS/DPF 2.5 None are applicable.

<ul style="list-style-type: none"> (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. 	
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline. 	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>
<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>None are applicable.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <ul style="list-style-type: none"> (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed 	<p>DTS/DPF 2.11</p> <p>None are applicable.</p>

vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 None are applicable.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 None are applicable.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 None are applicable.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.

Wastewater Irrigation	
<p>PO 3.1</p> <p>Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.</p>	<p>DTS/DPF 3.2</p> <p>Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.</p>
<p>PO 3.3</p> <p>Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:</p> <ul style="list-style-type: none"> (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 1	Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities are designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.</p>	<p>DTS/DPF 1.1</p> <p>Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:</p> <ul style="list-style-type: none"> (a) bulk handling of agricultural crop products, rock, ores,

	<p>minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility</p> <p>(b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility</p> <p>(c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more</p> <p>(d) coal handling with:</p> <p>a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more</p> <p>b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.</p>
Buffers and Landscaping	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
Access and Parking	
<p>PO 3.1</p> <p>Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.</p>	<p>DTS/DPF 3.1</p> <p>Roadways and vehicle parking areas are sealed with an all-weather surface.</p>
Slipways, Wharves and Pontoons	
<p>PO 4.1</p> <p>Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.</p>	<p>DTS/DPF 1.1</p> <p>One of the following is satisfied:</p> <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

Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (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.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
<p>PO 1.1</p> <p>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>

<p>PO 1.2</p> <p>Where zero or minor setbacks are desirable, development provides shelter over footpaths (<u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u>) to positively contribute to the walkability, comfort and safety of the public realm.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Safety	
<p>PO 2.1</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p>	<p>DTS/DPF 2.5</p>

Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.

None are applicable.

Landscaping

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.

DTS/DPF 3.1

None are applicable.

PO 3.2

Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.

DTS/DPF 3.2

None are applicable.

Environmental Performance

PO 4.1

Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

DTS/DPF 4.1

None are applicable.

PO 4.2

Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.

DTS/DPF 4.2

None are applicable.

PO 4.3

Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.

DTS/DPF 4.3

None are applicable.

Water Sensitive Design

PO 5.1

Development is sited and designed to maintain natural hydrological systems without negatively impacting:

- (a) the quantity and quality of surface water and groundwater
- (b) the depth and directional flow of surface water and groundwater
- (c) the quality and function of natural springs.

DTS/DPF 5.1

None are applicable.

On-site Waste Treatment Systems

PO 6.1

Dedicated on-site effluent disposal areas do not include any

DTS/DPF 6.1

Effluent disposal drainage areas do not:

<p>areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that 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>Carparking Appearance</p>	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>
<p>Earthworks and sloping land</p>	
<p>PO 8.1</p>	<p>DTS/DPF 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>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.
<p>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).</p>	<p>DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 8.3 None are applicable.</p>
<p>PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4 None are applicable.</p>
<p>PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5 None are applicable.</p>
<p>Fences and Walls</p>	
<p>PO 9.1 Fences, walls and retaining walls are of 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.</p>	<p>DTS/DPF 9.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (in building 3 storeys or less)</p>	
<p>PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p>

	<ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
<p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and amenity	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
<p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>

areas and access ways to mitigate noise and artificial light intrusion.

Ancillary Development

PO 13.1

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

DTS/DPF 13.1

Ancillary buildings:

- (a) are ancillary to a dwelling erected on the same site
- (b) have a floor area not exceeding 60m²
- (c) are not constructed, added to or altered so that any part is situated:
 - (i) in front of any part of the building line of the dwelling to which it is ancillary
or
 - (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (d) in the case of a garage or carport, the garage or carport:
 - (i) is set back at least 5.5m from the boundary of the primary street
 - (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
 - A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
 - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
 - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
and
 - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure
- (h) have a wall height or post height not exceeding 3m above natural ground level
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour
- (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

	<p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="1007 174 1520 701"> <thead> <tr> <th data-bbox="1007 174 1334 405">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th data-bbox="1334 174 1520 405">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="1007 405 1334 439"><150</td> <td data-bbox="1334 405 1520 439">10%</td> </tr> <tr> <td data-bbox="1007 439 1334 524">150-200</td> <td data-bbox="1334 439 1520 524">15%</td> </tr> <tr> <td data-bbox="1007 524 1334 609">201-450</td> <td data-bbox="1334 524 1520 609">20%</td> </tr> <tr> <td data-bbox="1007 609 1334 701">>450</td> <td data-bbox="1334 609 1520 701">25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking 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>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. 										
Garage appearance											
<p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. 										
Massing											

PO 15.1

DTS/DPF 15.1

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

None are applicable

Dwelling additions

PO 16.1

DTS / DPF 16.1

Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.

Dwelling additions:

- (a) are not constructed, added to or altered so that any part is situated closer to a public street
- (b) do not result in:
 - (i) excavation exceeding a vertical height of 1m
 - (ii) filling exceeding a vertical height of 1m
 - (iii) a total combined excavation and filling vertical height of 2m or more
 - (iv) less Private Open Space than specified in Design Table 1 - Private Open Space
 - (v) less on-site parking 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
 - (vi) upper level windows facing side or rear boundaries unless:
 - A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or
 - B. have sill heights greater than or equal to 1.5m above finished floor level or
 - C. incorporate screening to a height of 1.5m above finished floor level
 - (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:
 - A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land
 - B. 1.7m above finished floor level in all other cases.

Private Open Space

PO 17.1

DTS/DPF 17.1

Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.

Private open space is provided in accordance with Design Table 1 - Private Open Space.

Water Sensitive Design

PO 18.1

DTS/DPF 18.1

Residential development creating a common driveway / access

Residential development creating a common driveway / access

<p>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.</p>	<p>that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
<p>Car parking, access and manoeuvrability</p>	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
<p>PO 19.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>

<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 19.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>Waste storage</p>	
<p>PO 20.1</p> <p>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 20.1</p> <p>None are applicable.</p>
<p>Design of Transportable Dwellings</p>	
<p>PO 21.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 21.1</p> <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable or

(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.

Group dwelling, residential flat buildings and battle-axe development

Amenity

<p>PO 22.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 22.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="831 488 1519 1055"> <thead> <tr> <th data-bbox="831 488 1174 577">Number of bedrooms</th> <th data-bbox="1174 488 1519 577">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 577 1174 667">Studio</td> <td data-bbox="1174 577 1519 667">35m²</td> </tr> <tr> <td data-bbox="831 667 1174 757">1 bedroom</td> <td data-bbox="1174 667 1519 757">50m²</td> </tr> <tr> <td data-bbox="831 757 1174 846">2 bedroom</td> <td data-bbox="1174 757 1519 846">65m²</td> </tr> <tr> <td data-bbox="831 846 1174 1055">3+ bedrooms</td> <td data-bbox="1174 846 1519 1055">80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										
<p>PO 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 22.2</p> <p>None are applicable.</p>										
<p>PO 22.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 22.3</p> <p>None are applicable.</p>										
<p>PO 22.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 22.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>										

Communal Open Space

<p>PO 23.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 23.1</p> <p>None are applicable.</p>
<p>PO 23.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 23.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 23.3</p> <p>Communal open space is designed and sited to:</p>	<p>DTS/DPF 23.3</p> <p>None are applicable.</p>

<ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	
<p>PO 23.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 23.4</p> <p>None are applicable.</p>
<p>PO 23.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	<p>DTS/DPF 23.5</p> <p>None are applicable.</p>
<p>Carparking, access and manoeuvrability</p>	
<p>PO 24.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 24.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>PO 24.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 24.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 24.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
<p>PO 24.4</p> <p>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.4</p> <p>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p>

PO 24.5	DTS/DPF 24.5
Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6	DTS/DPF 24.6
Dwellings are adequately separated from common driveways and manoeuvring areas.	Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1	DTS/DPF 25.1
Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2	DTS/DPF 25.2
Soft landscaping is provided that improves the appearance of common driveways.	Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1	DTS/DPF 26.1
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 26.2	DTS/DPF 26.2
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 26.3	DTS/DPF 26.3
Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	None are applicable.
PO 26.4	DTS/DPF 26.4
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5	DTS/DPF 26.5
Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.
PO 26.6	DTS/DPF 26.6
Services including gas and water meters are conveniently located	None are applicable.

and screened from public view.	
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise	DTS/DPF 29.6 None are applicable.

<p>overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p>	
<p>Site Facilities / Waste Storage</p>	
<p>PO 30.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.</p>	<p>DTS/DPF 30.1</p> <p>None are applicable.</p>
<p>PO 30.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 30.2</p> <p>None are applicable.</p>
<p>PO 30.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 28.3</p> <p>None are applicable.</p>
<p>PO 30.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.</p>	<p>DTS/DPF 30.4</p> <p>None are applicable.</p>
<p>PO 30.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 30.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 30.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 30.6</p> <p>None are applicable.</p>
<p>PO 30.7</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 30.7</p> <p>None are applicable.</p>
<p>All non-residential development</p>	
<p>Water Sensitive Design</p>	
<p>PO 31.1</p> <p>Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 31.1</p> <p>None are applicable.</p>
<p>PO 31.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>
<p>Wash-down and Waste Loading and Unloading</p>	

<p>PO 32.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
--	---

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	<p>Total area: 16m², which may be used as second car parking space, provided on each site intended for residential occupation.</p>

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome

DO 1

Development is:

- (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.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste	DTS/DPF 1.5 None are applicable.

<p>management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.</p>	
Safety	
<p>PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>PO 2.2 Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3 None are applicable.</p>
<p>PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4 None are applicable.</p>
<p>PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5 None are applicable.</p>
Landscaping	
<p>PO 3.1 Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 3.1 None are applicable.</p>
Environmental Performance	
<p>PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1 None are applicable.</p>
<p>PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2 None are applicable.</p>

<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that 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>Car parking appearance</p>	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street-level vehicle parking areas incorporate tree planting to</p>	<p>DTS/DPF 7.4</p> <p>Vehicle parking areas that are open to the sky and comprise 10</p>

<p>provide shade, reduce solar heat absorption and reflection.</p>	<p>or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.</p>
<p>PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.</p>
<p>PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6 None are applicable.</p>
<p>PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7 None are applicable.</p>
<p>Earthworks and sloping land</p>	
<p>PO 8.1 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 Development does not involve any of the following: (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.</p>
<p>PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.</p>
<p>PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.</p>	<p>DTS/DPF 8.3 None are applicable.</p>
<p>PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4 None are applicable.</p>

<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Fences and walls</p>	
<p>PO 9.1</p> <p>Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (low rise buildings)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
<p>Site Facilities / Waste Storage (excluding low rise residential development)</p>	
<p>PO 11.1</p> <p>Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>

is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the

	like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.

Landscaping

PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.																						
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #0056b3; color: white;"> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m²</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m²</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m²</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">Tree size and site area definitions</th> </tr> </thead> <tbody> <tr> <td style="width: 20%;">Small tree</td> <td>4-6m mature height and 2-4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²	Tree size and site area definitions		Small tree	4-6m mature height and 2-4m canopy spread	Medium tree	6-12m mature height and 4-8m canopy spread
Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones																				
<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²																				
300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²																				
>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²																				
Tree size and site area definitions																							
Small tree	4-6m mature height and 2-4m canopy spread																						
Medium tree	6-12m mature height and 4-8m canopy spread																						

	<table border="1"> <tr> <td>Large tree</td> <td>12m mature height and >8m canopy spread</td> </tr> <tr> <td>Site area</td> <td>The total area for development site, not average area per dwelling</td> </tr> </table>	Large tree	12m mature height and >8m canopy spread	Site area	The total area for development site, not average area per dwelling
Large tree	12m mature height and >8m canopy spread				
Site area	The total area for development site, not average area per dwelling				
<p>PO 13.3</p> <p>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p>	<p>DTS/DPF 13.3</p> <p>None are applicable.</p>				
<p>PO 13.4</p> <p>Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.</p>	<p>DTS/DPF 13.4</p> <p>Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</p>				
Environmental					
<p>PO 14.1</p> <p>Development minimises detrimental micro-climatic impacts on adjacent land and buildings.</p>	<p>DTS/DPF 14.1</p> <p>None are applicable.</p>				
<p>PO 14.2</p> <p>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.</p>	<p>DTS/DPF 14.2</p> <p>None are applicable.</p>				
<p>PO 14.3</p> <p>Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:</p> <ul style="list-style-type: none"> (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. 	<p>DTS/DPF 14.3</p> <p>None are applicable.</p>				
Car Parking					
<p>PO 15.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 15.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages 				

	(b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.

Ancillary Development	
<p>PO 19.1</p> <p>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.</p>	<p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: <ul style="list-style-type: none"> (i) a total area as determined by the following table:

	<table border="1"> <thead> <tr> <th data-bbox="1007 107 1334 322">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th data-bbox="1334 107 1522 322">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="1007 322 1334 353"><150</td> <td data-bbox="1334 322 1522 353">10%</td> </tr> <tr> <td data-bbox="1007 353 1334 443">150-200</td> <td data-bbox="1334 353 1522 443">15%</td> </tr> <tr> <td data-bbox="1007 443 1334 533">201-450</td> <td data-bbox="1334 443 1522 533">20%</td> </tr> <tr> <td data-bbox="1007 533 1334 613">>450</td> <td data-bbox="1334 533 1522 613">25%</td> </tr> </tbody> </table> <p data-bbox="940 645 1522 712">(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking 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>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. 										
Residential Development - Low Rise											
External appearance											
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. 										
<p>PO 20.2</p>	<p>DTS/DPF 20.2</p>										

<p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. 						
<p>PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3 None are applicable</p>						
<p>Private Open Space</p>							
<p>PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>						
<p>PO 21.2 Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2 Private open space is directly accessible from a habitable room.</p>						
<p>Landscaping</p>							
<p>PO 22.1 Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="919 1910 1522 2128"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #0056b3; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%		
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site						
<150	10%						

	<table border="1" data-bbox="922 107 1519 340"> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </table> <p>(b) at least 30% of any land between the primary street boundary and the primary building line.</p>	150-200	15%	>200-450	20%	>450	25%
150-200	15%						
>200-450	20%						
>450	25%						
Car parking, access and manoeuvrability							
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <p>(a) single width car parking spaces:</p> <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m <p>(b) double width car parking spaces (side by side):</p> <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. 						
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. 						
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m. 						
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access 						

	<p>point or an access point for which consent has been granted as part of an application for the division of land</p> <p>(b) where newly proposed, is set back:</p> <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>Waste storage</p>	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
<p>Residential Development - Medium and High Rise (including serviced apartments)</p>	
<p>Outlook and Visual Privacy</p>	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
<p>Private Open Space</p>	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>Residential amenity in multi-level buildings</p>	
<p>PO 28.1</p> <p>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.</p>	<p>DTS/DPF 28.1</p> <p>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.</p>
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. 	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p>
<p>PO 28.4</p>	<p>DTS/DPF 28.4</p>

<p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p>	<p>DTS/DPF 28.5 Light wells:</p> <ul style="list-style-type: none"> (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
<p>PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6 None are applicable.</p>
<p>PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7 None are applicable.</p>
<p>Dwelling Configuration</p>	
<p>PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.
<p>PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2 None are applicable.</p>
<p>Common Areas</p>	
<p>PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1 Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m

- (b) provide access to no more than 8 dwellings
- (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.

Group Dwellings, Residential Flat Buildings and Battle axe Development

Amenity

<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m²</td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m²</td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m²</td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										

<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>
--	---

<p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>
--	---

<p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 31.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>
--	---

Communal Open Space

<p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
--	---

<p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
---	--

<p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 32.3</p> <p>None are applicable.</p>
--	---

PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area

	designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1	DTS/DPF 36.1

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.	None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.

PO 39.4	DTS/DPF 39.4
Communal open space is designed and sited to:	None are applicable.
(a) be conveniently accessed by the dwellings which it services	
(b) have regard to acoustic, safety, security and wind effects.	
PO 39.5	DTS/DPF 39.5
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 39.6	DTS/DPF 39.6
Communal open space is designed and sited to:	None are applicable.
(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings	
(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Site Facilities / Waste Storage	
PO 40.1	DTS/DPF 40.1
Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	None are applicable.
PO 40.2	DTS/DPF 40.2
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 40.3	DTS/DPF 40.3
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 40.4	DTS/DPF 40.4
Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	None are applicable.
PO 40.5	DTS/DPF 40.5
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6	DTS/DPF 40.6
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.
PO 40.7	DTS/DPF 40.7
Services, including gas and water meters, are conveniently	None are applicable.

located and screened from public view.	
Student Accommodation	
<p>PO 41.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 41.1</p> <p>Student accommodation provides:</p> <ul style="list-style-type: none"> (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
<p>PO 41.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p>	<p>DTS/DPF 41.2</p> <p>None are applicable.</p>
All non-residential development	
Water Sensitive Design	
<p>PO 42.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
<p>PO 42.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 43.1</p> <p>Areas for activities including loading and unloading, storage of</p>	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>

<p>waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	
Laneway Development	
Infrastructure and Access	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. 	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
<p>Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)</p>		<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>

Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m ² / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

Desired Outcome	
DO 1	Commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back

appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1	DTS/DPF 4.1

Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.

Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

Desired Outcome	
DO 1	Renewed residential environments replace older social housing and provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings

	(e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments

streetscape character.	outside the development site, except for a carport or garage.
Side Boundary Setback	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Boundary Setback	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
<p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street

<p>PO 8.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>											
<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>											
<p>PO 8.5</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>											
<p>Outlook and amenity</p>												
<p>PO 9.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 9.1</p> <p>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>											
<p>PO 9.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>											
<p>Private Open Space</p>												
<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="831 1420 1517 2123"> <thead> <tr> <th data-bbox="831 1420 1035 1570">Dwelling Type</th> <th data-bbox="1035 1420 1262 1570">Dwelling / Site Configuration</th> <th data-bbox="1262 1420 1517 1570">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1576 1035 1895">Dwelling (at ground level)</td> <td data-bbox="1035 1576 1262 1895"></td> <td data-bbox="1262 1576 1517 1895"> Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m </td> </tr> <tr> <td data-bbox="831 1901 1035 2123" rowspan="2">Dwelling (above ground level)</td> <td data-bbox="1035 1901 1262 2011">Studio</td> <td data-bbox="1262 1901 1517 2011">4m² / minimum dimension 1.8m</td> </tr> <tr> <td data-bbox="1035 2011 1262 2123">One bedroom dwelling</td> <td data-bbox="1262 2011 1517 2123">8m² / minimum dimension 2.1m</td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m	Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m	One bedroom dwelling	8m ² / minimum dimension 2.1m
Dwelling Type	Dwelling / Site Configuration	Minimum Rate										
Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m										
Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m										
	One bedroom dwelling	8m ² / minimum dimension 2.1m										

		Two bedroom dwelling	11 m ² / minimum dimension 2.4m
		Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.		
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.		
Visual privacy			
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.		
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases		
Landscaping			

<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="833 353 1520 607"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) at least 30% of land between the road boundary and the building line. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
<200	15%										
200-450	20%										
>450	25%										
<p>Water Sensitive Design</p>											
<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. 	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>										
<p>Car Parking</p>											
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. 										
<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. 										
<p>PO 14.3</p> <p>Uncovered car parking spaces are of dimensions to be</p>	<p>DTS/DPF 14.3</p> <p>Uncovered car parking spaces have:</p>										

functional, accessible and convenient.	<ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 14.4</p> <p>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4</p> <p>Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5</p> <p>Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5</p> <p>Residential flat buildings provide one bicycle parking space per dwelling.</p>
Overshadowing	
<p>PO 15.1</p> <p>Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable.</p>
Waste	
<p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
<p>PO 16.2</p> <p>Residential flat buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. 	<p>DTS/DPF 16.2</p> <p>None are applicable.</p>
Vehicle Access	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p>	<p>DTS/DPF 17.2</p>

<p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
<p>PO 17.5</p> <p>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to

	an end obstruction where the parking is indented.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ .
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i> .
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d):

	<ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that <ul style="list-style-type: none"> A. <u>site contamination</u> does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).
--	--

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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	
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: <ul style="list-style-type: none"> (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. 	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	

<p>PO 4.1</p> <p>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Electricity Infrastructure and Battery Storage Facilities</p>	
<p>PO 5.1</p> <p>Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> (a) siting utilities and services: <ul style="list-style-type: none"> (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>Telecommunication Facilities</p>	
<p>PO 6.1</p> <p>The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>

<p>managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.</p>	
<p>PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.</p>	<p>DTS/DPF 6.2 None are applicable.</p>
<p>PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <ul style="list-style-type: none"> (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose <p>or all of the following:</p> <ul style="list-style-type: none"> (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. 	<p>DTS/DPF 6.3 None are applicable.</p>
<p>Renewable Energy Facilities</p>	
<p>PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.</p>	<p>DTS/DPF 7.1 None are applicable.</p>
<p>Renewable Energy Facilities (Wind Farm)</p>	
<p>PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1 Wind turbine generators are:</p> <ul style="list-style-type: none"> (a) set back at least 2000m from the base of a turbine to any of the following zones: <ul style="list-style-type: none"> (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation

<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <ul style="list-style-type: none"> (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. 	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>										
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>										
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>										
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>										
<p>Renewable Energy Facilities (Solar Power)</p>											
<p>PO 9.1</p> <p>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>										
<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <ul style="list-style-type: none"> (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility. 	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>										
<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="730 1899 1519 2128"> <thead> <tr> <th data-bbox="730 1899 900 2128">Generation Capacity</th> <th data-bbox="900 1899 1053 2128">Approximate size of array</th> <th data-bbox="1053 1899 1174 2128">Setback from adjoining land boundary</th> <th data-bbox="1174 1899 1327 2128">Setback from conservation areas</th> <th data-bbox="1327 1899 1519 2128">Setback from Township, Rural Settlement, Rural Neighbourhood</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood					
Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood							

					and Rural Living Zones¹
	50MW>	80ha+	30m	500m	2km
	10MW<50MW	16ha<80ha	25m	500m	1.5km
	5MW<10MW	8ha to <16ha	20m	500m	1km
	1MW<5MW	1.6ha to <8ha	15m	500m	500m
	100kW<1MW	0.5ha<1.6ha	10m	500m	100m
	<100kW	<0.5ha	5m	500m	25m
	<p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>				
PO 9.4	<p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p>				
	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>				
Hydropower / Pumped Hydropower Facilities					
PO 10.1	<p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p>				
	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>				
PO 10.2	<p>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p>				
	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>				
PO 10.3	<p>Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.</p>				
	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>				
Water Supply					
PO 11.1	<p>DTS/DPF 11.1</p>				

<p>Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.</p>
<p>PO 11.2</p> <p>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2</p> <p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
<p>Wastewater Services</p>	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
<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>
<p>Temporary Facilities</p>	
<p>PO 13.1</p> <p>In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.</p>	<p>DTS/DPF 13.1</p> <p>A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.</p>
<p>PO 13.2</p> <p>Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>

operated to minimise environmental impact.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.

odour on the general public.	
Waste	
<p>PO 2.1</p> <p>Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:</p> <ul style="list-style-type: none"> (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Soil and Water Protection	
<p>PO 3.1</p> <p>To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from:</p> <ul style="list-style-type: none"> (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies. 	<p>DTS/DPF 3.1</p> <p>Intensive animal husbandry operations are set back:</p> <ul style="list-style-type: none"> (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <ul style="list-style-type: none"> (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. 	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	

<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>								
<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>								
<p>Hours of Operation</p>									
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. 	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" data-bbox="831 734 1485 1601"> <thead> <tr> <th data-bbox="831 734 1098 824">Class of Development</th> <th data-bbox="1098 734 1485 824">Hours of operation</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 824 1098 974">Consulting room</td> <td data-bbox="1098 824 1485 974">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="831 974 1098 1124">Office</td> <td data-bbox="1098 974 1485 1124">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="831 1124 1098 1601"> Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone </td> <td data-bbox="1098 1124 1485 1601">7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation								
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								
<p>Overshadowing</p>									
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <ul style="list-style-type: none"> 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. 	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>								
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a</p>								

<p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>Activities Generating Noise or Vibration</p>	
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <p>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</p> <p>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</p> <p>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</p> <p>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p>	<p>DTS/DPF 4.3</p>

<p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. 				
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 1019 1485 1339"> <thead> <tr> <th data-bbox="831 1019 1098 1106">Assessment location</th> <th data-bbox="1098 1019 1485 1106">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1106 1098 1339">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1098 1106 1485 1339">Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)				
<p>Air Quality</p>					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				

Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other

and disposal facilities and do not prejudice the continued operation of these activities.	ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> .

Land Division

Assessment Provisions (AP)

Desired Outcome

DO 1

Land division:

- (a) creates allotments with the appropriate dimensions and shape for their intended use
- (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure
- (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features
- (d) facilitates solar access through allotment orientation
- (e) creates a compact urban form that supports active travel, walkability and the use of public transport
- (f) avoids areas of high natural hazard risk.

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

All land division

Allotment configuration

PO 1.1

Land division creates allotments suitable for their intended use.

DTS/DPF 1.1

Division of land satisfies (a) or (b):

- (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes
- (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.

PO 1.2

Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.

DTS/DPF 1.2

None are applicable.

Design and Layout

PO 2.1

Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.

DTS/DPF 2.1

None are applicable.

PO 2.2

Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.

DTS/DPF 2.2

None are applicable.

PO 2.3

Land division maximises the number of allotments that face public open space and public streets.

DTS/DPF 2.3

None are applicable.

PO 2.4

Land division is integrated with site features, adjacent land uses,

DTS/DPF 2.4

None are applicable.

the existing transport network and available infrastructure.	
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8	DTS/DPF 3.8

Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6	DTS/DPF 4.6

<p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.</p>	<p>None are applicable.</p>
<p>Minor Land Division (Under 20 Allotments)</p>	
<p>Open Space</p>	
<p>PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.</p>	<p>DTS/DPF 5.1 None are applicable.</p>
<p>Solar Orientation</p>	
<p>PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.</p>	<p>DTS/DPF 6.1 None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 7.1 Land division creating a new road or common driveway 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.</p>	<p>DTS/DPF 7.1 None are applicable.</p>
<p>PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 7.2 None are applicable.</p>
<p>Battle-Axe Development</p>	
<p>PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.</p>	<p>DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.</p>
<p>PO 8.2 Battle-axe development designed to allow safe and convenient movement.</p>	<p>DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.</p>
<p>PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the</p>

	driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Land division creating 20 or more allotments 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.	DTS/DPF 10.3 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)**Desired Outcome**

DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.
------	---

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome	
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes;	DTS/DPF 3.1 None are applicable.

(b) safe crossing points where pedestrian routes intersect the road network;	
(c) easily identified access points.	
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.

PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome	
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings	DTS/DPF 1.1 None are applicable.

(c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <p>(a) that support the needs of local residents and workers, particularly in underserved locations</p> <p>(b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Resource Extraction

Assessment Provisions (AP)

Desired Outcome	
DO 1	Resource extraction activities are developed in a manner that minimises human and environmental impacts.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Resource extraction activities avoid damage to cultural sites or artefacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Water Quality	
<p>PO 2.1</p> <p>Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has

	<p>been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).</p>
--	--

Tourism Development

Assessment Provisions (AP)

Desired Outcome	
DO 1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: <ul style="list-style-type: none"> (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term	DTS/DPF 2.1 None are applicable.

tourists are minimised through suitable siting and design measures.	
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling	DTS/DPF 3.4 None are applicable.

<p>(d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.</p>	
---	--

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
<p>PO 1.1</p> <p>Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.</p>	<p>DTS/DPF 1.4</p> <p>All vehicle manoeuvring occurs onsite.</p>
Sightlines	
<p>PO 2.1</p> <p>Sightlines at intersections, pedestrian and cycle crossings, and</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

<p>crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.</p>	
<p>PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>Vehicle Access</p>	
<p>PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.</p>	<p>DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.</p>
<p>PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.</p>	<p>DTS/DPF 3.2 None are applicable.</p>
<p>PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</p>	<p>DTS/DPF 3.3 None are applicable.</p>
<p>PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>DTS/DPF 3.4 None are applicable.</p>
<p>PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</p>
<p>PO 3.6</p>	<p>DTS/DPF 3.6</p>

<p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>Driveways and access points:</p> <ul style="list-style-type: none"> (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <ul style="list-style-type: none"> (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>Vehicle Parking Rates</p>	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.

Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	

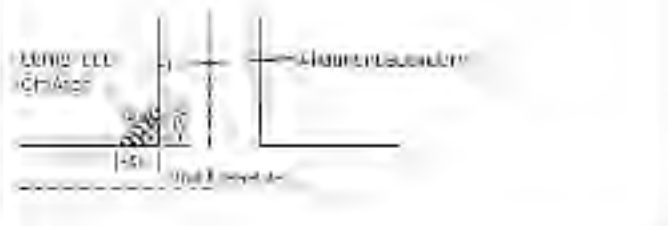
<p>PO 9.1</p> <p>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.</p>	<p>DTS/DPF 9.1</p> <p>Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.</p>
<p>PO 9.2</p> <p>Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>
<p>Corner Cut-Offs</p>	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
<p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>	

Residential Development

Detached Dwelling

Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.

Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.

Group Dwelling

Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.

	<p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	

Caravan park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	<p>2.5 spaces per 100m² of gross leasable floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>
Shop (no commercial kitchen)	<p>5.5 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p>
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-</p>

	up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	<p>6.5 spaces per 100m² of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m² of total floor area for all other Indoor recreation facilities.</p>

Industry/Employment Uses

Fuel depot	1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		

Development generally

All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone City Main Street Zone City Riverbank Zone
-----------------------------------	-------------	--	---

		<p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
--	--	--	--

Non-residential development

Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	<p>City Living Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	<p>Strategic Innovation Zone</p> <p>Suburban Activity Centre Zone</p> <p>Suburban Business Zone</p> <p>Business Neighbourhood Zone</p> <p>Suburban Main Street Zone</p> <p>Urban Activity Centre Zone</p>
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	<p>City Living Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>

Residential development

Residential component	Dwelling with no separate	None specified.	City Living Zone
------------------------------	---------------------------	-----------------	------------------

of a multi-storey building	bedroom -0.25 spaces per dwelling		Strategic Innovation Zone
	1 bedroom dwelling - 0.75 spaces per dwelling		Urban Activity Centre Zone
	2 bedroom dwelling - 1 space per dwelling		Urban Corridor (Boulevard) Zone
	3 or more bedroom dwelling - 1.25 spaces per dwelling		Urban Corridor (Business) Zone
	0.25 spaces per dwelling for visitor parking.		Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling	None specified.	City Living Zone
	1 bedroom dwelling - 0.75 spaces per dwelling		Urban Activity Centre Zone
	2 bedroom dwelling - 1 space per dwelling		Urban Corridor (Boulevard) Zone
	3 or more bedroom dwelling - 1.25 spaces per dwelling		Urban Corridor (Business) Zone
	0.25 spaces per dwelling for visitor parking.		Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

Table 2 - Criteria:

The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

Criteria	Exceptions	
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:	(a) All zones in the City of Adelaide	
	(b) Strategic Innovation Zone in the following locations: <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham 	
	(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service ⁽²⁾	(c) Urban Corridor (Boulevard) Zone
	(b) is within 400 metres of a bus interchange ⁽¹⁾	(d) Urban Corridor (Business) Zone
	(c) is within 400 metres of an O-Bahn interchange ⁽¹⁾	(e) Urban Corridor (Living) Zone
	(d) is within 400 metres of a passenger rail station ⁽¹⁾	(f) Urban Corridor (Main Street) Zone
	(e) is within 400 metres of a passenger tram station ⁽¹⁾	(g) Urban Neighbourhood Zone
(f) is within 400 metres of the Adelaide Parklands.		

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Table 3 - Off-Street Bicycle Parking Requirements

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

Class of Development	Bicycle Parking Rate
	<p>Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.</p>
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	<p>For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.</p> <p>For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.</p>
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.

Tourist accommodation

1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

Schedule to Table 3

Designated Area	Relevant part of the State
The bicycle parking rate applies to a designated area located in a relevant part of the State described below.	

All zones City of Adelaide

Business Neighbourhood Zone Metropolitan Adelaide

Strategic Innovation Zone

Suburban Activity Centre Zone

Suburban Business Zone

Suburban Main Street Zone

Urban Activity Centre Zone

Urban Corridor (Boulevard) Zone

Urban Corridor (Business) Zone

Urban Corridor (Living) Zone

Urban Corridor (Main Street) Zone

Urban Neighbourhood Zone

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 1	Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	Siting

<p>PO 1.1</p> <p>Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
Soil and Water Protection	
<p>PO 2.1</p> <p>Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as:</p> <ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.</p>	<p>DTS/DPF 2.2</p> <p>Wastewater lagoons are set back 50m or more from watercourse banks.</p>
<p>PO 2.3</p> <p>Wastewater lagoons are designed and sited to:</p> <ul style="list-style-type: none"> (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage. 	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.</p>	<p>DTS/DPF 2.4</p> <p>Waste operations areas are set back 100m or more from watercourse banks.</p>
Amenity	
<p>PO 3.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Access routes to waste treatment and management facilities via residential streets is avoided.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Litter control measures minimise the incidence of windblown litter.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or

and enjoyment.	a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome	
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

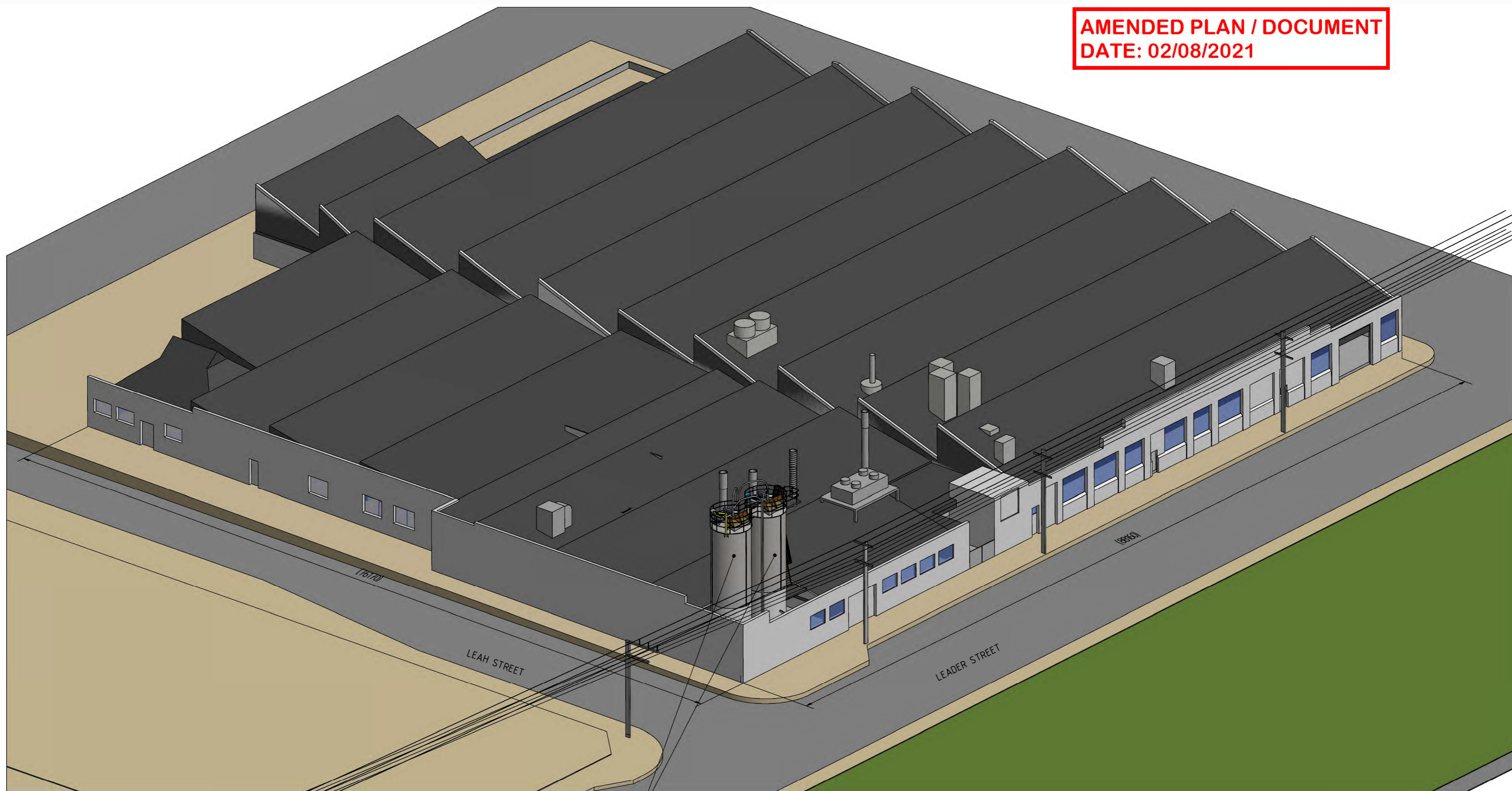
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3	DTS/DPF 1.3

<p>Workers' accommodation and settlements are built with materials and colours that blend with the landscape.</p>	<p>None are applicable.</p>
<p>PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.</p>	<p>DTS/DPF 1.4 None are applicable.</p>

No criteria applies to this land use. Please check the definition of the land use for further detail.

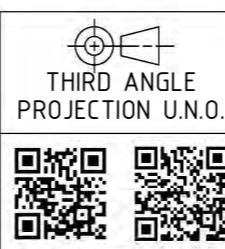
ATTACHMENT 2

AMENDED PLAN / DOCUMENT
DATE: 02/08/2021



PROPOSED SILOS

ISSUE FOR REVIEW
 (NOT FOR CONSTRUCTION)



GOODMAN FIELDER
4 LEAH ST, FORESTVILLE
REPLACEMENT OF SILOS
ISOMETRIC OVERVIEW

DRAWN BY	T.LOIPERSBERGER	27/07/2021	CLIENT:	GOODMAN FIELDER
DRAFTING CHK.	S.WANG	27/07/2021	DRW #:	GF0328-A002 - 1
DESIGN BY			REV.:	D
ENG. CHK.			SHEET:	1/6
APPROVED			MODEL No.:	GF0328 - A002.iam

A2
 SCALE:
 N.T.S

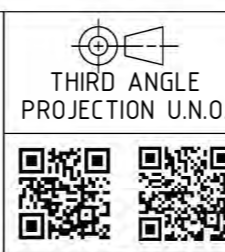
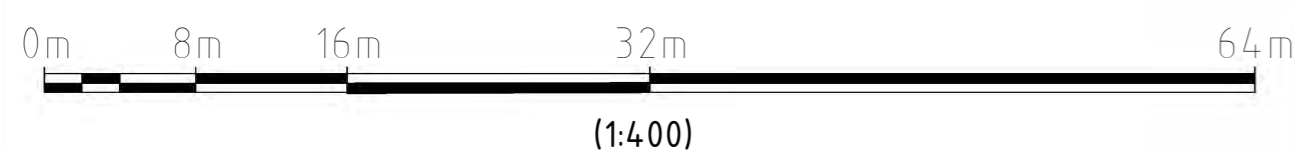


**AMENDED PLAN / DOCUMENT
DATE: 02/08/2021**



PLAN VIEW

**ISSUE FOR REVIEW
(NOT FOR CONSTRUCTION)**



**GOODMAN FIELDER
4 LEAH ST, FORESTVILLE
REPLACEMENT OF SILOS
PROPOSED SITE PLAN**

DRAWN BY	T.LOIPERSBERGER	27/07/2021	CLIENT:	GOODMAN FIELDER
DRAFTING CHK.	S.WANG	27/07/2021	DRW #:	GF0328-A002 - 2
DESIGN BY			REV.:	D
ENG. CHK.			SHEET:	2/6
APPROVED			MODEL No.:	GF0328 - A002.iam

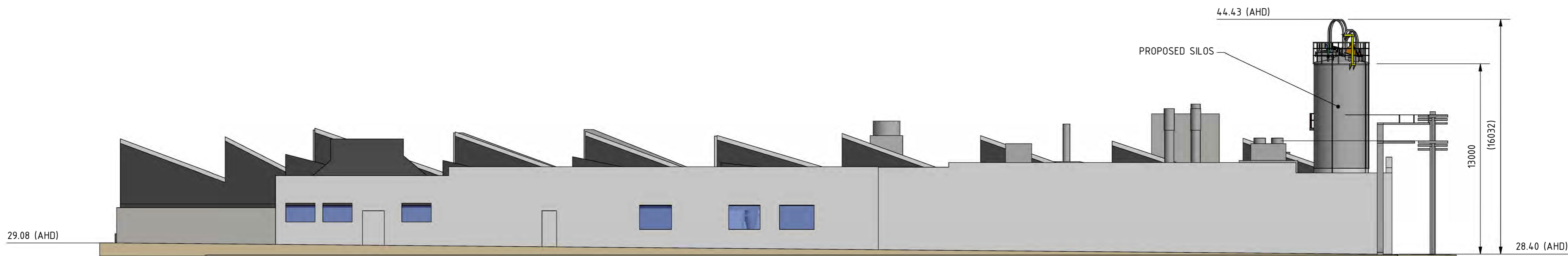
A2

SCALE:
1:400

**AMENDED PLAN / DOCUMENT
DATE: 02/08/2021**

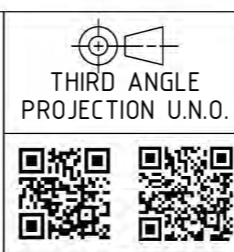


NORTH ELEVATION



EAST ELEVATION

**ISSUE FOR REVIEW
(NOT FOR CONSTRUCTION)**



**GOODMAN FIELDER
4 LEAH ST, FORESTVILLE
REPLACEMENT OF SILOS
PROPOSED SITE ELEVATIONS**

DRAWN BY	T.LOIPERSBERGER	27/07/2021	CLIENT:	GOODMAN FIELDER
DRAFTING CHK.	S.WANG	27/07/2021	DRW #:	GF0328-A002 - 3
DESIGN BY			REV.:	D
ENG. CHK.			SHEET:	3/6
APPROVED			MODEL No.:	GF0328 - A002.iam

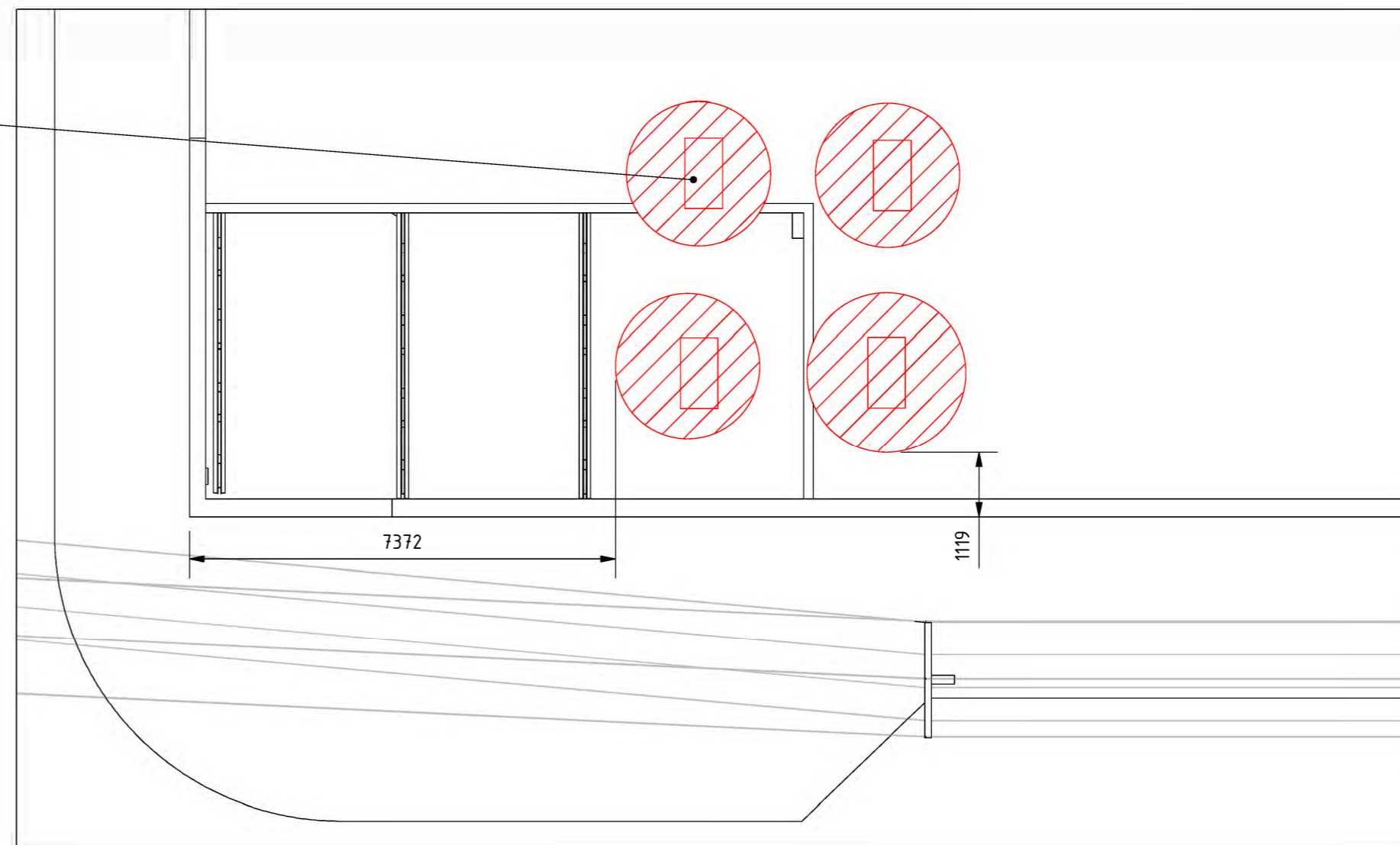
A2

SCALE:
1:200



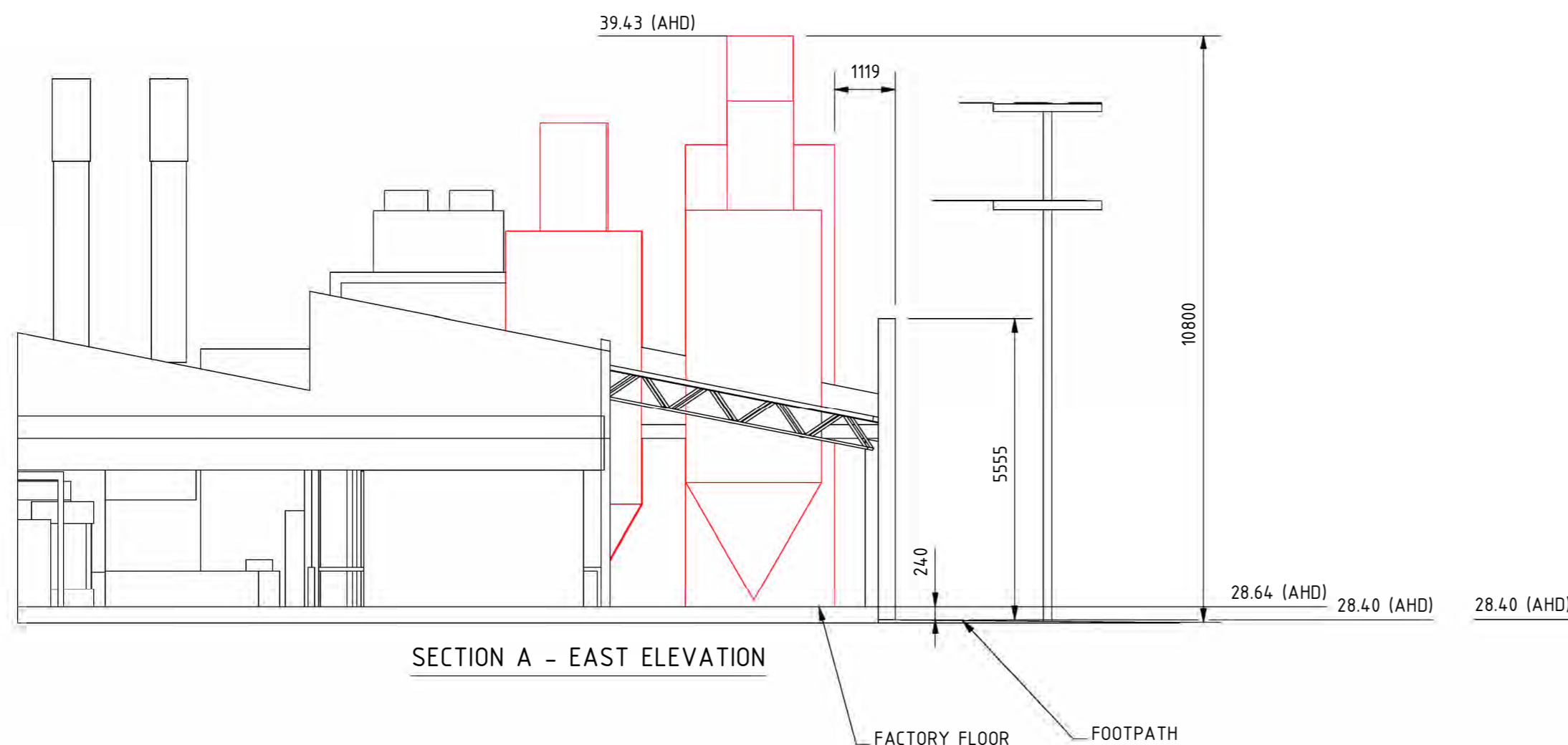
AMENDED PLAN / DOCUMENT
DATE: 02/08/2021

EXISTING SILOS TO BE REMOVED
 (FOUR UNITS TOTAL)

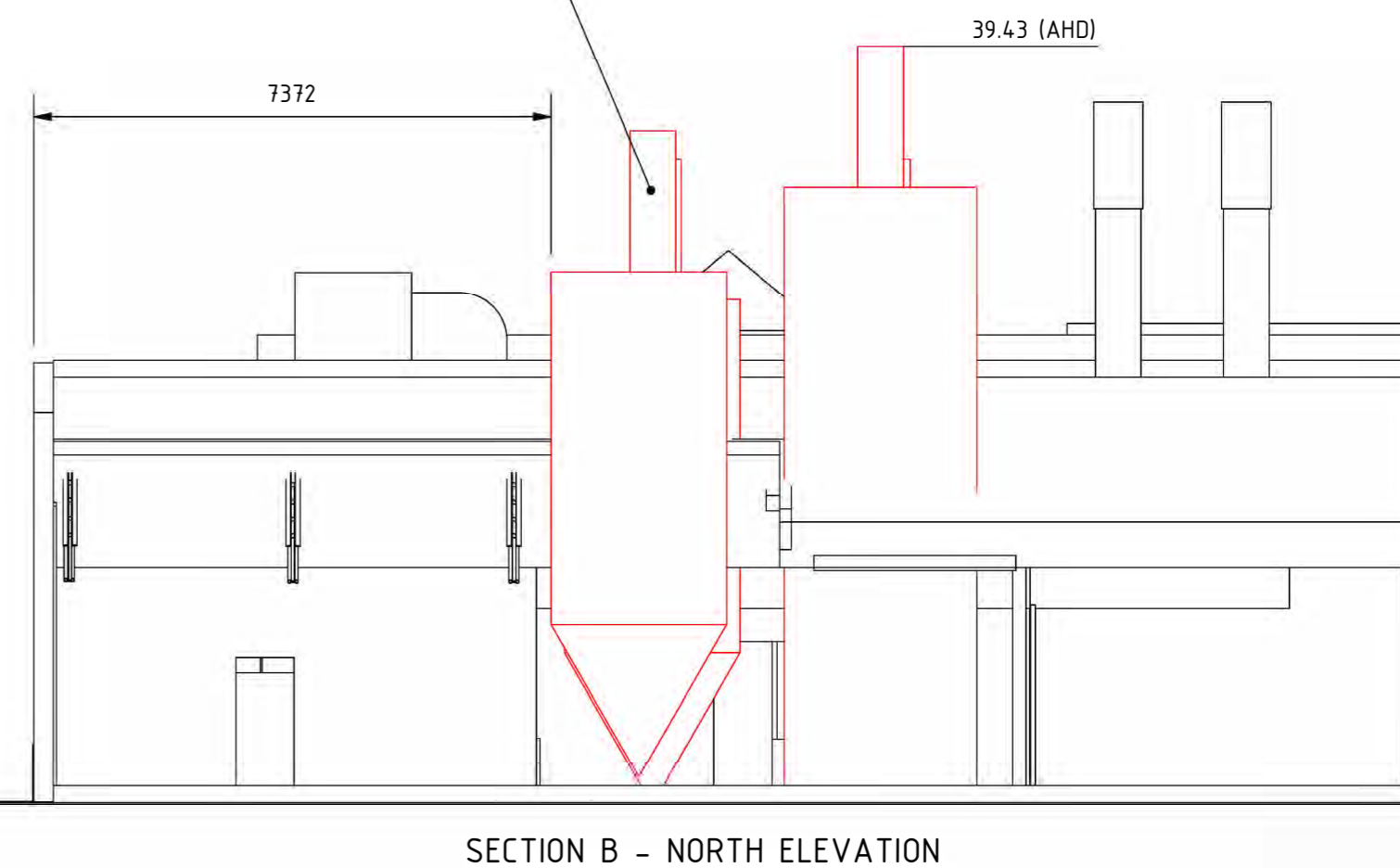


PLAN VIEW

EXISTING SILOS TO BE REMOVED
 (FOUR UNITS TOTAL)

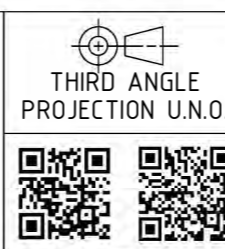


SECTION A - EAST ELEVATION



SECTION B - NORTH ELEVATION

ISSUE FOR REVIEW
 (NOT FOR CONSTRUCTION)



GOODMAN FIELDER
 4 LEAH ST, FORESTVILLE
 REPLACEMENT OF SILOS
 EXISTING SILOS TO BE REMOVED

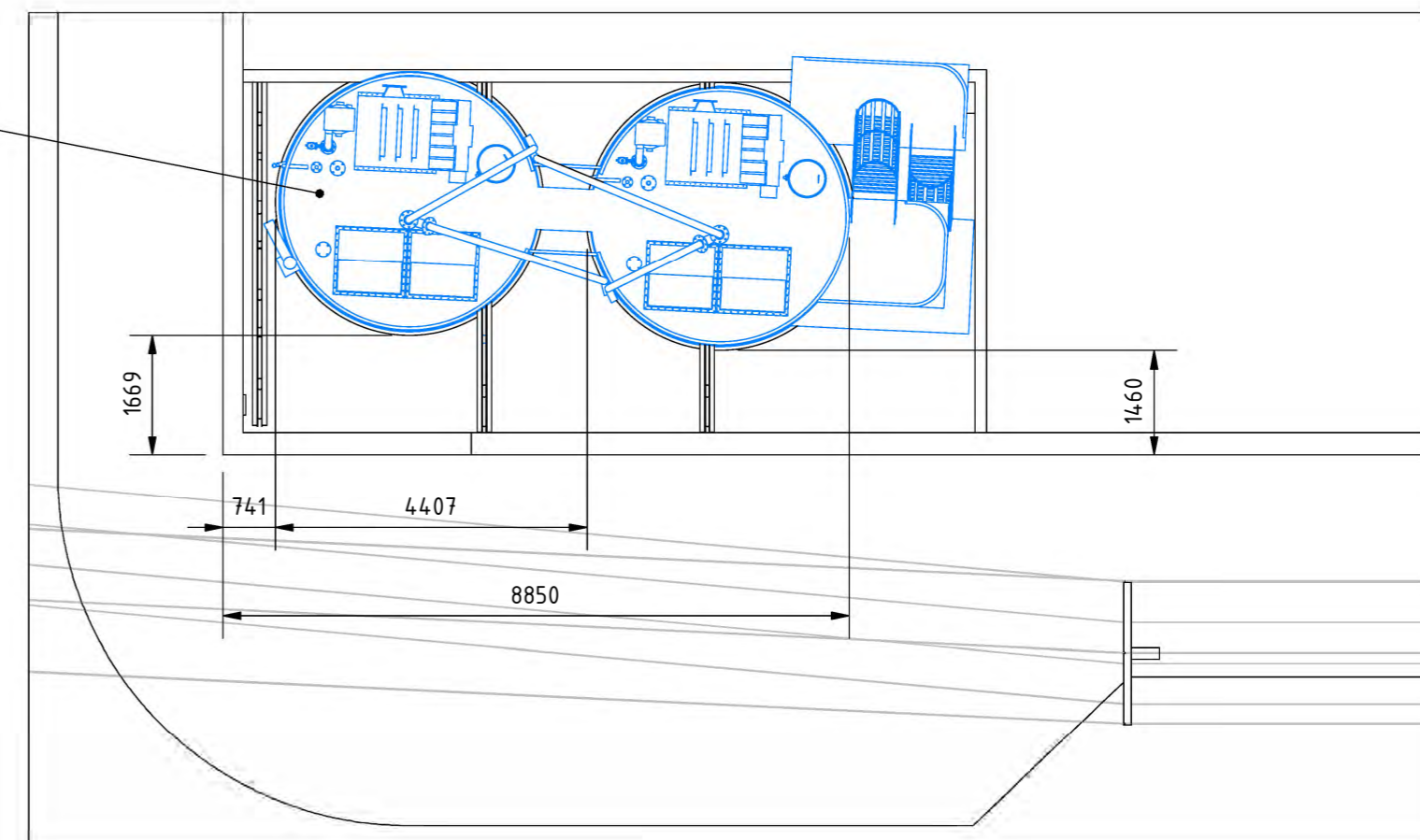
DRAWN BY	T.LOIPERSBERGER	27/07/2021	CLIENT:	GOODMAN FIELDER
DRAFTING CHK.	S.WANG	27/07/2021	DRW #:	GF0328-A002 - 4
DESIGN BY			REV.:	D
ENG. CHK.			SHEET:	4/6
APPROVED			MODEL No.:	GF0328 - A002.iam

A2
 SCALE:
 1:100

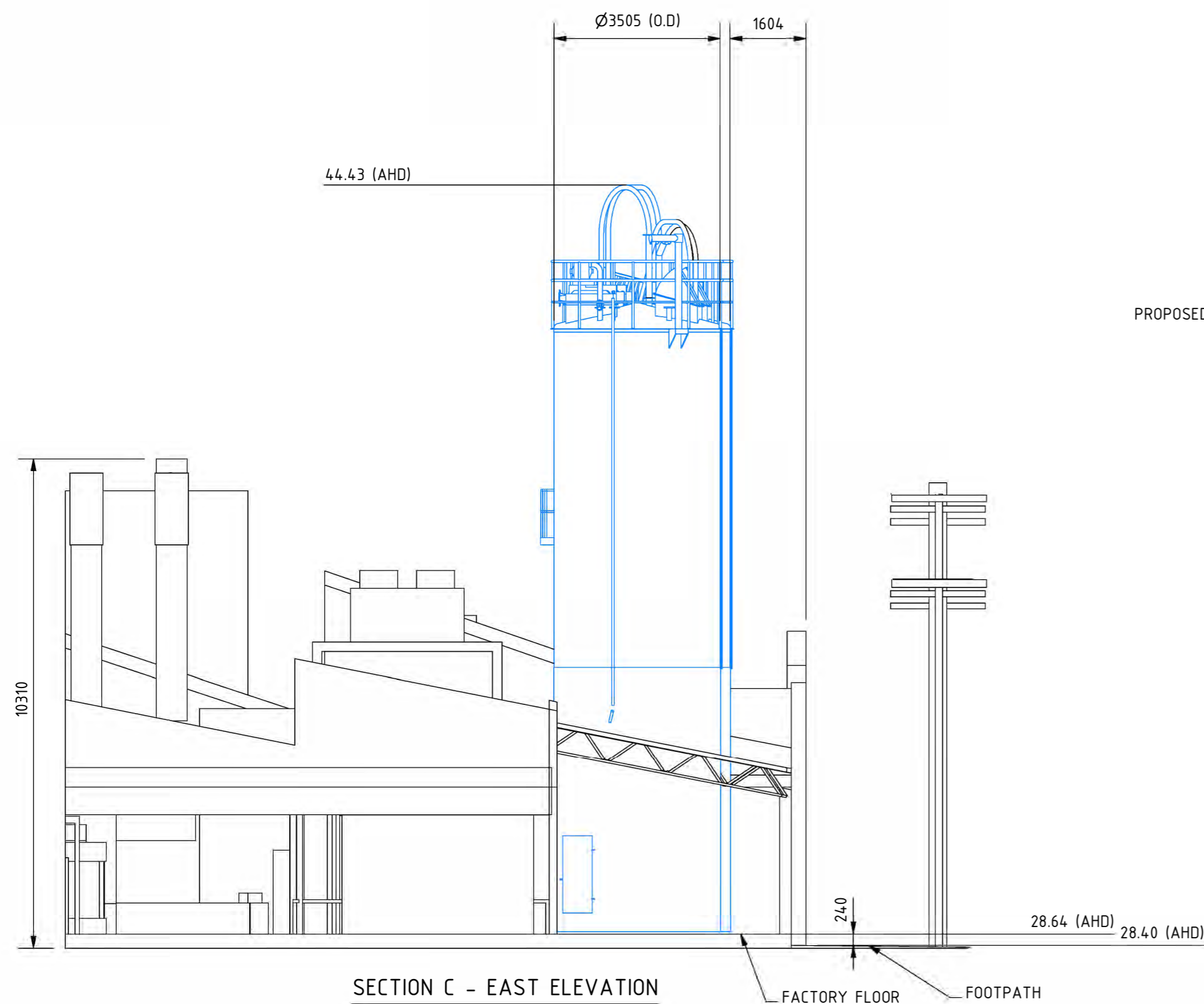


AMENDED PLAN / DOCUMENT
DATE: 02/08/2021

PROPOSED SILOS TO BE INSTALLED
 (TWO UNITS TOTAL)

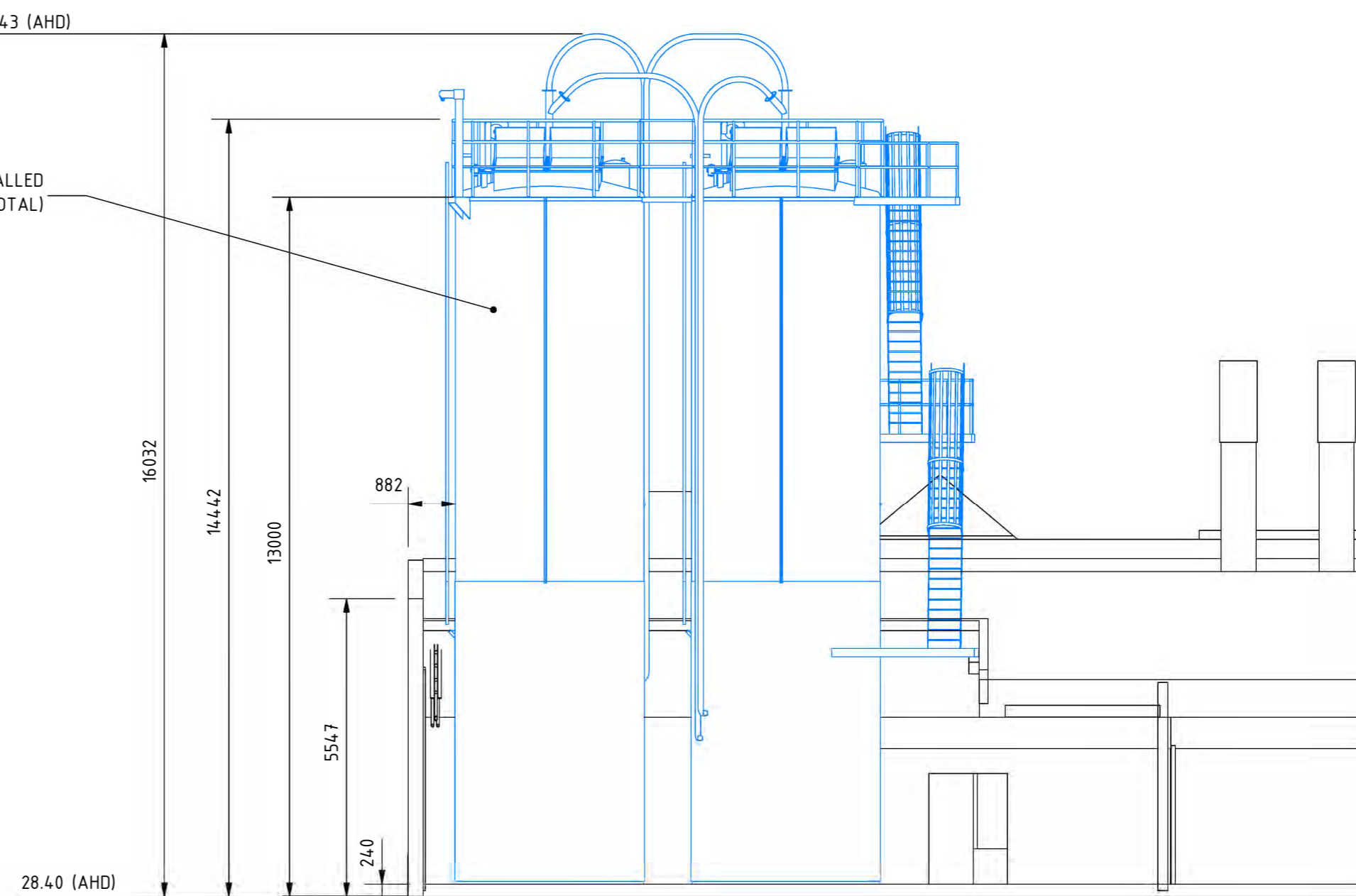


PLAN VIEW



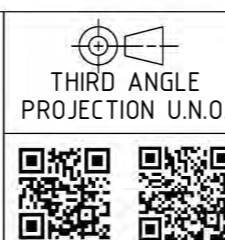
SECTION C - EAST ELEVATION

PROPOSED SILOS TO BE INSTALLED
 (TWO UNITS TOTAL)



SECTION D - NORTH ELEVATION

ISSUE FOR REVIEW
 (NOT FOR CONSTRUCTION)



GOODMAN FIELDER
 4 LEAH ST, FORESTVILLE
 REPLACEMENT OF SILOS
 PROPOSED SILOS TO BE INSTALLED

DRAWN BY	T.LOIPERSBERGER	27/07/2021	CLIENT:	GOODMAN FIELDER
DRAFTING CHK.	S.WANG	27/07/2021	DRW #:	GF0328-A002 - 5
DESIGN BY			REV.:	D
ENG. CHK.			SHEET:	5/6
APPROVED			MODEL No.:	GF0328 - A002.iam

A2

SCALE:
 1:100

**AMENDED PLAN / DOCUMENT
DATE: 02/08/2021**



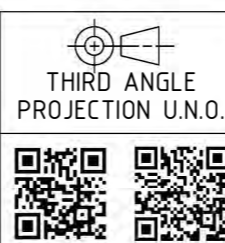
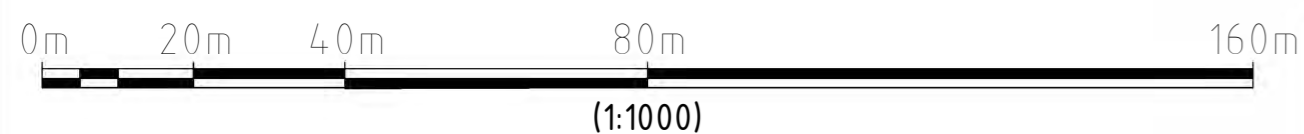
PROPOSED SILOS

LEAH STREET

FIRST AVENUE

LEADER STREET

**ISSUE FOR REVIEW
(NOT FOR CONSTRUCTION)**



**GOODMAN FIELDER
4 LEAH ST, FORESTVILLE
REPLACEMENT OF SILOS
PROPOSED ELEVATION DETAILS**

DRAWN BY	T.LOIPERSBERGER	27/07/2021	CLIENT:	GOODMAN FIELDER
DRAFTING CHK.	S.WANG	27/07/2021	DRW #:	GF0328-A002 - 6
DESIGN BY			REV.:	D
ENG. CHK.			SHEET:	6/6
APPROVED			MODEL No.:	GF0328 - A002.iam

A2
SCALE:
1:1000



**Proposed Building Upgrade,
Goodman Fielder,
4 Leah St, Forestville**

Visual Assessment,
For Development Approval

We acknowledge the Kurna people as the traditional owners of this land and offer our respect to elders past, present and future.

LOCATION PLAN

STREET CHARACTER



Figure 1: Residential zones with well established trees and shade canopy



Figure 2: Leader St is a thoroughfare to Anzac Hwy



Figure 3: Residential zones intertangle with industrial heritage



Figure 4: Street plantings include established trees, garden beds and, raingardens

LOCATION

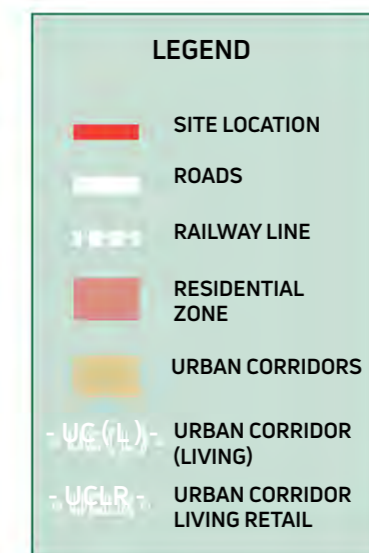
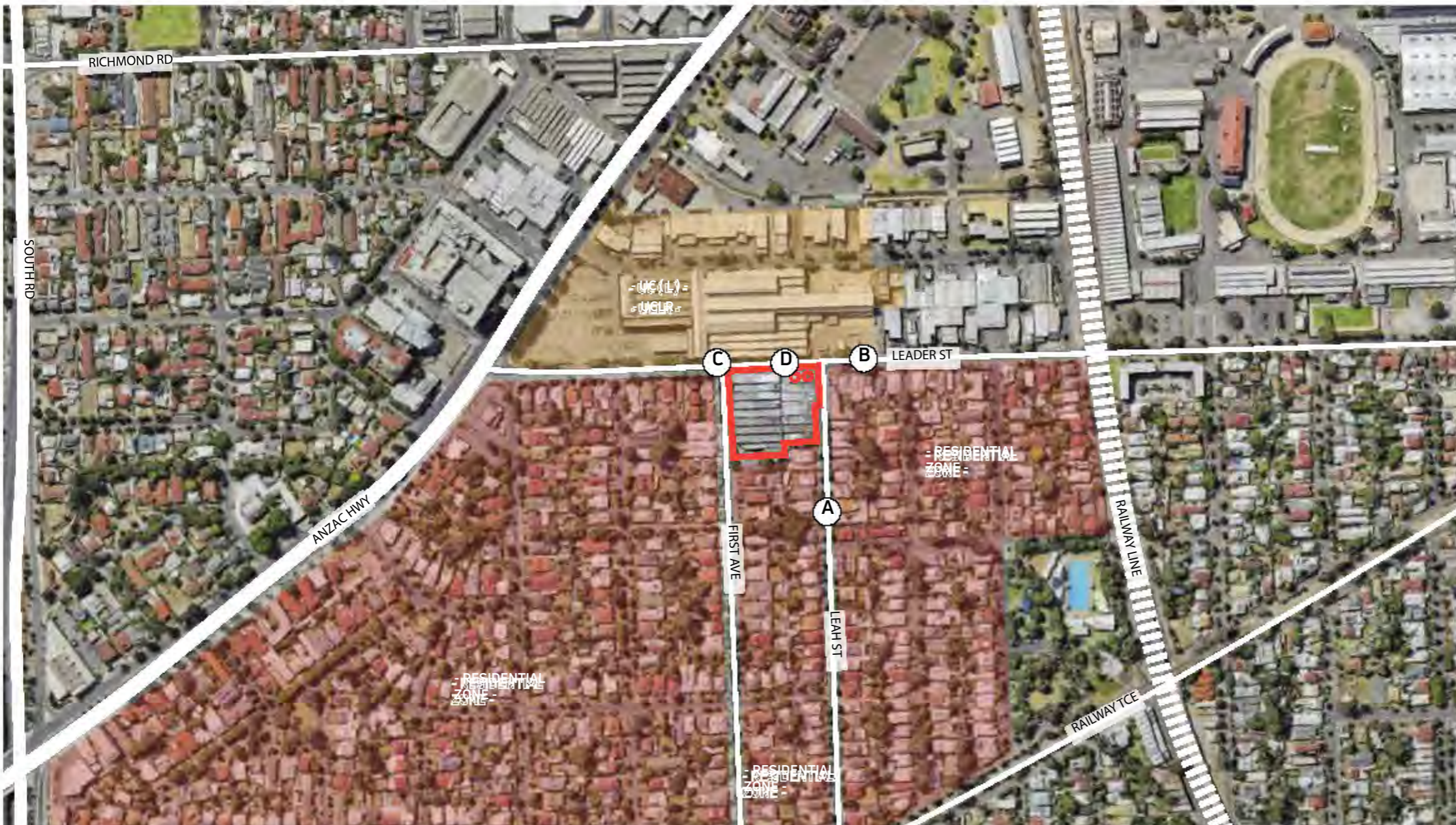
The site is located in the inner southern suburb of Forestville on the corner of Leah St and Leader St. It is surrounded by predominantly residential land uses with light industrial / heavy commercial properties. Anzac Highway passes to the west and the Adelaide rail corridor runs to the east of the site.

STREET CHARACTER

The streets are largely residential with light industrial / Commercial land uses. Streets typically have a dense planting of trees with established canopies providing amenity and shading to the footpaths and roads.

VEGETATION

The streets have a leafy feel with front gardens to residential properties, densely planted street trees, small reserves and parks located within the local catchment. Council have also incorporated several planted rain gardens which also add amenity to the streets. The many layers of vegetation filters and frames views along street corridors with open and closed vistas and experiences.



THE PROPOSAL



SCALE: 1:2000

KEY VIEWLINES

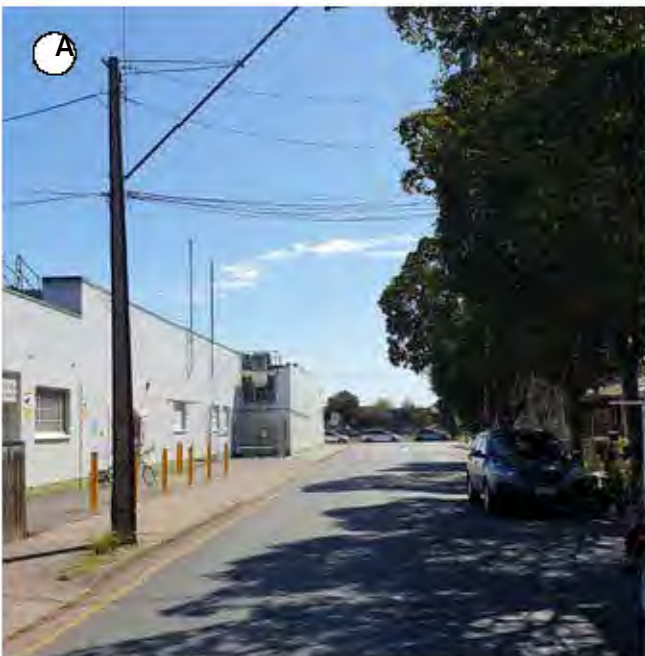


Figure 5: Leah St (Looking north)



Figure 6: Leader St (Looking west)



Figure 8: Existing Silos (looking South)

THE PROPOSAL

This study assesses the visual impact of the proposed new silos from Leader Street East (looking west) and also Leah Street (looking north).

The proposal is to construct new silos to a height of 13m above the current ground level as illustrated in the diagram below.

Location A: Leah Street (Looking north)

The street trees to both sides of the carriageway along Leah Street contain and channel views along the street corridor to point A where the factory is located on the western side.

Location B: Leader Street (Looking west)

Leader Street has many varied buildings of scale and bulk with some large trees on the northern side of the road and smaller trees on the southern side where there are powerlines overhead.

Location C:

There are no street trees along the frontage of the factory presenting to Leah or Leader Street.

Silos at 13m



SIMULATION - View A: Leah Street (looking north)



Figure 9: Existing site photo from Leah St



Figure 10: Photomontage showing the proposed 13m silos along Leah St

DISCUSSION

The high quality street tree plantings along Leah street contain views along the corridor, limiting outward views.

There are no street trees along the factory frontage opening views to the facade and to the proposed silos as illustrated opposite in Figure 10. The views also occur through powerlines with the stobie pole in foreground.

The colour of the silos is consistent with the building to blend into the mass and bulk of the structures.

CONCLUSION

Due to the contained nature of the views and light colour of the proposed additions, the increase in height will not pose significant or increased visual impacts when viewed from Leah Street.



Figure 11: Existing site photo from Leader St

DISCUSSION

The views along Leader street are characterised by commercial, light industrial and residential buildings with varied vegetation and street trees.

When approaching from the east, the proposed silos will be viewed through street trees also also powerlines and stobie poles.

The silos remain consistent with the colour, scale and bulk of the building.

CONCLUSION

The proposed height of the silos when viewed from this location does not extend above powerlines and consequently does not significantly alter the visual quality or scenic character of the area.



Figure 12: Photomontage showing the proposed 13m silos from Leader St

1 April 2021

Mr Don Donaldson
Team Leader Planning
City of Unley
181 Unley Road
UNLEY SA 5061

Email: ddonaldson@unley.sa.gov.au

Dear Don

Remove Existing Silos and Replace with New – Goodman Fielder Bakery, 4 Leah Street, Forestville.

URPS has been engaged to submit a development application for Goodman Fielder for their Forestville site. In doing so we have undertaken a site inspection, reviewed the Planning and Design Code and undertaken early engagement with surrounding residents.

Background

Quality Bakers Australia Pty Limited (QBA) is a division of Goodman Fielder and a leading manufacturer bread and baked products supplying to major retailers and customers throughout Australia. QBA produces around 200 million loaves of bread annually to supply the Australian market. QBA operates major fresh-daily bakeries in Victoria, NSW, Queensland and South Australia.

The South Australian bakery is located in Forestville within the City of Unley.

Early Engagement Process

URPS undertook a pre-statutory consultation process and advised adjoining owners that a development application was to be lodged for the works as proposed as part of this development application. It encouraged interested persons to contact URPS to discuss any concerns or queries.

Two community members contacted URPS, both from Leah Street. Queries/matters raised were:

- Length of time to install silos (weeks).
- Time in day when they will be installed.
- Tradies parking on the street and blocking access to dwelling.
- Preference for mural on wall not silos.
- Concerns regarding dust/flour emissions.
- Parking impacts on Leah Street and would prefer parking to occur on Leader Street.

URPS responded directly to the queries noting that most related to the construction process therefore timeframes for the date and duration of construction, as best understood, were provided.

Planning Assessment

An assessment of the proposal has been undertaken against the Planning and Design Code.

Subject Site

The subject site is bound by Leader Street to the north, Leah Street to the east and First Avenue to the west. It is made up of Allotments 27, 28, 29, 92 and 93 in Deposited Plan 2463 and Allotments 201, 202, 203 and 204 in Filed Plan 9319. There are no easements that apply to the land.

The allotments form irregular shaped site with an area of approximately 7,175 metres square.

The site is almost entirely covered by buildings except for a portion in the south-west corner of the site that is dedicated to the loading dock. The built form has an industrial appearance with masonry construction painted in white and a saw tooth roof set behind a parapet wall as seen in **Image 1** below.

The existing silos are located in the north-eastern corner of the site adjacent the Leader Street frontage as seen in **Image 2** below.

Image 1: Subject land viewed from the north-west



Image 2: Subject land viewed from the north-east with silos visible



The locality to the east, west and south of the site is primarily residential in nature. Dwelling types vary as do allotment sizes and contain detached, semi-detached and residential flat buildings. Most of the dwellings are single storey with the residential flat buildings being two storeys. The building stock comprises of high-quality character dwellings including villas and bungalows as well as limited contemporary infill development and 1960s flats as can be seen in **Image 3 and 4**.

The allotment on the opposite side of Leah Street (on the corner of Leader Street), is used by Goodman Fielder and contains an open lot car park, carport and storage shed – refer **Image 5**.

To the north of the site on the opposite side of Leader Street is the vacant land formerly occupied by the LeCornu furniture warehouse as seen in **Image 6**.

The locality has a varying level of amenity. In the residential part the amenity is relatively high and benefits from street trees with good canopy cover. The amenity of the locality is reduced along Leader Street due to the high level of traffic flows, connecting Goodwood Road to Anzac Highway.

There are no heritage listed buildings in the locality.

Image 3: Dwellings to the south of the subject site on Leah Street



Image 4: Dwelling to the south of the subject site on First Avenue.



Image 5: Goodman Fielder site on the corner of Leader Street and Leah Street.



Image 6: The former LeCornu site on the northern side of Leader Street



Proposed Works

The development proposes to remove the four existing flour storage silos from the site as seen in **Image 7** below. The existing silos have a height of 8.39 metres and a total capacity of 71 tonnes (3 x 17 tonnes and 1 x 20 tonnes).

Two replacement silos are proposed in ostensibly the same location as the existing silos although marginally further to the Leah Street boundary of the site. The proposed silos have a height of 17.186 metres in height with additional piping above this level. The proposed silos will have a capacity of 60 tonnes each with a total capacity of 120 tonnes.

The silos are constructed of stainless steel but will be painted in epoxy the same colour as the existing building. There is the potential for murals to be painted on the silos as discussed below although do not form part of this development application.

The existing silos are old and are no longer fit for purpose. They need to be upgraded to ensure that they meet current day requirements with 'explosion vents' and so they are structurally sound. The proposed silos have a smaller footprint than the existing and will increase the amount of useable floor area within the factory enabling internal upgrades to machinery to occur.

Image 7: Existing silos



Planning Assessment

The site is located within the Established Neighbourhood Zone. No Subzones apply.

The following Overlays apply:

- Airport Building Heights (Regulated) (All structures over 15 metres):
 - the development exceeds the maximum height limit specified of 15 metres.
 - a referral to the airport-operator company for Adelaide Airport is required as the development exceeds 15 metres in height.

- Building Near Airfields:
 - Not relevant.
- Historic Area (Un15) and (Un4):
 - Whilst a Historic Area Overlay applies, the proposed development will have no impact on the streetscape that contributes to the historic characteristics of the area.
 - The proposal maintains the existing built form of the façade presentation to Leader Street with the proposed silos set behind the existing wall.
- Hazards (Flooding General):
 - The portion of the site adjacent Leader Street falls within this Overlay. The proposed development has no impact on flooding as the silos will sit on the existing floor level.
- Prescribed Wells Area:
 - Not relevant.
- Regulated Trees:
 - Not relevant.
- Stormwater Management:
 - No change to existing and residential development not proposed.
- Traffic Generating Development:
 - Access point to the existing site are not from an Urban Transport Route or Major Urban Transport Route.
- Urban Tree Canopy:
 - Not relevant.

The development will require public notification as it is not exempt under Table 5.

Land Use

The Established Neighbourhood Zone seeks to provide a range of housing types with sympathetic new buildings that complement the predominant built form character and development patterns.

The Zone contemplates non-residential development in the form of complementary commercial uses and community facilities. The Zone does not acknowledge that there

is an existing non-residential land use that has been operating on the site since the early 1900s.

The land use itself is not altering. This development application merely proposes the replacement of existing structures on the site to improve ongoing operation.

Building Heights

The Zone seeks for structures to complement heights of nearby buildings. The existing building is an anomaly in the Zone with the generic zoning not reflecting the height of the existing building on the site and the height of the existing silos.

The replacement silos will be higher than those that currently exist. Despite this, we consider there is no detrimental impact on the locality and they will be suitably placed in the north-eastern corner of the site opposite the Urban Corridor Living Zone and Urban Corridor Living Retail Subzone away from residential properties. Whilst they will be visible from Leader Street, they are ideally placed on the site to minimise views from the residential properties to the south.

Design

The context of the site is unusual in that it is located in a built-up residential area to the east, west and south. However, historically this part of Forestville has contained many non-residential land uses. The former LeCornu warehouse was previously located to the north of the site and contained a large warehouse building of a scale similar or higher than that of the subject site.

Although outside of the locality, further to the east along Leader Street, there are other non-residential land uses.

The Urban Corridor Zone (on the northern side of leader Street) envisages development of a much higher scale than that on the southern side of Leader Street. The insertion of higher silos will not be so detrimental that it will be out of context with future development envisaged in the locality.

The storage capacity for the silos means that they cannot be further integrated into the site more than they already are. Whilst they are located on a portion of a site where they will be visible, this reduces impacts on the residential properties to the rear. If the silos were setback further within the site so they were not visible from Leader Street, they would be highly visible from nearby dwellings and would potentially cause overshadowing impacts on dwellings in the locality.

Interface

The proposed development maintains the status quo on the site in terms of deliveries, approximate siting of the silos and overshadowing. It will result in no additional impacts than already occur. It will reduce the number of flour deliveries and the improved silos will reduce the level of flour 'dust' emitted into the air.

Overshadowing

Overshadowing diagrams have been prepared (refer Drawing Number GF0328-SD001-1, 2 and 3 Rev A) for the winter solstice, summer solstice and autumn equinox.

The overshadowing for the winter solstice has only a marginal impact, primarily due to the large size of the subject site. The impacts are as follows:

- At 9am the proposed silos overshadow the subject site's roof only.
- At 12 noon the proposed silos also overshadow the subject site's roof.
- At 3pm the impact of the shadow extends beyond that of the subject site and extends to the allotment on the eastern side of Leah Street. The shadow extends to the Goodman Fielder storage shed but does not extend as far as the neighbouring dwelling at 91 Leader Street.

Therefore, whilst the silos are higher than existing, there is no overshadowing that impacts any other allotments other than those utilised by Goodman Fielder as the registered business operator.

Traffic Movements

Whilst there is a loading dock at the rear of the site, all flour deliveries are undertaken from the public realm in Leader Street in agreeance with Unley Council. Trucks are parked within the parking area adjacent the Gate 1 roller door as evident in **Image 8**. Flour is pumped through piping that is 'dropped' into a conduit in the footpath and covered with a chequer plate that eliminates a tripping hazard across the footpath. The benefit of this location is that the pumping occurs well away from the residential properties in Leah Street and First Avenue.

Image 8: Flour delivery in progress occurring form Leader Street.



The mechanics of the delivery will remain unchanged with the installation of the new silos. The proposed works will however have the benefit of reducing the number of flour deliveries per week. The current and proposed deliveries are detailed in **Table 1** below:

Table 1: Delivery Schedule

Days	Existing	Proposed
Monday	1 x 20 tonnes	1 x 20 tonnes
Tuesday	1 x 10 tonnes 1 x 20 tonnes	2 x 20 tonnes
Wednesday	1 x 20 tonnes	1 x 20 tonnes
Thursday	1 x 10 tonnes 1 x 20 tonnes	1 x 20 tonnes
Friday	1 x 10 tonnes 1 x 20 tonnes	1 x 20 tonnes

Days	Existing	Proposed
Saturday	1 x 20 tonnes	1 x 20 tonnes
Sunday	1 x 10 tonnes 1 x 20 tonnes	2 x 20 tonnes
TOTAL	11 = 180 tonnes	9 = 180 tonnes

The overall number of deliveries per week will result in the same amount of flour being delivered but the actual number of deliveries per week will reduce from 11 to 9.

Potential Art Work for the Site

Goodman Fielder have indicated willingness to investigate the potential for murals to be painted either on the silos or on a suitable wall. Although artwork on the site does not form part of this application, there is a genuine willingness to progress this with the assistance of the City of Unley. There is also the desire to investigate the possibility of engaging the community in the process of seeking ideas for the mural/s and running a competition to ascertain the preferred artwork.

Conclusion

The proposed upgrade ensures the silos are fit for purpose and meet modern day standards. The subject site is located within the Established Neighbourhood Zone. The Zone largely calls for residential development and does not acknowledge the long-standing use of the subject site. The existing land use does not alter and will continue to act in a similar way as currently occurs.

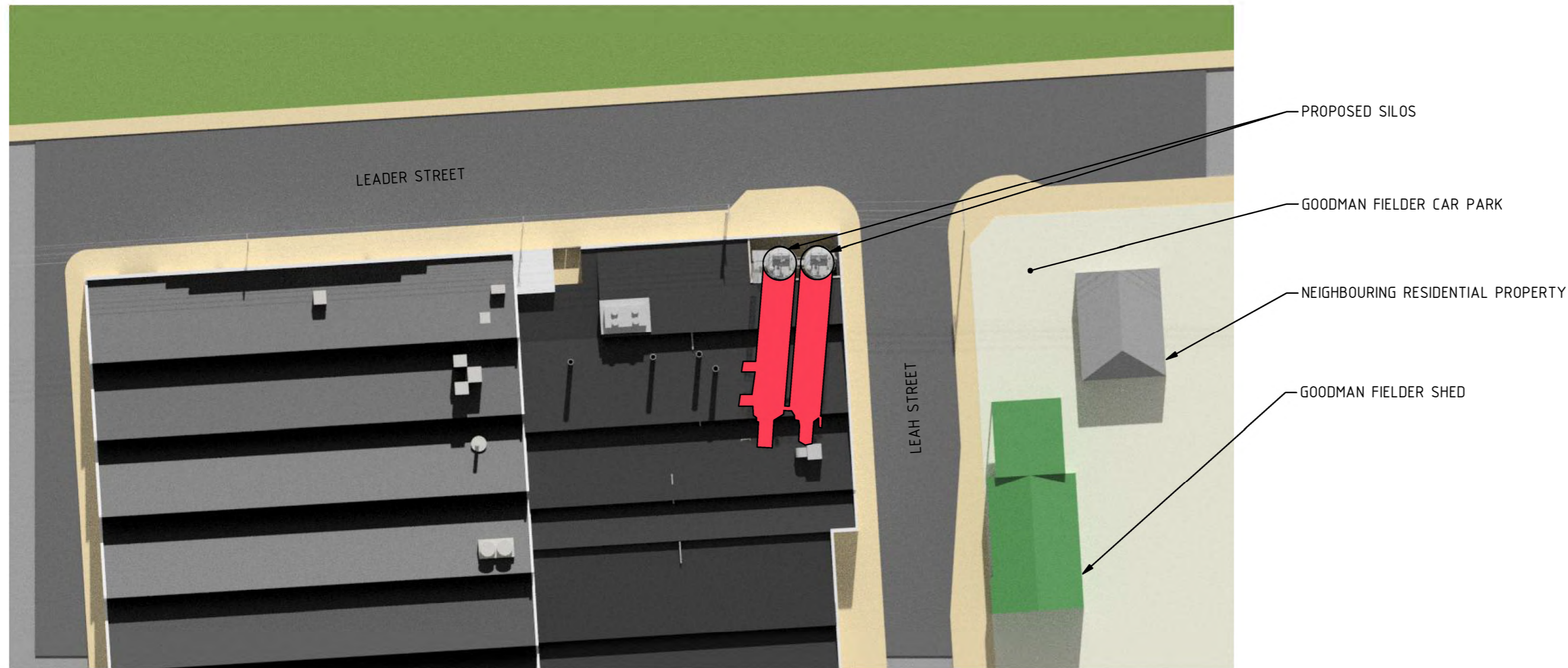
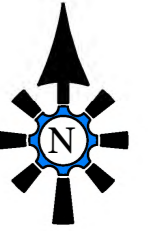
Whilst the height of the silos increases, there will be no additional impact on nearby residential properties. The siting of the silos is ideal in that they are located away from existing dwellings minimising interface impacts such as overshadowing.

We consider that the increase in the height of the silos is acceptable and will ensure the ongoing functioning of the manufacturing bakery.

Yours sincerely

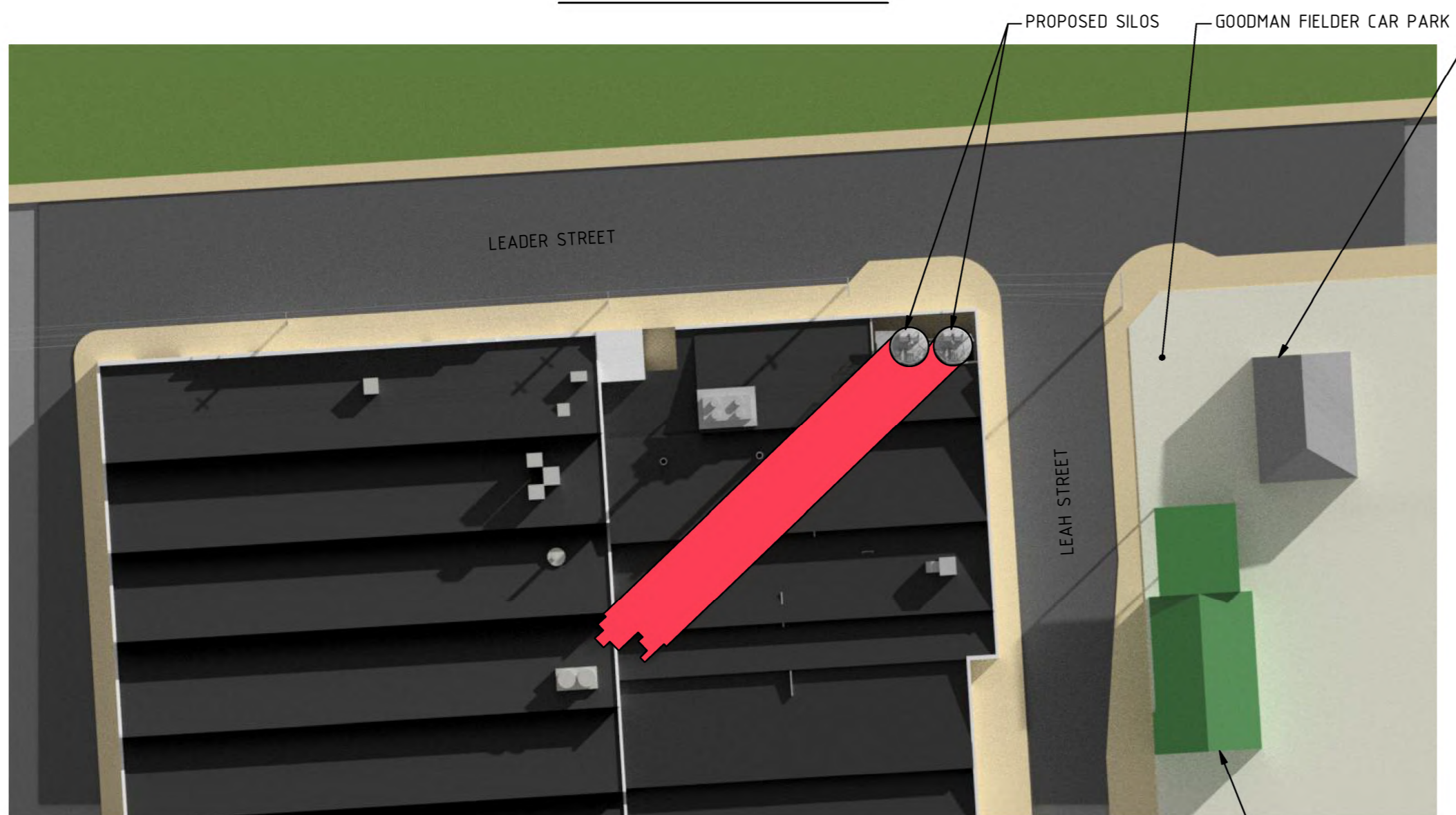


Rebecca Rutschack
Principal Consultant

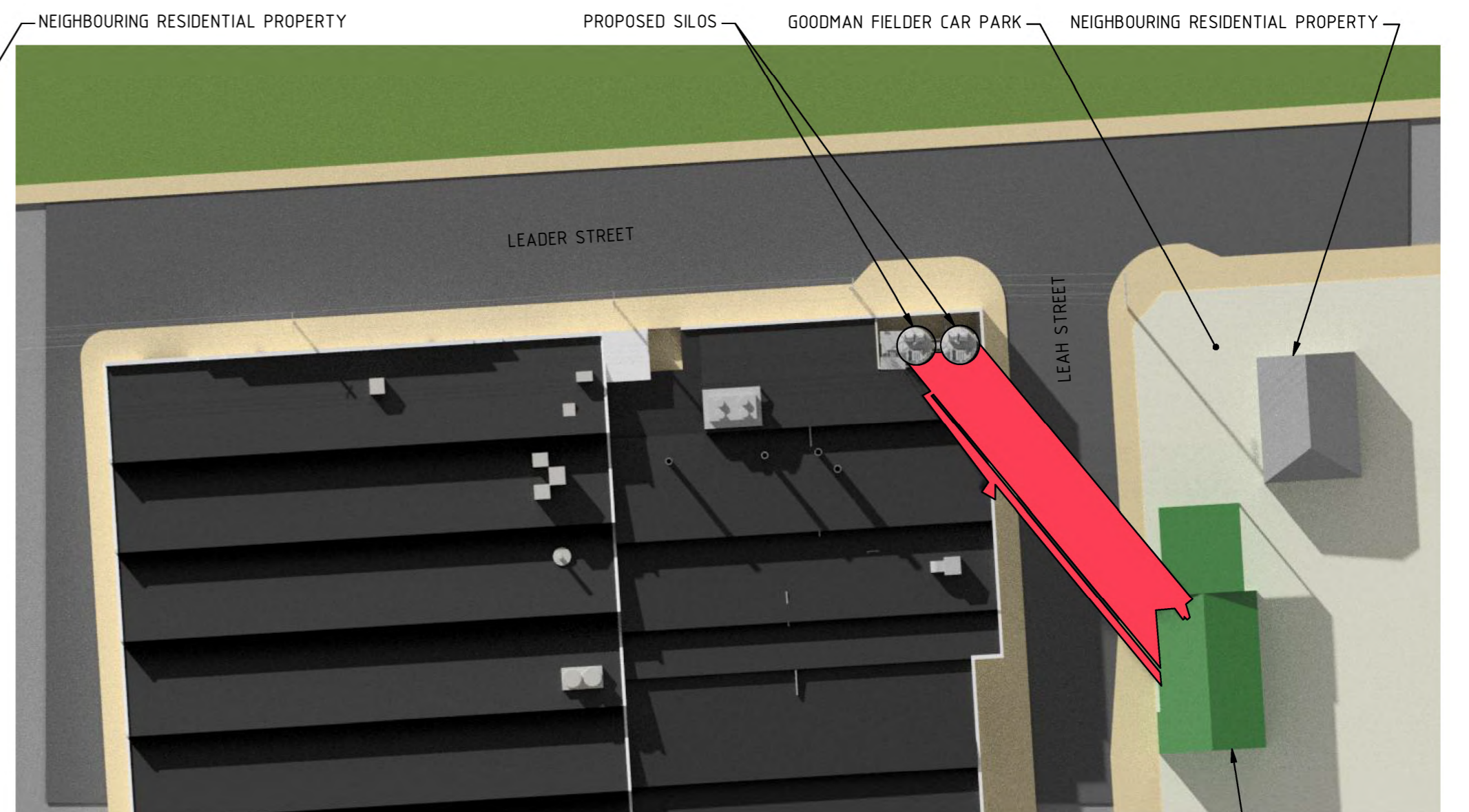


12 NOON WINTER - JUNE 21st

- NOTES:
1. THIS DRAWING IS FOR PLANNING PURPOSES ONLY.
 2. SHADOW PROFILES MAY BE AFFECTED BY UNEVENNESS OF TERRAIN.
 3. THE HIGHLIGHTED SHADOW PROFILES ARE FOR PROPOSED SILOS.
 4. EXISTING SILOS AND THEIR SHADOWS ARE NOT SHOWN.

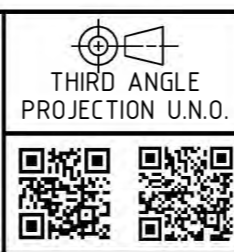


9 AM WINTER - JUNE 21st



3 PM WINTER - JUNE 21st

ISSUE FOR REVIEW
(NOT FOR CONSTRUCTION)

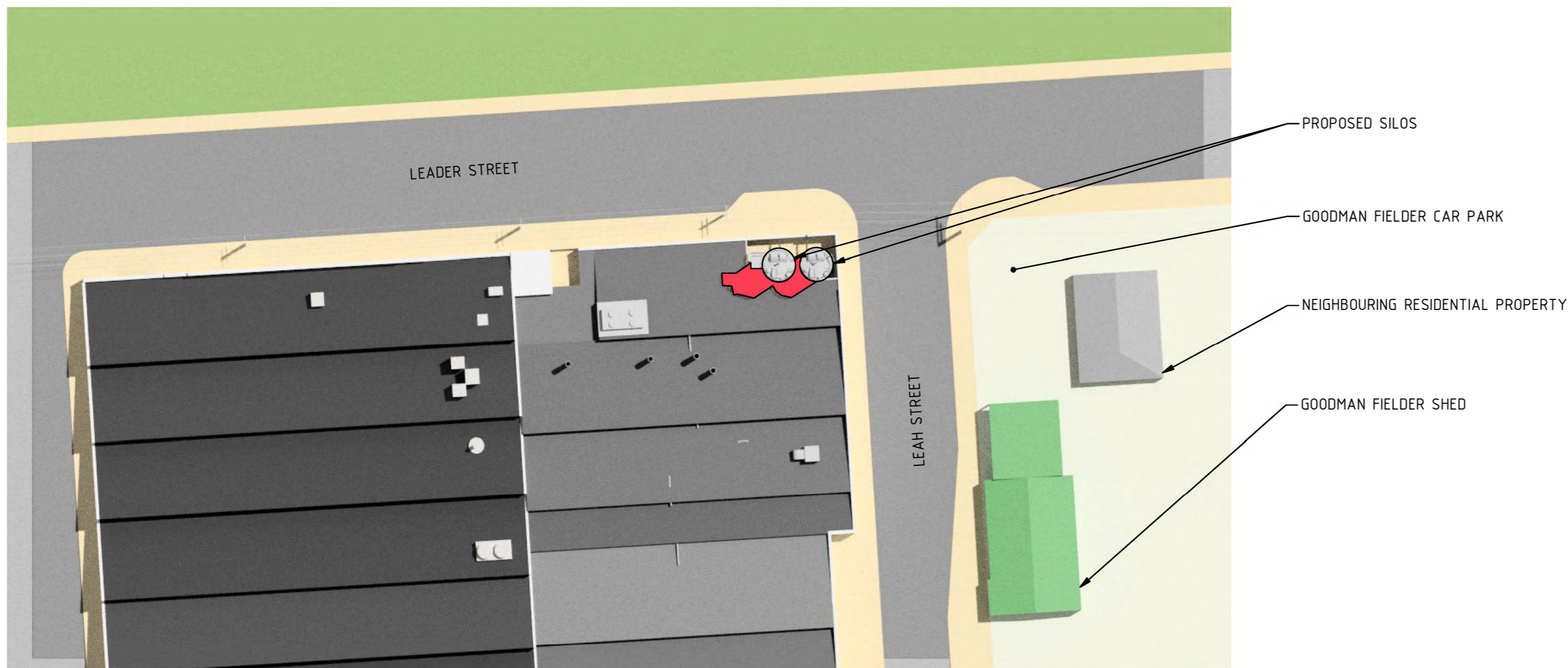


4 LEAH STREET FORESTVILLE
GOODMAN FIELDER SILO UPGRADE PROJECT
SHADOW DIAGRAMS
WINTER - JUNE 21st

DRAWN BY	T.LOIPERSBERGER	29/01/2021	CLIENT:	GOODMAN FIELDER
DRAFTING CHK.	J.KILLALEA	29/01/2021	DRW #:	GF0328 - SD001 - 1
DESIGN BY			REV.:	A
ENG. CHK.			SHEET:	1/3
APPROVED			MODEL No.:	GF0328 - SD001.iam

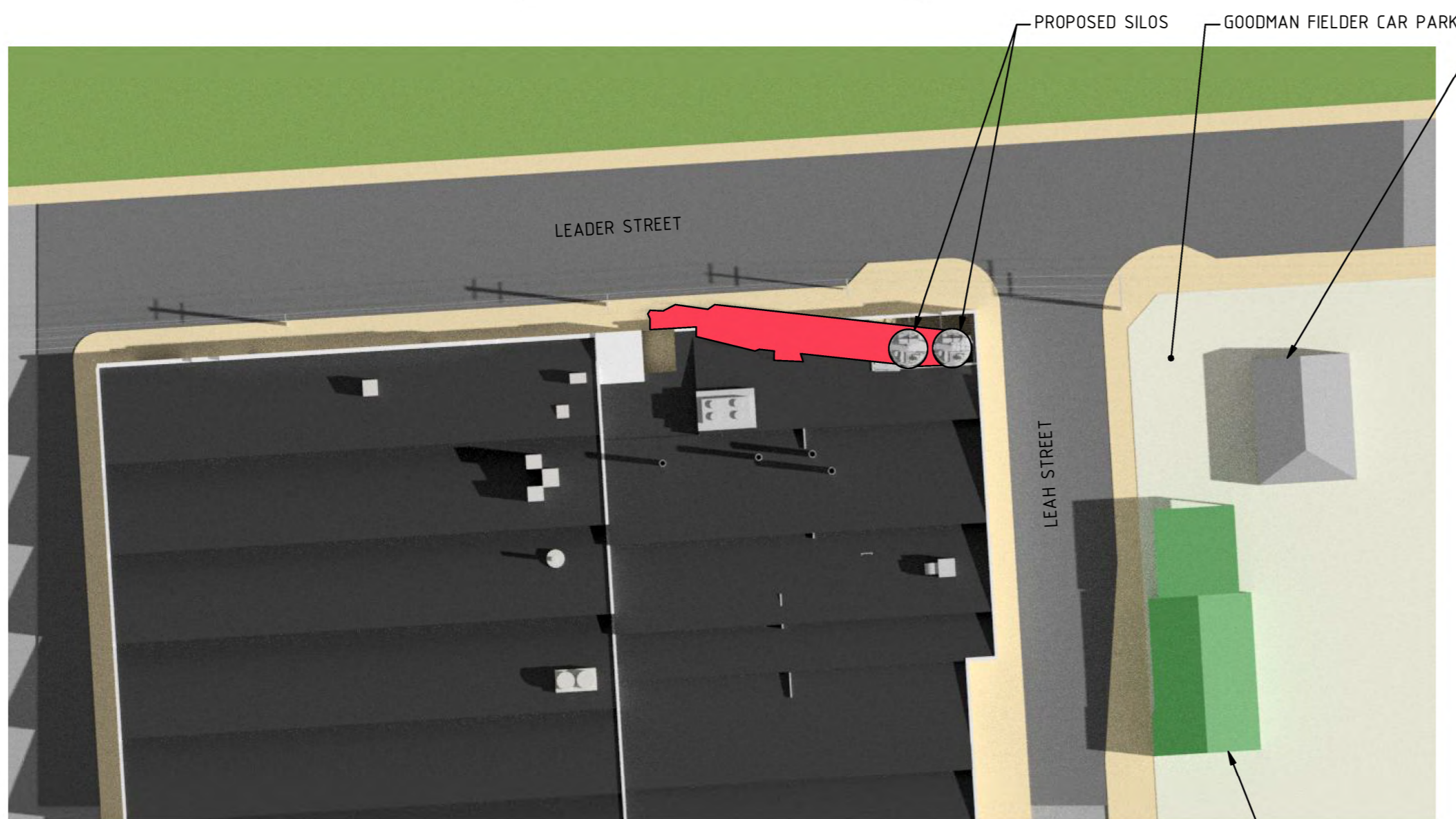
A2

SCALE:
1 : 500

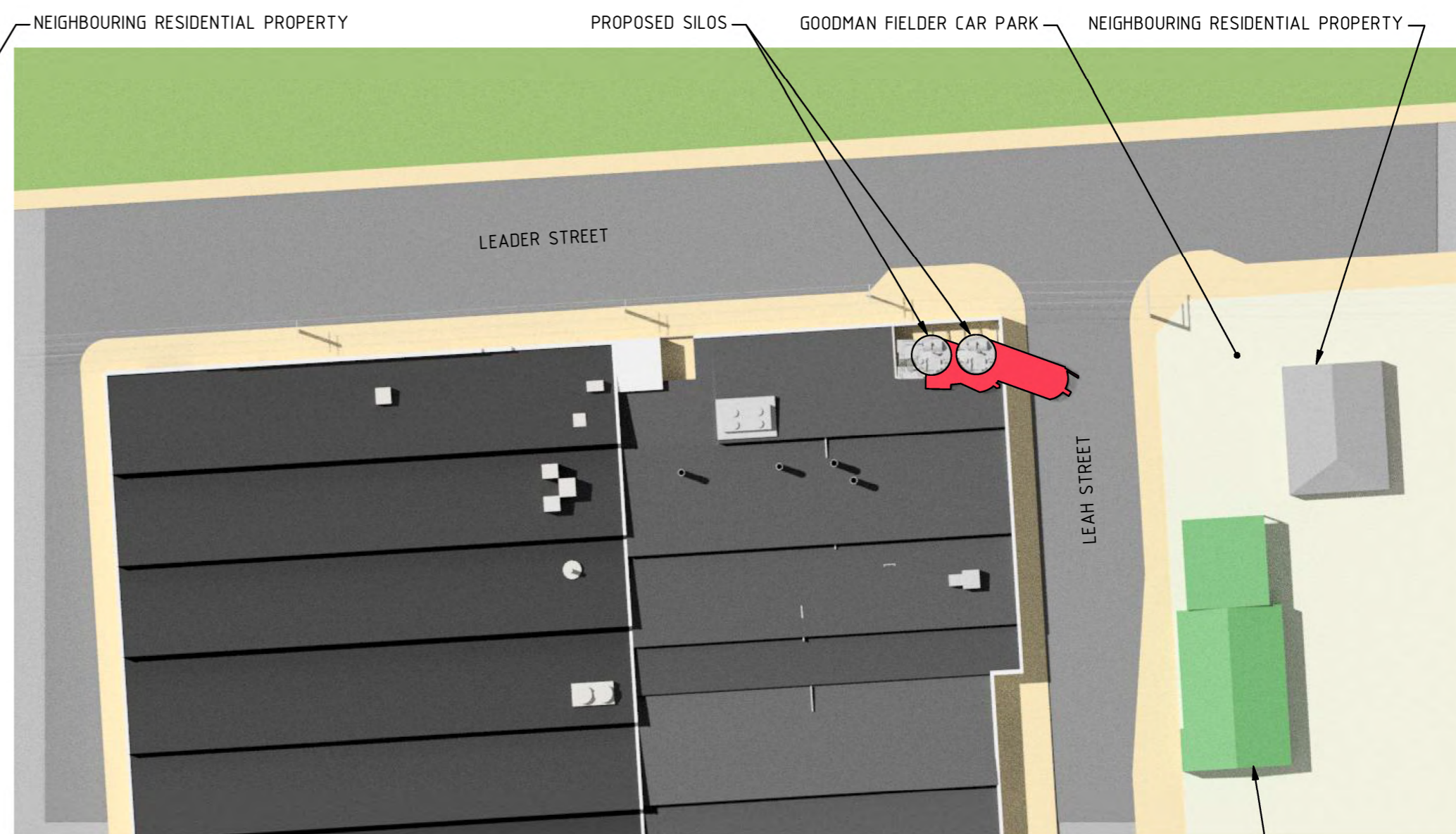


12 NOON SUMMER - DECEMBER 21st

- NOTES:
1. THIS DRAWING IS FOR PLANNING PURPOSES ONLY.
 2. SHADOW PROFILES MAY BE AFFECTED BY UNEVENNESS OF TERRAIN.
 3. THE HIGHLIGHTED SHADOW PROFILES ARE FOR PROPOSED SILOS.
 4. EXISTING SILOS AND THEIR SHADOWS ARE NOT SHOWN.

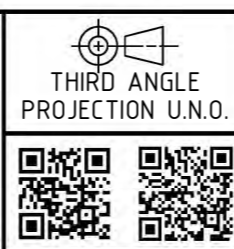


9 AM SUMMER - DECEMBER 21st



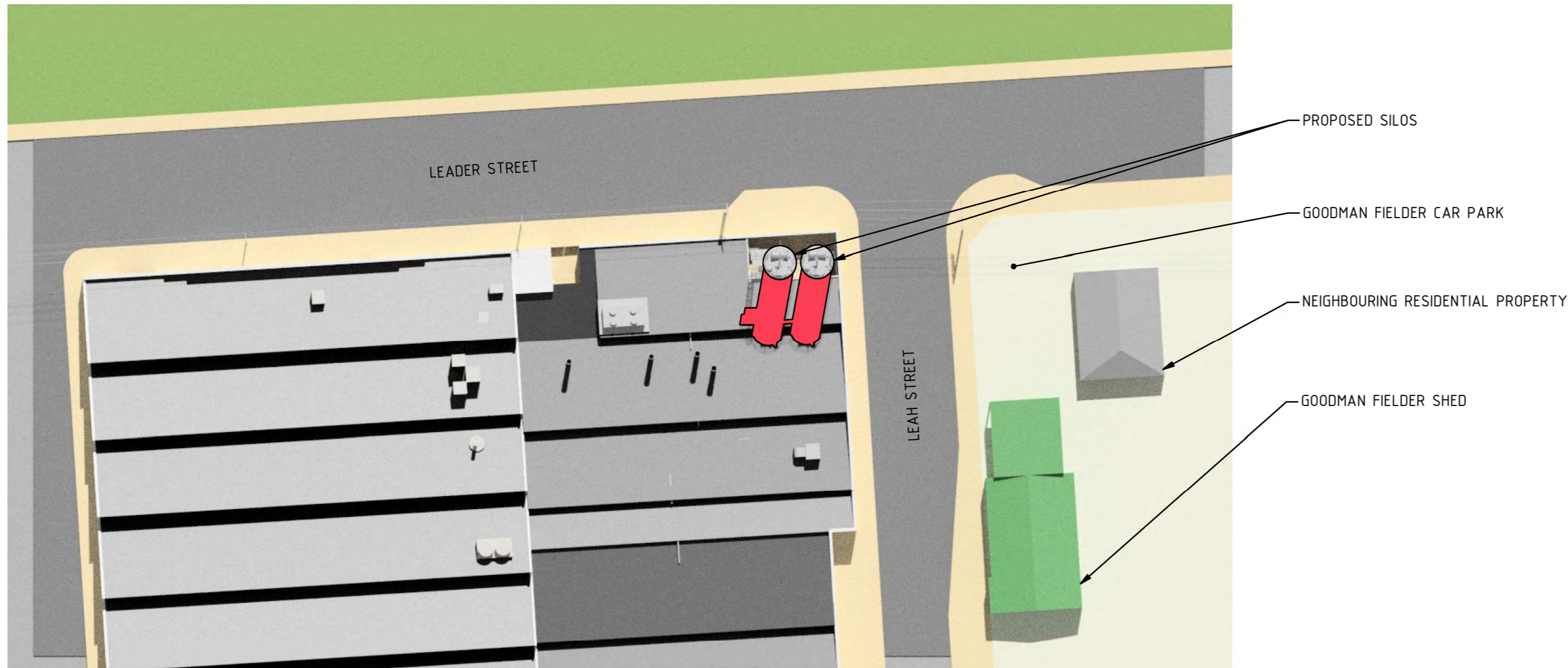
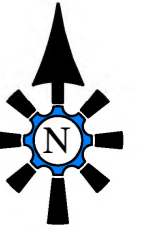
3 PM SUMMER - DECEMBER 21st

ISSUE FOR REVIEW
(NOT FOR CONSTRUCTION)



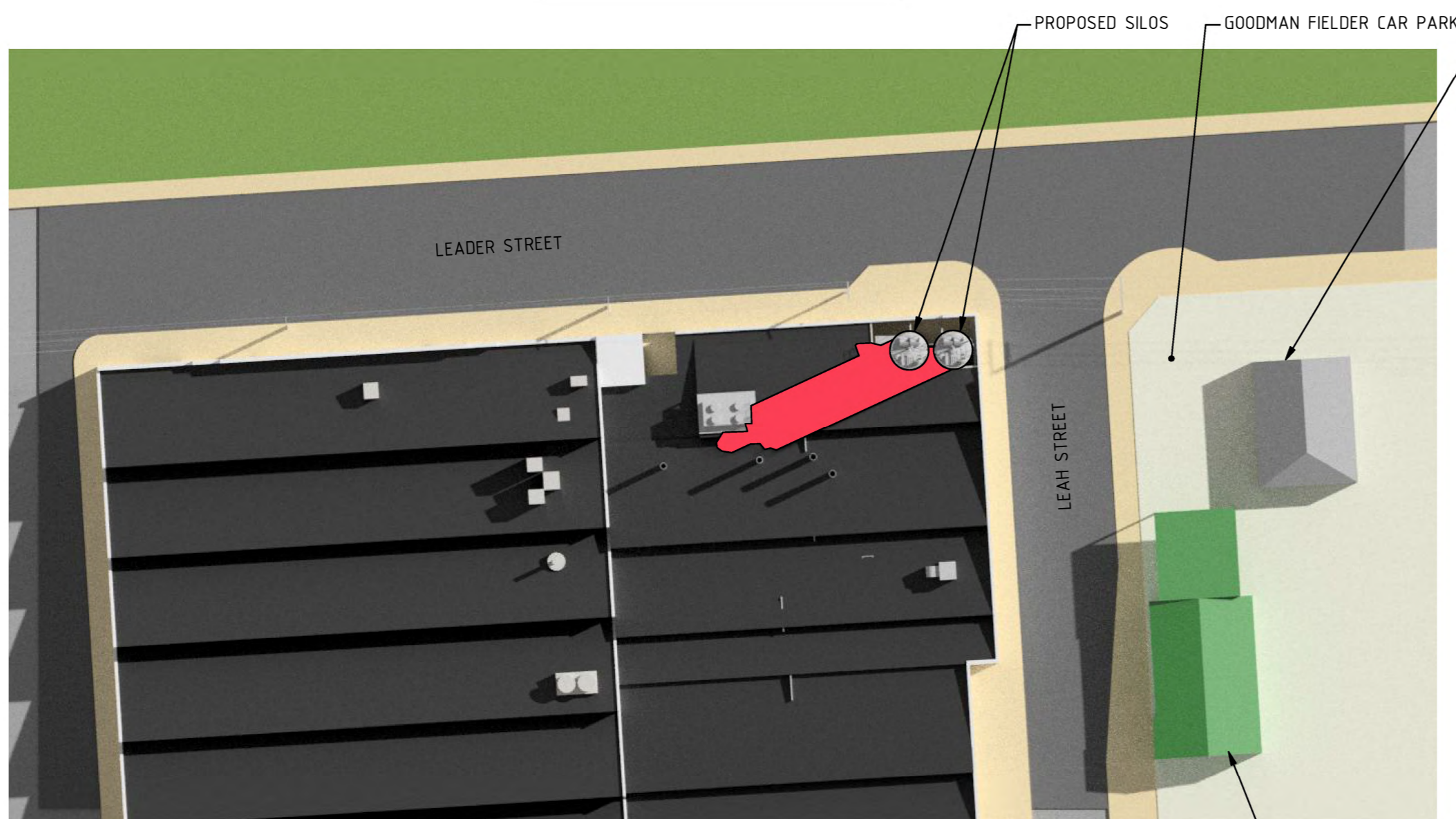
4 LEAH STREET FORESTVILLE
GOODMAN FIELDER SILO UPGRADE PROJECT
SHADOW DIAGRAMS
SUMMER - DECEMBER 21st

DRAWN BY	T.LOIPERSBERGER	29/01/2021	CLIENT:	GOODMAN FIELDER	A2
DRAFTING CHK.	J.KILLALEA	29/01/2021	DRW #:	GF0328 - SD001 - 2	
DESIGN BY			REV.:	A	SCALE: 1 : 500
ENG. CHK.			SHEET:	2/3	
APPROVED			MODEL No.:	GF0328 - SD001.iam	

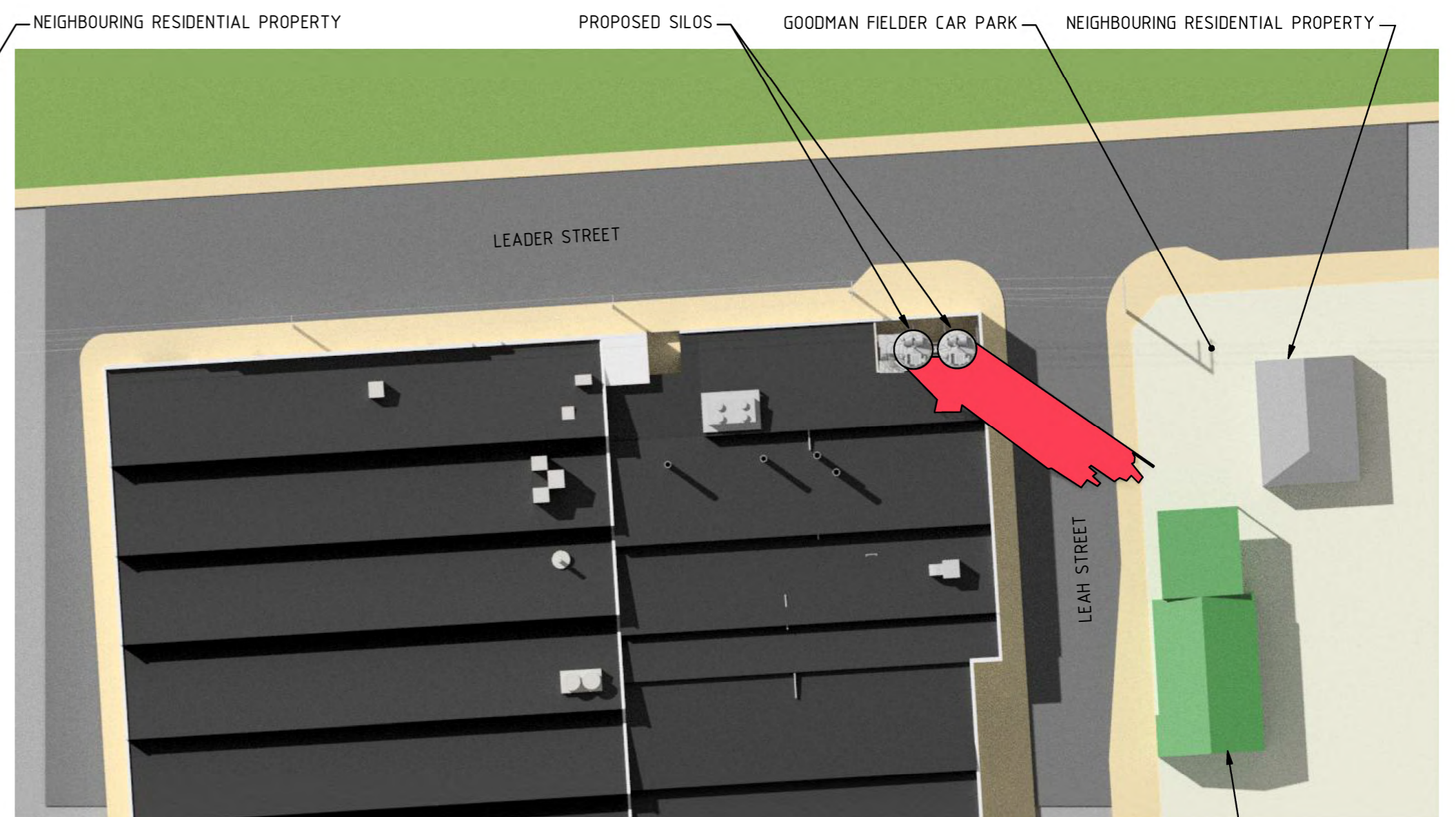


12 NOON EQUINOX - MARCH 21st

- NOTES:
1. THIS DRAWING IS FOR PLANNING PURPOSES ONLY.
 2. SHADOW PROFILES MAY BE AFFECTED BY UNEVENNESS OF TERRAIN.
 3. THE HIGHLIGHTED SHADOW PROFILES ARE FOR PROPOSED SILOS.
 4. EXISTING SILOS AND THEIR SHADOWS ARE NOT SHOWN.

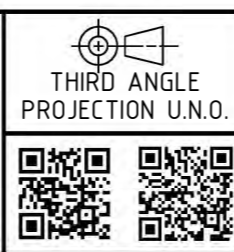


9 AM EQUINOX - MARCH 21st



3 PM EQUINOX - MARCH 21st

ISSUE FOR REVIEW
(NOT FOR CONSTRUCTION)



4 LEAH STREET FORESTVILLE
GOODMAN FIELDER SILO UPGRADE PROJECT
SHADOW DIAGRAMS
EQUINOX - MARCH 21st

DRAWN BY	T.LOIPERSBERGER	29/01/2021	CLIENT:	GOODMAN FIELDER
DRAFTING CHK.	J.KILLALEA	29/01/2021	DRW #:	GF0328 - SD001 - 3
DESIGN BY			REV.:	A
ENG. CHK.			SHEET:	3/3
APPROVED			MODEL No.:	GF0328 - SD001.iam

A2
SCALE:
1 : 500



Bright
ENGINEERING CONSULTANTS

29 April 2021

Mr. Andrew Raeburn
City of Unley
181 Unley Road
UNLEY SA 5061
8372 5111
araeburn@unley.sa.gov.au

Cc. Ms Rebecca Rutschack
URPS
12/154 Fullarton Road
Rose Park SA 5067
0412 446 539
rrutschack@urps.com.au

Re: Application ID 21003122: Remove existing silos and replace with new

Dear Mr. Andrew

Bright Engineering Consultants is replying on behalf of Goodman Fielder regarding the question for the purpose of increasing silo capacity and height. Key considerations are as follows:

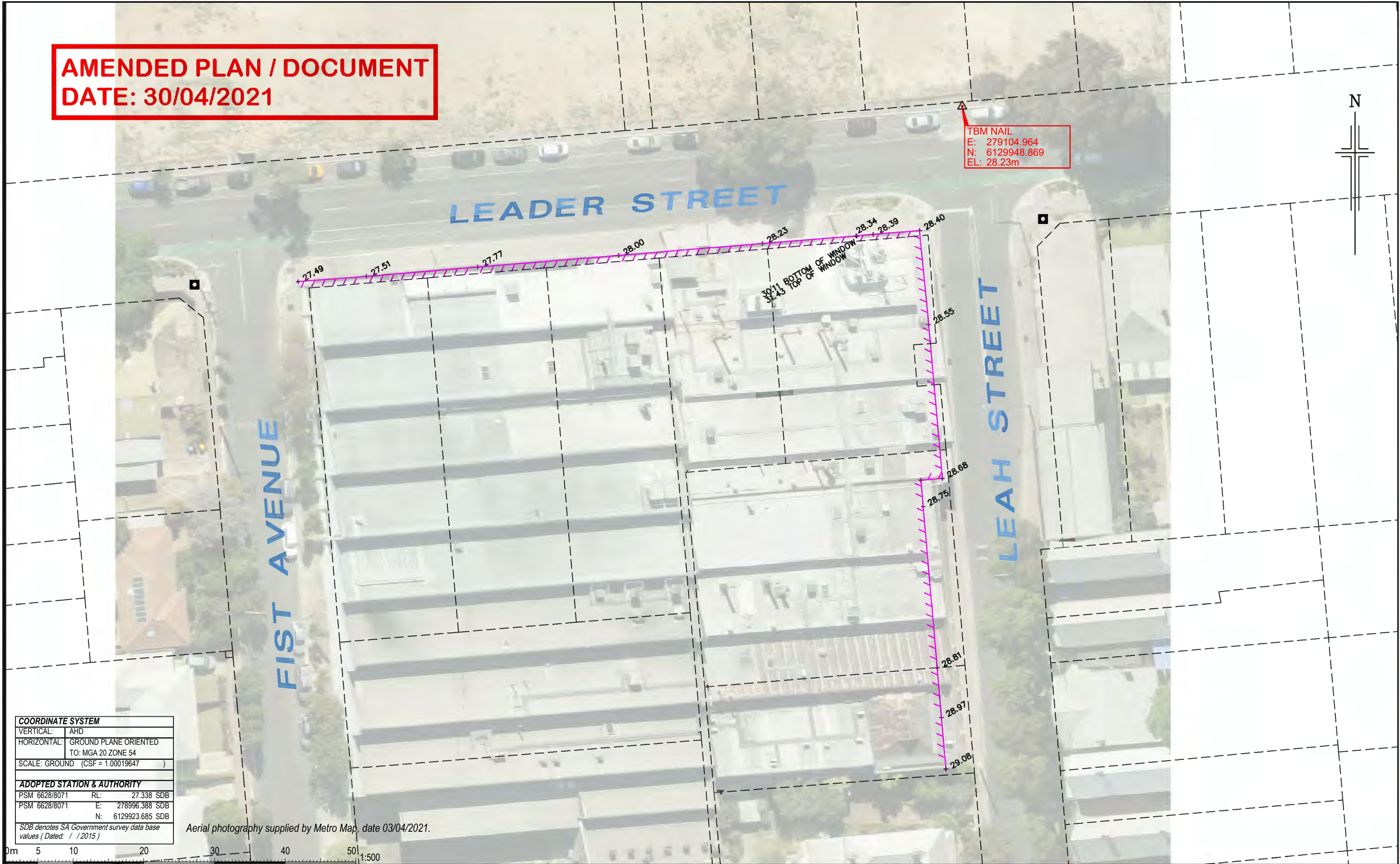
- Having two tall silos will reduce footprint in the silo room to accommodate the batching equipment in the same room; this will improve manual handling and the working environment for Goodman Fielder's staff.
- The two silos have larger capacity and will increase the truck loading capacity from half trucks to full trucks, potentially reducing number of deliveries per week, and the bigger capacity would provide better flexibility of delivery time, as the site is under a curfew of 7am to 7pm.
- The silos are existing Goodman Fielder assets which will be adaptively re-used. The equipment is built to a height of 19m.

If you have any questions or require further information, please feel free to contact our application agent Ms Rebecca Rutschack from URPS.

Yours sincerely,

Sophia Wang
Project Engineer
Bright Engineering Consultants Pty Ltd

**AMENDED PLAN / DOCUMENT
DATE: 30/04/2021**



COORDINATE SYSTEM	
VERTICAL:	AHD
HORIZONTAL:	GROUND PLANE ORIENTED TO: MGA 20 ZONE 54
SCALE:	GROUND (CSF = 1.00019647)
ADOPTED STATION & AUTHORITY	
PSM 6628/8071	RL: 27.338 SDB
PSM 6628/8071	E: 278996.388 SDB
PSM 6628/8071	N: 6129923.685 SDB
SDB denotes SA Government survey data base values (Dated: / / 2015)	

Aerial photography supplied by Metro Map, date 03/04/2021.

REV	DATE	DESCRIPTION	CALC	FIELD
ADDITIONS, AMENDMENTS AND APPROVALS				

LEGEND

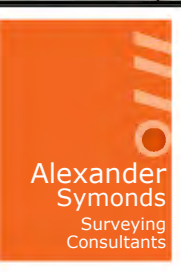
47.51TK TOP KERB	TEL. COMM. PILLAR / PIT	PSM	EDGE OF VEGETN	BOTTOM OF BANK
47.36WT WATER TABLE	TRAFFIC LIGHT	PEG / TBM	ROAD SIGN / HOARD	TOP OF BANK
45.16FL FLOOR LEVEL	SIGN / BUS SIGN	SURVEY MARKS	TREE / SHRUB	CHANGE OF GRADE
48.12IL INVERT LEVEL	LITTER BIN	BOREHOLE	Possible REGULATED / SIGNIFICANT TREE by measurement only (trunk greater than 2.0m circumference). Professional advice from council / arborist required.	DRAIN
TAP	MAIL BOX / SIGNAL BOX	POWER / LIGHT POLE		SEWER PIPE UG
WATER METER	TICKET MACHINE	CABLE MARKER		TEL. COMM. UG
SPRINKLR / IRRIG VALVE	ROAD / ELEC. SERVICE	STOBIE / WOODEN POLE		WATER PIPE UG
HYDRANT	WATER SV / FP	POST / BOLLARD		BUILDING
DOMESTIC OUTLET	ELEC. /	SEWER MH / IO / SIP		WALL
DOWNPIPE	GAS SERVICE	UNKNOWN POINT / SERVICE		GI BUILDING
DOMESTIC SUMP				CONCRETE
STORMWATER WHOLE				FENCE
SEP / GRATING				GATE

CONTOUR INTERVAL:	-
SURVEY:	DJC 21/04/2021
DRAWN:	DJC 22/04/2021
CHECKED:	AMP 22/04/2021
Notes: Property boundaries and easements shown hereon have been compiled from government records and show discrepancies to Certificate of Title dimensions. Boundaries have not been verified by field survey. Construction or design on or near boundaries or easements will require additional survey work.	

Alexander & Symonds Pty Ltd
11 King William Street Kent Town,
South Australia 5067
PO Box 1000 Kent Town, SA 5071
ABN 93007 753 988

T (08) 8130 1666
F (08) 8362 0099
W www.alexander.com.au
E adelaide@alexander.com.au

+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +



DETAIL AND LEVEL SURVEY 4 LEAH STREET FORESTVILLE	
SHEET SIZE A3	DRAWING No. 21A1579-Detail(0)MGA20
SHEET 1 OF 1	REVISION 0

176

ATTACHMENT 3

Details of Representations

Application Summary

Application ID	21003112
Proposal	Demolish existing silos and construct two new silos.
Location	4 LEAH ST FORESTVILLE SA 5035, 4 LEAH ST FORESTVILLE SA 5035, 4 LEAH ST FORESTVILLE SA 5035, 4 LEA..

Representations

Representor 1 - George Tooulou

Name	[REDACTED]
Address	91 Leader St FORESTVILLE SA, 5073 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	07/11/2021 10:57 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	1. Visual pollution. The increased height of the silos will reduce the amenity of the area, creating a heavier industrial streetscape than currently exists along Leader St. 2. Noise pollution. The increased capacity of the silos will most likely result in larger pumps that will generate more noise. I cannot locate any reference to noise in the Development Application. Additionally, the refilling of larger silos will take longer and create more noise. 3. Flour pollution. The increased capacity of the silos will most likely increase the amount of flour escaping from the system. Escaped flour has already polluted my roof and is a constant battle to keep our premises clean. We do not wish this situation to worsen. There is no reference to flour 'emissions' in the Development Application.

Attached Documents

Representations

Representor 2 - S [REDACTED]

Name	[REDACTED]
Address	45 James St PLYMPTON SA, 5038 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	08/11/2021 05:48 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	I do not support the development as the proposed 2 silo's are much larger than the ones they're replacing and they look way out of character in such a historical residential housing zone. At first I was elated when I demolition as I thought the whole industrial bakery site was going to be demolished and move elsewhere, but I was disappointed when I found out it was only the silo. The council should be lobbying for the industrial bakery to be relocated as it is an eyesore in the neighbourhood and detracts from our property and outlook in First Ave Forestville. Regards, [REDACTED]

Attached Documents

Representations

Representor 3 - [REDACTED]

Name	[REDACTED]
Address	105 LEADER STREET FORESTVILLE SA, 5035 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	15/11/2021 12:21 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Noise & Traffic

Attached Documents

ScivicGrou21111508340-1636376.pdf

REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:

GOODMAN FIELDER PTY LTD

Development Number:

21003112

Nature of Development:

2 SILDs

Zone/Sub-zone/Overlay:

Subject Land:

Contact Officer:

Phone Number:

Close Date:

My name*:

My postal address*:

* Indicates mandatory information

My position is:

- I support the development
 I support the development with some concerns (detail below)
 I oppose the development

The specific reasons I believe that planning consent should be granted/refused are:

Proposed development is too large, results
in larger trucks in the vicinity, excess noise
excess traffic congestion



[attach additional pages as needed]



Government of South Australia
Attorney-General's Department

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

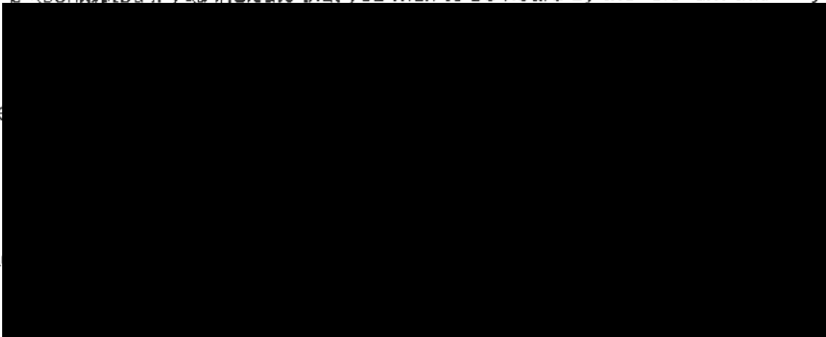
- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
 - 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
 being represented by the following person:

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

Signature



12-11-21

Return A

Email:

Complete online submission: planninganddesign.code.plan.sa.gov.au/haveyoursay/

ATTACHMENT 4

9 December 2021

Brendan Fewster
Planning Officer
Development and Regulatory Services
City of Unley
181 Unley Road
UNLEY SA 5111

bfewster@unley.sa.gov.au

Dear Brendan,

ID 21003112. Replace Existing Silos. Goodman Fielder Bakery, 4 Leah Street, Forestville: Response to Community Representations.

URPS is acting on behalf of Quality Bakers Australia Pty Limited (QBA), a division of Goodman Fielder.

Goodman Fielder

Goodman Fielder is a leading manufacturer of bread and baked products supplying to major retailers and customers throughout Australia. QBA produces around 231 million loaves of bread annually to supply the Australian market. QBA operates major fresh-daily bakeries in Victoria, New South Wales, Australian Capital Territory, Hobart, Northern Territory, Queensland and South Australia.

Preliminary Community Consultation

Before the development application was lodged, URPS undertook a pre-statutory consultation process and advised adjoining owners that a development application was to be lodged for replacement and taller silos.

Attachment A contains the URPS letter dated 2 March 2021 that was hand delivered to over 40 residential properties generally bounded by Charles Street, lots fronting First Ave, Nichols Street and Leader Street. URPS received responses from residents at 5 and 13 Leah Street. Queries raised by the residents included:

- Length of time to install silos.
- Time in day when they will be installed.
- Tradies parking on the street and blocking access to dwelling.
- Preference for mural on walls not silos.
- Concerns regarding dust/flour emissions.
- Parking impacts on Leah Street and would prefer parking to occur on Leader Street.

URPS responded directly to the queries noting that most related to the construction process associated. No objections were received relating to the 17 metre high proposed silos.

Negotiations with Council

The original development application proposed silos having a height of approximately 17 metres. Discussions with Council resulted in the silos been reduced in height to 13 metres above ground level. This reduction in height is not preferred by QBA but is considered to be an appropriate compromise.

A visual assessment was prepared by Clover Green Space Landscape Architects that supported the proposed amended development.

Existing Statutory Public Notification

Goodman Fielder welcomes the three community responses provided to this development application. We understand that representations were received from:

- [REDACTED] of 91 Leader Street, Forestville. This property is located east of Leah Street, adjoining the Goodman Fielder car park. The property has an outlook to the north over the former Le Cornu site.
- [REDACTED] of 105 Leader Street, Forestville. This property is located west of First Ave and is sited about 90 metres from the proposed silos. The property has an outlook to the north over the former Le Cornu site.
- [REDACTED] of 45 James Street, Plympton. This property is located approximately 2.8 kilometres to the southeast (by street access) and about 2 kilometres as "the crow-flies"

Residents' concerns are summarised as follows:

- Negative visual amenity of the area / out of character.
- Increase capacity of the silos will result in more noise.

- Increase capacity of the silos will result in more floor dust.
- Development will result in excess traffic congestion.

Response to Community Representations

Negative visual amenity of the area / out of character

Consideration of visual amenity should be discussed within the context of:

- The land use itself is not altering. This development application proposes the replacement of existing structures (albeit taller) on the site to improve ongoing operations. Existing businesses have a reasonable expectation that they can appropriately modify their operations to increase efficiencies.
- The proposed structures are approximately 4.1 metres higher than the existing silos.
- The proposed silos are to be placed in a similar location to the existing silos, generally away from the majority of residents.
- The silos only represent a small fraction of the frontage of the site.
- The land to the north of Leader Street accommodates a Planning and Design Code maximum building height of 22 metres.
- A visual assessment was undertaken of the proposed silos. The assessment confirms their appropriateness within the locality.

For the reasons outlined in our planning report dated 1 April 2021 we contend that the proposed silos are a reasonable and appropriate addition to the existing land uses and will not have an unreasonable detrimental impact on the amenity of the locality.

Increase capacity of the silos will result in more noise

The new silos will not result in additional noise. They are essentially a storage / holding container. In any case, the QBA must still comply with the EPA (Noise) Policy and its current EPA requirements.

Increase capacity of the silos will result in more floor dust.

The new silos, by way of their larger storage capacity and contemporary design/technology will result in reduced:

- Opportunity for dust spill as a result of the reduced number of flour deliveries to the site; and
- Flour 'dust' emitted into the air during operations as a result of improved technology within the base of the silos.

Development will result in excess traffic congestion

As noted in our planning statement dated 1 April 2021 (refer to Table 1), the overall number of deliveries per week will result in the same amount of flour being delivered but the actual number of deliveries per week will be reduce from 11 to 9.

Conclusions

The applicant undertook its own preliminary community engagement process prior to lodging its development application. This process provided the applicant confidence that the new taller silos were appropriate.

Notwithstanding this preliminary community consultation process, the silos have been further reduced in height to 13 metres.

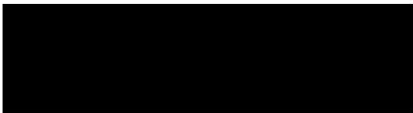
The proposed silos are supported by a visual assessment analysis.

The new silos will result in less truck deliveries of flour and greater dust control.

For the reasons outlined in this response to community representations and the details contained in the previously submitted information, we contend that the proposed silos are appropriate in this locality.

Please contact me when this matter will be presented to the Council Assessment Panel as I would appreciate the opportunity to address the Panel.

Yours sincerely



Grazio Maiorano
Director

Enc: Previous URPS Community Consultation
CC Rodney Davies, Goodman Fielder, SA Operation Manager.
Brad Karanicolou, Business Development Manager Food, Wine and Agribusiness
Investment, Department for Trade and Investment

2 March 2021

Dear Community Member

Replacement of Silos at Goodman Fielder Bakery, Forestville (Subject to Council Approval)

URPS is a town planning firm that has been engaged by Goodman Fielder to assist them to gain Development Approval from Council for new silo at its Forestville site, fronting Leah Street, Leader Street and First Ave.

The new replacement silos are required to promote efficient production, including reducing the number of commercial deliveries to the site.

The two new silos will replace the existing four silos located on the corner of Leah Street and Leader Street. The new silos are proposed to have a height of approximately 17 metres (measured from the top of the silos to the street level). This is approximately 8 metres higher than the existing silos.

In the short term, the silos are proposed to be painted in a similar colour to the existing. In the medium term, if the new silos are approved by Council, Goodman Fielder are keen to work with the local community and artists via Council, to incorporate a mural over the silos.

The purpose of this letter is to:

- Invite community members to ring me on 8333 7999 or email me at gmaiorano@urps.com.au to ask questions regarding the proposed new silos; and
- Inform community members that a development application will be lodged with the City of Unley, and that Council may contact you (as per the requirements of the Development Regulations) to obtain your opinions.

I look forward to discussing this project with you.

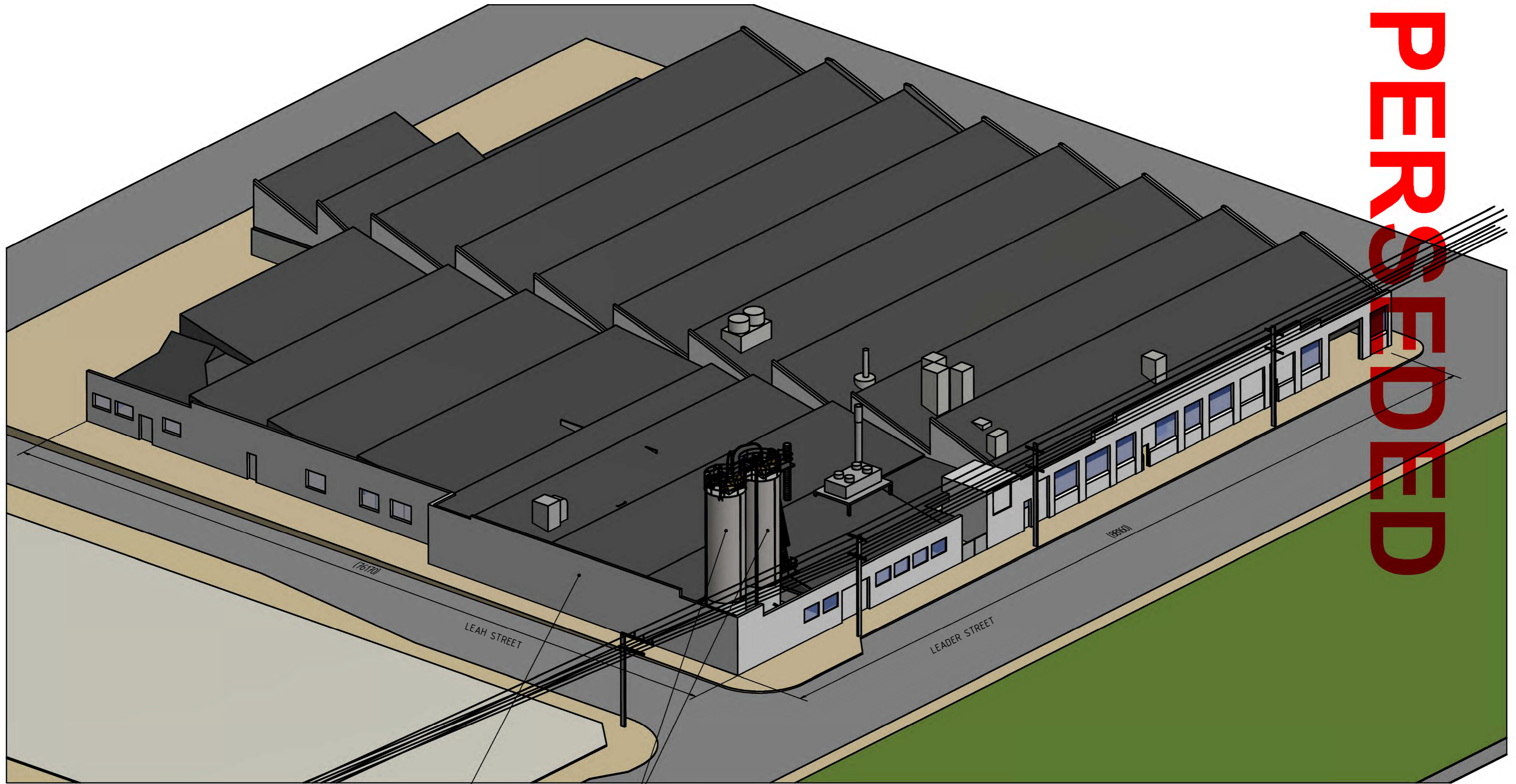
Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

Grazlo Malorano
Director

ATTACHMENT 5

SUPERSEDED



EXISTING BUILDING

PROPOSED SILOS

ISSUE FOR REVIEW
(NOT FOR CONSTRUCTION)

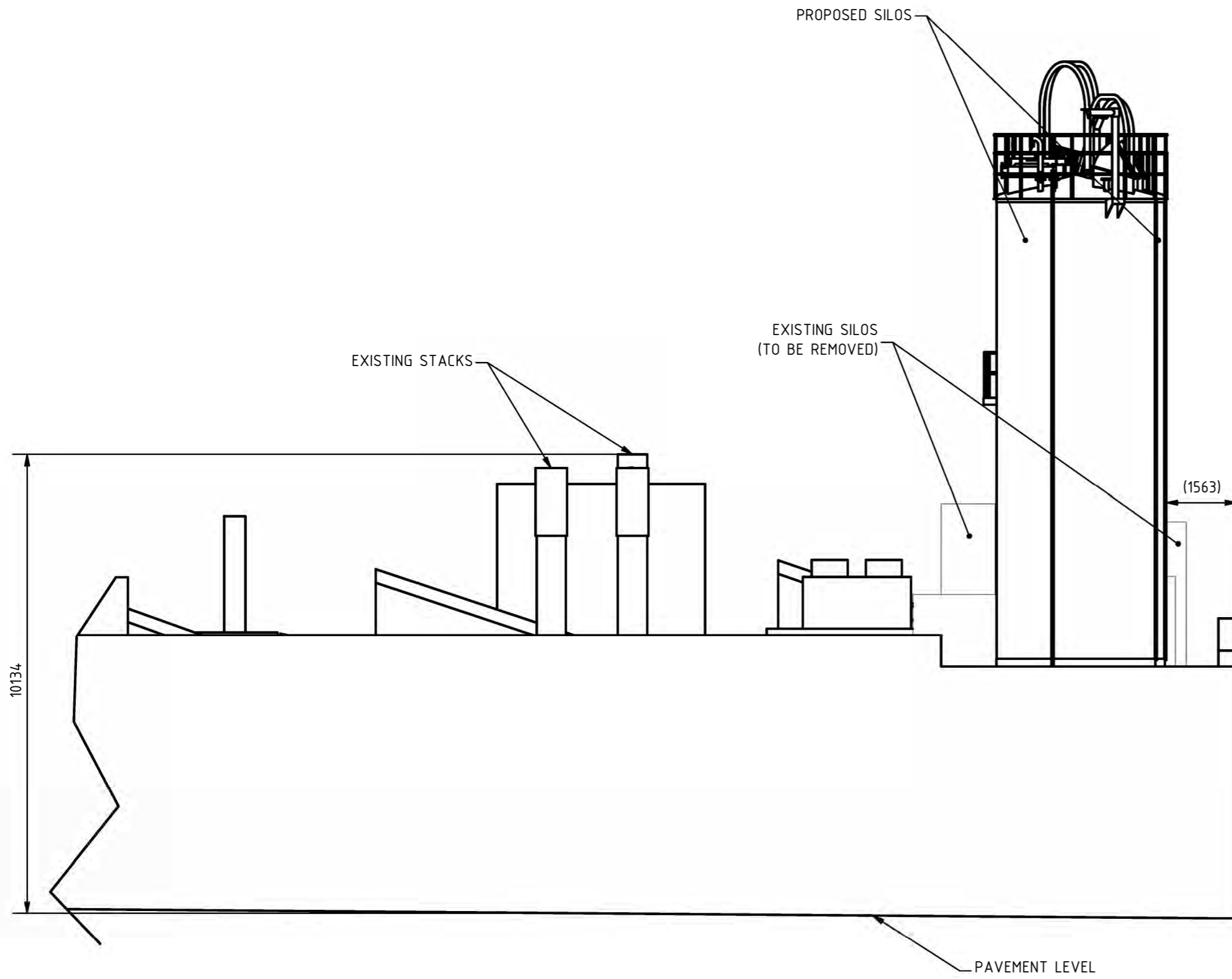


FORESTVILLE SITE
SILO REPLACEMENT PROJECT
ISOMETRIC OVERVIEW

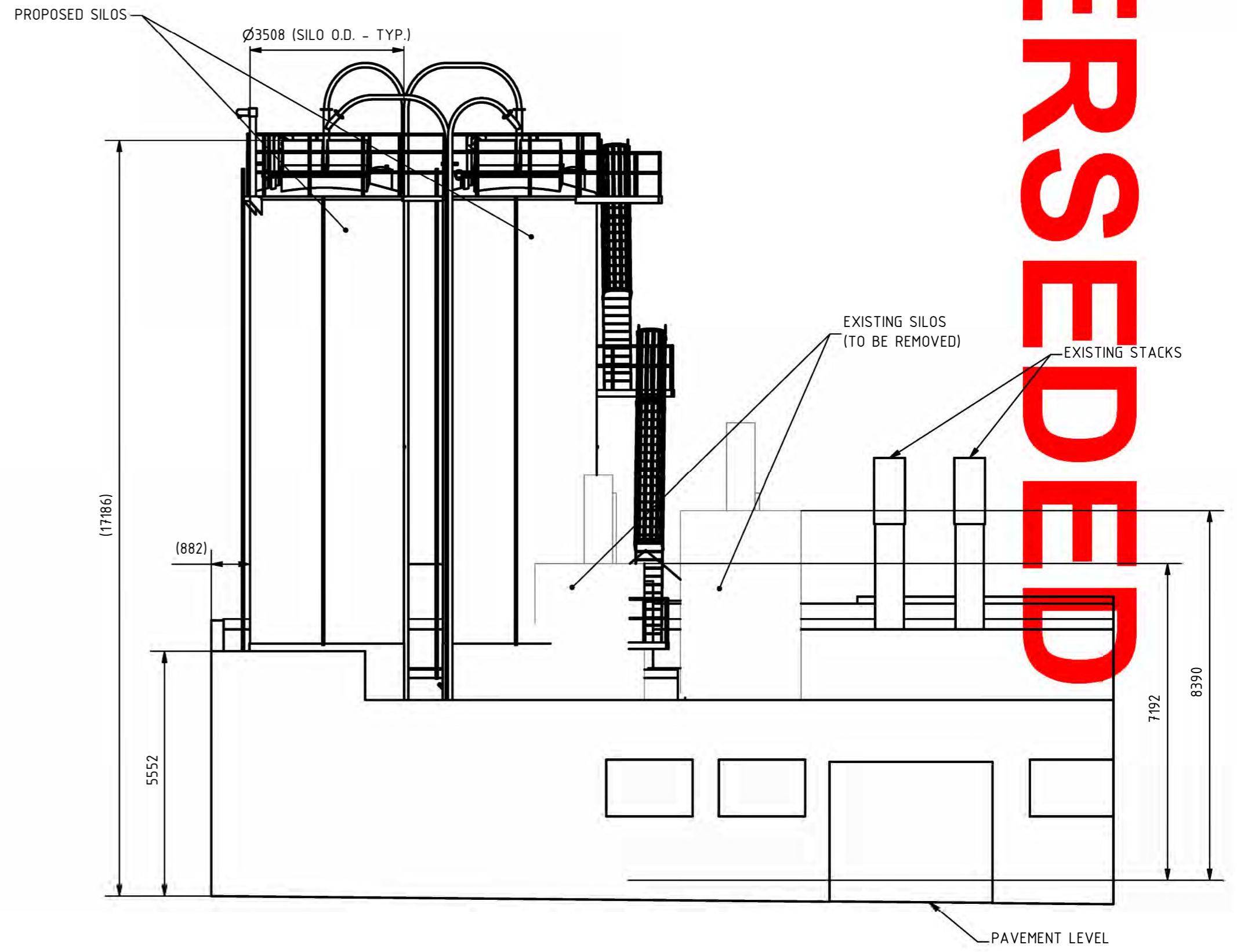
DRAWN BY	T.LOIPERSBERGER	21/01/2021	CLIENT:	GOODMAN FIELDER
DRAFTING CHK.	J.KILLALEA	21/01/2021	DRW #:	GF0328 - A002 - 1
DESIGN BY			REV.:	B
ENG. CHK.			SHEET:	1/3
APPROVED			MODEL No.:	GF0328 - A002.iam

A2
SCALE:
N.T.S.

SUPERSEDED



EAST ELEVATION



NORTH ELEVATION

- NOTES:
 1. SILOS 50t EACH.
 2. SILO ORIGINAL COLOUR STAINLESS STEEL.
 TO BE CLAD OR PAINTED IN WHITE TO
 MATCH EXISTING.

ISSUE FOR REVIEW
 (NOT FOR CONSTRUCTION)



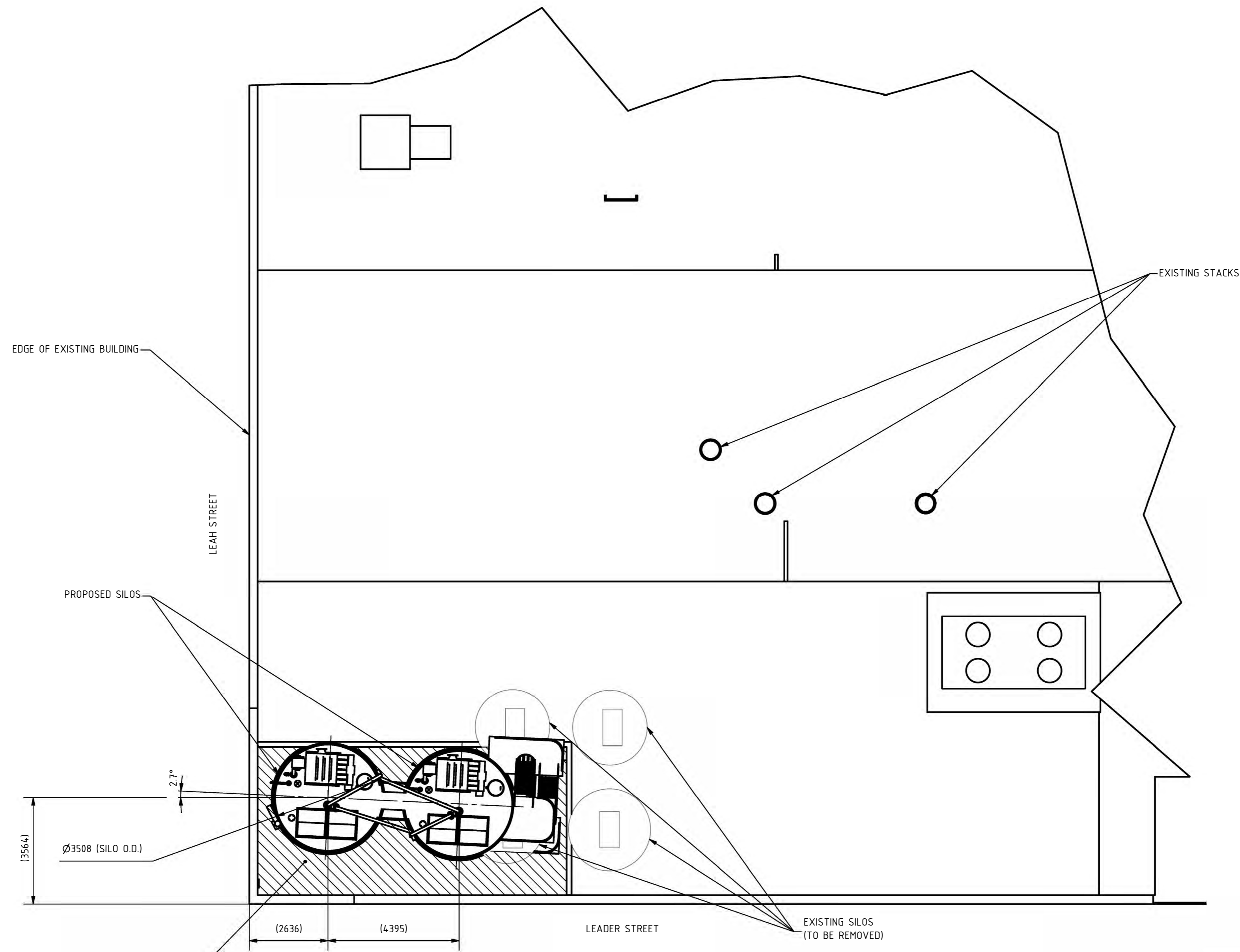
FORESTVILLE SITE
 SILO REPLACEMENT PROJECT
 ELEVATION VIEWS

DRAWN BY	T.LOIPERSBERGER	21/01/2021	CLIENT:	GOODMAN FIELDER
DRAFTING CHK.	J.KILLALEA	21/01/2021	DRW #:	GF0328 - A002 - 2
DESIGN BY			REV.:	B
ENG. CHK.			SHEET:	2/3
APPROVED			MODEL No.:	GF0328 - A002.iam

A2

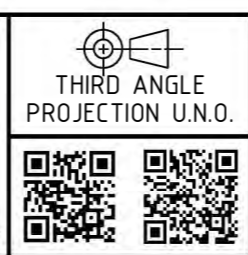
SCALE:
 1 : 100

SUPERSEDED



PLAN VIEW

ISSUE FOR REVIEW
(NOT FOR CONSTRUCTION)



FORESTVILLE SITE
SILO REPLACEMENT PROJECT
PLAN VIEW

DRAWN BY	T.LOIPERSBERGER	21/01/2021	CLIENT:	GOODMAN FIELDER	A2
DRAFTING CHK.	J.KILLALEA	21/01/2021	DRW #:	GF0328 - A002 - 3	
DESIGN BY			REV.:	B	SCALE: 1 : 100
ENG. CHK.			SHEET:	3/3	
APPROVED			MODEL No.:	GF0328 - A002.iam	

ITEM NO:	2
DEVELOPMENT NO:	21017966
APPLICANT:	David Morris
ADDRESS:	4 CLARENCE ST HYDE PARK SA 5061
NATURE OF DEVELOPMENT:	Demolish existing dwelling and structures; remove Significant tree <i>Agonis flexuosa</i> (Weeping Myrtle); construct two storey dwelling with associated garaging at rear; alfresco to common boundary and fencing
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Building Near Airfields • Historic Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (5.7 metres) • Minimum Frontage (15m) • Minimum Site Area (500m²) • Maximum Building Height (1 Level) • Minimum Side Boundary Setback (1m first level, 3m second) • Site Coverage (50%)
LODGEMENT DATE:	2 August 2021
RELEVANT AUTHORITY:	Assessment Panel
PLANNING & DESIGN CODE VERSION:	2 August 2021
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes

RECOMMENDING OFFICER:	Tom Gregory/Amy Barratt Planning Officer
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Council Assets

CONTENTS:

Attachment 1:	Relevant P&D Code
Attachment 2:	Application Documents
Attachment 3:	Representations
Attachment 4:	Response to Representations
Attachment 5:	Supporting & Superseded Documents
Attachment 6:	Addendum representation correspondence

DETAILED DESCRIPTION OF PROPOSAL:

The application proposes the following development at 4 Clarence Street, Hyde Park:

- Demolition of existing single storey dwelling and associated structures
- Removal of a Significant Tree (*Agonis Flexuosa* – Weeping Myrtle)
- Construction of a two storey detached dwelling, with associated garage at rear, alfresco to common boundary and fencing.

SUBJECT LAND & LOCALITY:

Site Description:

The subject site comprises Allotment 28 of Filed Plan 10797, Volume 5261, Folio 528. The subject site contains a frontage to both Clarence Street and Harley Street of 14.02 metres, a depth of 38.86 metres and an overall site area on 544.8m².

Located on the western side of Clarence Street, between Opey Avenue and Park Street, the subject land contains an existing single storey dwelling, rear verandah and outbuildings.

One (1) Significant tree (*Agonis Flexuosa* – Weeping Myrtle) is located midway along the northern boundary of the subject site. A mature street tree is located in the council verge of Clarence Street with the vehicular access to the site located in the north-western corner of the allotment (onto Harley Street).

The subject site contains no easements, rights of way or Land Management Agreements.

Location reference: 4 CLARENCE ST HYDE PARK SA 5061

Title ref.: CT 5261/528 **Plan Parcel:** F10797 AL28 **Council:** CITY OF UNLEY



Locality

The predominant land use within the locality is residential. Dwellings within Clarence Street are predominantly single storey detached with a number symmetrical double fronted cottages and smaller single fronted cottages. Built form, excluding the dwelling the subject site, exhibit a consistent pattern of building proportions and architectural styles.

Harley Street similarly consists of residential development, however unlike Clarence Street, the majority of allotments utilise this public road as its side or rear boundaries. Two, two-storey residential flat buildings are a notable feature of Harley Street, with only one detached dwelling containing its primary frontage to this street.

The locality is also contained within the Historic Overlay – Residential Compact Unley West and Hyde Park Historic Area Statement (Un7), with a dwelling to the south of the subject site (located on the corner of Park Terrace and Clarence Street) listed as a Local Heritage Place.



CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Demolition
Tree-damaging activity: Code Assessed - Performance Assessed
Demolition: Code Assessed - Performance Assessed
New housing
Detached dwelling: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
Public notification was required in accordance with Table 5 of the Established Neighbourhood Zone (dwelling height)
- **SUMMARY OF REPRESENTATIONS**

	Name and affected property	Concerns and Comments	Wish to be heard
A	<p>[REDACTED]</p> <p>27 Northgate Street UNLEY PARK</p>	<p>Supports the development.</p> <ul style="list-style-type: none"> It is considered that it makes a more positive contribution to the streetscape. 	Yes
B	<p>[REDACTED]</p> <p>2/4 Harley Street HYDE PARK</p>	<p>Support the development with some concerns.</p> <ul style="list-style-type: none"> Primarily concerned with the need for access to be maintained along Harley Street during the construction period. 	No
C	<p>[REDACTED]</p> <p>1 Clarence Street HYDE PARK</p>	<p>Support the development with some concerns.</p> <ul style="list-style-type: none"> The design of the front façade is not in keeping with the symmetrical character villas of the current streetscape. Development is also too big for the site. 	No
D	<p>[REDACTED]</p> <p>54 Park Street HYDE PARK</p>	<p>Support the development with some concerns.</p> <ul style="list-style-type: none"> The key concerns relate to the design of the proposed dwelling, however would accept amendments to reduce the height of the front of the dwelling and a less intrusive front design. Also does not support the removal of significant trees. 	No
E	<p>[REDACTED]</p> <p>36 Regent Street MILLSWOOD</p>	<p>Opposes the development.</p> <ul style="list-style-type: none"> The front façade does not fit within streetscape character Built form is too high Excessive site coverage Southern elevation is formless and overbearing Upper storey sited 3.0 from side boundary and contains a height over 7.0 metres 	Yes
F	<p>[REDACTED]</p> <p>2 Clarence Street HYDE PARK</p>	<p>1st Submission – 8 October 2021 Opposes the development.</p> <ul style="list-style-type: none"> Dominance of the replacement dwelling and its stark contrast with the intimate the prevailing intact built form address Clarence Street 	Yes

	Name and affected property	Concerns and Comments	Wish to be heard
		<ul style="list-style-type: none"> • Poor contextual design response • The proposed is its current form does not sufficiently accord with the performance outcomes of the Historic Area Overlay • Excessive site coverage • Minimal upper storey side setbacks <p>2nd Submission – 29 November 2021 Support the development with some concerns.</p> <ul style="list-style-type: none"> • Able to support the demolition of existing dwelling • The amended proposed is an improved, sufficiently contextually responsive • It incorporates materials, detailing and elements that are more characteristic of Clarence Street • Is less dominant and not as high as first submitted, however remains insufficiently setback to the building line of adjacent dwellings • The amended design better adopts the scale of nearby cottages • The remaining matters pertaining to overdevelopment, height, levels, front setback and site coverage are to be considered by Panel 	
G	<p>██████████ 7 Springbank Road COLONEL LIGHT GARDENS</p>	<p>Opposes the development.</p> <ul style="list-style-type: none"> • Support the demolition of the existing dwelling • Concerns with the over-scale gable frontage and two storey element visible from the street • Black steel and roofing colour are not in keeping with built form in the locality • Concerns with removal of significant tree • Front setbacks not consistent with neighbouring properties 	No
H	<p>██████████ 8 Clarence Street</p>	Support the development with some concerns.	No

	Name and affected property	Concerns and Comments	Wish to be heard
	HYDE PARK	<ul style="list-style-type: none"> • The proposal is out of scale with its surroundings, for both its size and street presentation • The dwelling could be made more sympathetic to surroundings with modifications to its scale, setbacks, colours and materials. 	
I	<p>[REDACTED]</p> <p>1 Harley Street HYDE PARK</p> <p><i>(NOTE – LATE SUBMISSION)</i></p>	<p>Opposes the development.</p> <ul style="list-style-type: none"> • Supports the issues identified in Douglas Alexander's submission (refer Submission F) <i>(note – this submission was received prior to the updated commentary provided on 29 November 2021)</i> 	No

Refer to Attachment 3 for the complete representations and Attachment 4 for the applicant's response to representations.

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

- Assets – standard comment provided with a recommended note of approval should the panel support the application.

PLANNING ASSESSMENT

Consideration	Proposed	Recommended Performance Outcome or Designated Performance Feature
Site Coverage	339.3m ² (62.2%)	Maximum 50% (Zone DPF 3.1)
Building Height (Levels)	2 Levels	1 Level (Zone DPF 4.1)
Building Height (Metres)	7.1 metres	5.7 metres (Zone DPF 4.1)
Primary Street Setback	4.4 metres (verandah) 5.7 metres (dwelling)	Average of the building line of existing building on adjoining sites (Zone DPF 5.1)
Side boundary setback	1.0 – 1.2m (first building level) 3.0m (second building level)	1 metres – first building level 3 metres – second building level (Zone DPF 7.1)
Boundary Wall	3.3m height 7.7m length	Not actively supported (Zone DPF 7.1)
Rear boundary setback	6.0m (alfresco)	4 metres – first building level 6 metres – second building level (Zone DPF 9.1)
Private Open Space	136m ² (including alfresco)	Minimum 60m ² (Design in Urban Areas DPF 21.1)
Soft Landscaping	79m ² or 14.5%	Minimum 25% of site (Design in Urban Areas DPF 22.2)
Tree Planting	2 small trees in front yard. 1 in rear yard	2 small trees (Urban Tree Canopy Overlay DPF 1.1)
Car Parking	2	2, 1 of which is covered (Transport, Access and Parking Table)
Stormwater Management	4000L retention 1000L detention	Table 3.1 Unley Stormwater Management Policy

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Attachment 1.

Quantitative Provisions

- Maximum Building Height (Metres) - 5.7m
- Minimum Frontage - 15m
- Minimum Site Area – 500m²
- Maximum Building Height (Levels) – 1 Level
- Minimum Side Boundary Setback - 1m for the first building level; 3m for any second building level
- Site Coverage – 50%

Demolition

The subject site is located within the Historic Area Overlay - Residential Compact Unley West and Hyde Park Historic Area Statement (Un7). All development is to be undertaken having consideration to the historic streetscape and built form as expressed within the Historic Area Statement.

It is recognised that the existing single storey dwelling does not contribute to the prevailing streetscape characteristics of Clarence Street. A number of representations acknowledged that the existing dwelling was built to replace a dwelling that was demolished following destruction in the 1954 earthquake, and that the previous dwelling formed part of a cohesive, consistent streetscape of three (3) symmetrical double fronted cottages. The majority of representations supported the intent to demolish the existing dwelling and replace with a more suitable design form.

It is considered that the existing dwelling does not conform with the values described in the Historic Area Statement and demolition is supported pursuant to Performance Outcome 7.3.

Design and Appearance

Various concerns were identified by representors regarding the proposed modern dwelling design, building height and the need for an improved dwelling façade to enhance the prevailing built form characteristics of Clarence Street.

The applicant has since undertaken considerable alterations to the dwelling design in order to complement the prevailing built form characteristics including improved architectural details, form, scale, heights and front and side boundary setbacks. The front façade of the dwelling has been altered from a modern interpretation of a turn-of-the century asymmetrical villa to a modern interpretation of a double-fronted cottage, with the amended design also incorporating a number of key building elements that improves the contextual design response and seeks to complement to prevailing built form characteristics of Clarence Street.

The consistent ridge line height, roof pitch, high ground to ceiling heights, front and side setbacks and colour and materials of the forward most section of the proposed dwelling will ensure consistency with the adjoining dwellings and the Desired Outcome of the Historic Area Overlay.

Although it is acknowledged that the proposal contains an upper storey and thus exceeds the Technical and Numerical Variations for both building levels and height, the upper storey has been designed to minimise its visual appearance when viewed from the street or adjoining properties.

The upper storey component of the proposed dwelling is to be setback a further 5.2 metres from the forward most portion of the dwelling, resulting in a setback of 10.7 metres from the Clarence Street frontage. The upper storey is setback 3.0 metres from both the northern and southern boundaries, providing suitable separation from the adjoining allotments.

Following the public consultation period, the height of the upper storey has also been reduced by an additional 700mm, its roof pitch reduced and the colour schedule altered to a more subtle palette.

The combination of the large front setback, separation from adjoining built form and its chosen colour schedule, will result in design that will not have an adverse impact of the streetscape character and satisfies the intent of Performance Outcome 4.1 of the Zone and Performance Outcome 2.2 of the Historic Area Overlay.

Front Setbacks

Performance Outcome 5.1 and related Designated Performance Feature (DPF) of the Established Neighbourhood Zone provides guidance on the suitable primary road setbacks:

<i>Performance Outcome</i>	<i>Designated Performance Feature</i>
<i>Buildings are setback from primary street boundaries consistent with the existing streetscape.</i>	<i>The building line of a building set back from the primary street boundary: (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</i>

The adjoining dwelling to the north (2 Clarence Street), contains a front setback of 4.25 metres to its front verandah and 6.05 metres to the main face of the built form. The adjoining dwelling to the south (6 Clarence Street) contains a front setback of 3.9 metres its front verandah and 5.91 metres to the main face of the built form.

The proposed dwelling provides an amended setback of 4.4 metres to the front verandah and 5.7 metres to the main face of the built form. Based upon the DPF criteria of Performance Outcome 5.1, the proposed verandah provides a shortfall of 325mm and the main face of the built form a shortfall of 280mm.

Part 1 of the Planning and Design Code explains that “a DPF provides a guide... as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way...”.

In this circumstance, it is considered that the proposal satisfies Performance Outcome 5.1 despite not satisfying the corresponding DPF. The proposed dwelling has been designed to reflect the prevailing built form characteristics found within the immediate locality, with the front setbacks consistent with other dwellings found along Clarence Street (including 8 and 10 Clarence Street that contain similar setbacks). Suitable areas of landscaping are also proposed forward of the dwelling, that assists to screen the proposed built form. This ensures that the resulting outcome will not have a detrimental impact upon the existing streetscape characteristics.

Overshadowing and Overlooking

It is recognised that any two-storey development north of an adjoining allotment has the potential to create overshadowing impacts. Notwithstanding this, it is considered that the proposed development will not create any significant overshadowing impacts to the allotment to the immediate south.

The lower level of the dwelling has been sited 1.0m – 1.93m from the southern boundary (the majority being 1.0 metre), with the upper level increasing to 3.0 metres. Consisting of a maximum wall height of 7.1 metres, the siting and design of the dwelling seeks to provide suitable separation from the adjoining dwelling.

Overshadowing diagrams have been provided that demonstrate some shadowing will occur during the winter solstice. The lower level dwelling design is however considered to be only marginally greater than that of the shading caused by the side fence and existing landscaping (growing on the fence and located inside the adjoining property).

Since the public consultation period, the dwelling design has been amended to incorporate the following changes that assist in reducing the extent of overshadowing:

- The lower level setback has been increased from 900mm to 1.0m
- The upper level setback increased from 2.2 metres to 3.0 metres
- The pitch of roofing to the side and rear of the dwelling reduced from 20 degrees to 2 degrees
- Overall building height reduced by 7.8 metres to 7.1 metres
- Extent of the upper level rear wall reduced by 1.4 metres

It is considered that the proposed amendments result in a built form that satisfies the intent of the overshadowing provisions Performance Outcome 3.1 and 3.2 of the Interface between Land Use General Development section.

The proposed development has been designed to suitably respect the privacy to habitable rooms and private open space areas of adjoining dwellings with the inclusion of a range of design techniques.

The proposed upper storey incorporates windows on the northern and southern elevations to contain sill heights ranging from 1.5m – 1.98m above the finished floor level. The design techniques ensure consistency with Performance Outcome 10.1 of the Design in Urban Areas General Development policies.

Significant Tree

A Weeping Myrtle (*Agonis Flexuosa*) is located midway along the northern boundary of the subject site, and listed as a Significant Tree due a trunk circumference of 4.13m when measured 1 metre above the natural ground level.

The Regulated and Significant Tree Overlay contains a suite of policies to assess any development that impacts a significant tree. To assist with consideration of the relevant policies, the applicant has submitted an Arborist report to support the tree removal.

Although the report is written with reference to the former Development Plan Objectives and Principles of Development Control, the provisions contained within the Regulated and Significant tree Overlay are generally consistent with those formerly found within the Development Plan and the contents of the report are still considered to be appropriate.

The following summary of key attributes supports the intent to remove the Significant Tree:

- The tree is at the end of this natural lifespan and is showing signs of age decline with the defoliation and the failure in the folds of the tree;
- Located in the rear yard and of a small overall height, the tree does not significantly contribute to the character or visual amenity of the locality;
- The tree is native to Western Australia and not indigenous to the area;
- The tree is not a rare or endangered species;
- The tree is not a habitat tree or located in a vegetated corridor;
- The tree poses a material risk to the owner's and the property. As the tree declines due to age, the limbs will fail as they split at the folds in the trunk; and
- Remedial works will not stop the age decline of this tree.

Removal of the existing tree is therefore supported.

A Condition of Approval is added to ensure that a payment, in lieu of planning replacement trees, is made into the City of Unley Urban Tree Fund.

Soft Landscaping

Performance Outcome 22.1 of the Design in Urban Areas General Development policies seeks soft landscaping to be incorporated to minimise heat absorption, contribute shade and shelter and enhance the appearance of both the subject land and the streetscape. An allotment size greater than 450m² requires a minimum 25% landscaping, 30% of which should be located forward of the dwelling.

The proposed dwelling provides 14.5% of the subject site to be used for soft landscaping. Although there is a shortfall in the provision of soft landscaping, this is not considered to be fatal to the proposed development given there will be sufficient areas to cater for the required trees (2 small trees per dwelling) pursuant to the Urban Tree Canopy Overlay.

In addition, the proposed development has been designed to provide areas of soft landscaping at the front of the site, in excess of the minimum 30% prescribed by DTS/DPF 22.1, where it will be visible from public view.

Site Coverage

Performance Outcome 3.1 and related Designated Performance Feature of the Established Neighbourhood Zone provides guidance on the suitable site coverage:

<i>Performance Outcome</i>	<i>Designated Performance Feature</i>
<i>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</i>	<i>Maximum site coverage is 50 per cent</i>

It is acknowledged that the proposed development results in a site coverage of 62.2% and exceeds the DPF (and Technical and Numerical Variation).

It is however recognised that the Performance Outcomes seeks building footprints that are consistent with that found within the immediate locality and provide suitable space around buildings. The applicant has provided the approximate site coverage ratios of existing dwellings found within Clarence Street, noting a range from 38.2% to 71.6% and an average of 57.8%.

The proposed development (with a site coverage of 62%) is considered to be consistent with the average site coverage found within Clarence Street, provides suitable setbacks from all boundaries, provides an attractive outlook and enables access to light and ventilation. As such, it is considered that the proposal meets the intent of Performance Outcome 3.1.

Energy Efficiency

The proposed dwelling incorporates large north facing windows to the main living/dining areas and the majority of upstairs rooms to maximise energy efficiency. The main bedroom window is however orientated to the west to provide for views over the future swimming pool and alfresco areas.

The proposed roof form will enable the placement of solar panel to also improve energy efficiency. The proposed two storey development has been setback 3.0 metres from the southern boundary to ensure that overshadowing of the adjoining dwelling's solar panels will not be adversely impacted.

CONCLUSION

In summary, the application is not considered to be seriously at variance with the Planning and Design Code and is considered to satisfy the relevant provisions of the Planning and Design Code for the following reasons:

- The existing dwelling will be replaced by a contemporary dwelling that will make an improved contribution to the streetscape of the locality;
- The proposed dwelling is appropriately designed and sited to support the Desired Outcomes and Performance Outcomes of both the Established Neighbourhood Zone and Historic Area Overlay;
- The proposed upper storey of the new dwelling is considered to have been designed to minimise its visual impact upon the streetscape and is not of a height and bulk that will impact on neighbouring properties;
- The proposed dwelling is of a bulk and scale that will not result in a detrimental impact to the neighbouring properties in regards to visual amenity and overshadowing;
- The significant tree is showing signs of age and decline.

The application is therefore recommended for Planning Consent.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

3. 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
4. Development Application Number 21017966, by David Morris is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

Condition 1

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

Condition 2

Payment of an amount calculated in accordance with the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019 be made into the relevant urban trees fund (or if an urban trees fund has not been established for the area where the relevant tree is situated, or the relevant authority is the Commission or an assessment panel appointment by the Minister or a joint planning board, the Planning and Development Fund) in lieu of planting 1 or more replacement trees. Payment must be made prior to the undertaking of development on the land.

Condition 3

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 4

The approved landscaping shall be established prior to the occupation of the development and shall be irrigated, maintained and nurtured with any dead, diseased or dying plants being replaced within the next available growing season and to the reasonable satisfaction of the Council.

Condition 5

All stormwater from the building and site shall be disposed of so as not to adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

Condition 6

Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

Condition 7

The construction of the crossing place(s)/alteration to existing crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant. All driveway crossing places are to be paved to match existing footpath and not constructed from concrete unless approved by council. Refer to council web site for the City of Unley Driveway Crossover specifications.

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Planning Notes

City of Unley Driveway Crossover specifications:

- Driveways Crossovers are Not to be constructed from concrete over the footpath area between the kerb to boundary.
- Driveways and boundary levels at fence line must be between 2% and 2.5% above kerb Height
- Crossover not to exceed 2.5% or 1:40 cross fall gradient from boundary to kerb invert .
- If a driveway crossover or portion of a driveway crossover is no longer required due to the relocation of a new crossover or alteration to an existing crossover.
- The redundant driveway crossover or part of, is required to be closed and returned back to kerb and gutter, also raising the footpath level to match the existing paved footpath levels at either side of the crossover being closed.

OFFICER MAKING RECOMMENDATION

Name: Tom Gregory (on behalf of Amy Barratt)

Title: Planning Officer

Date: 6th December 2021

ATTACHMENT 1

4 CLARENCE ST HYDE PARK SA 5061

Address:

Click to view a detailed interactive [SAILIS](#) in SAILIS

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



Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 5.7m*)

Minimum Frontage (*Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m*)

Minimum Site Area (*o_o_o_Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm*)

Maximum Building Height (Levels) (*Maximum building height is 1 level*)

Minimum Side Boundary Setback (*Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher*)

Site Coverage (*Maximum site coverage is 50 per cent*)

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)

Building Near Airfields

Historic Area (*Un7*)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Zone

Established Neighbourhood

Property Policy Information for above selection

Demolition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome

DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
<ol style="list-style-type: none"> 1. A kind of 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. 2. All development undertaken by: <ol style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (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. 3. Any development involving any of the following (or of any combination of any of the following): <ol style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) 	<p>None specified.</p> <p>Except development involving any of the following:</p> <ol style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay. <p>Except development that:</p> <ol style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: <ol style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (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 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).

- (p) swimming pool or spa pool
- (q) verandah
- (r) water tank.

4. Any development involving any of the following (or of any combination of any of the following):

- (a) consulting room
- (b) office
- (c) shop.

Except development that:

1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2
or
2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1
or
3. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and:
 - (a) the length of the proposed wall (or structure) exceeds 8m (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 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).

5. Any of the following (or of any combination of any of the following):

- (a) internal building works
- (b) land division
- (c) recreation area
- (d) replacement building
- (e) temporary accommodation in an area affected by bushfire
- (f) tree damaging activity.

None specified.

6. Demolition.

Except any of the following:

1. the demolition of a State or Local Heritage Place
2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Historic Area Overlay

Assessment Provisions (AP)**Desired Outcome**

DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.
------	---

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Demolition	
PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless: <ul style="list-style-type: none"> (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair. 	DTS/DPF 7.1 None are applicable.
PO 7.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.	DTS/DPF 7.2 None are applicable.
PO 7.3 Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.	DTS/DPF 7.3 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement		
Historic Areas affecting City of Unley			
Un7	<p>Residential Compact Unley West and Hyde Park Historic Area Statement (Un7)</p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p>		
	<table border="1"> <tr> <td data-bbox="266 595 603 656">Eras, themes and context</td> <td data-bbox="603 595 1519 656">1880 to 1930 built development.</td> </tr> </table>	Eras, themes and context	1880 to 1930 built development.
	Eras, themes and context	1880 to 1930 built development.	
	<table border="1"> <tr> <td data-bbox="266 667 603 831">Allotments, subdivision and built form patterns</td> <td data-bbox="603 667 1519 831">Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td> </tr> </table>	Allotments, subdivision and built form patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.
	Allotments, subdivision and built form patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.	
	<table border="1"> <tr> <td data-bbox="266 842 603 1111">Architectural styles, detailing and built form features</td> <td data-bbox="603 842 1519 1111">Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.</td> </tr> </table>	Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.
	Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.	
	<table border="1"> <tr> <td data-bbox="266 1122 603 1379">Building height</td> <td data-bbox="603 1122 1519 1379"> <p>Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.</p> <p>Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.</p> </td> </tr> </table>	Building height	<p>Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.</p> <p>Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.</p>
Building height	<p>Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.</p> <p>Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.</p>		
<table border="1"> <tr> <td data-bbox="266 1391 603 1588">Materials</td> <td data-bbox="603 1391 1519 1588">Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.</td> </tr> </table>	Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.	
Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.		
<table border="1"> <tr> <td data-bbox="266 1599 603 2040">Fencing</td> <td data-bbox="603 1599 1519 2040">Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</td> </tr> </table>	Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.	
Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.		
<table border="1"> <tr> <td data-bbox="266 2051 603 2110">Setting, landscaping, streetscape and public realm</td> <td data-bbox="603 2051 1519 2110">Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.</td> </tr> </table>	Setting, landscaping, streetscape and public realm	Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.	
Setting, landscaping, streetscape and public realm	Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.		

	features	
	Representative Buildings	[Not identified]

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
None	None	None	None

4 CLARENCE ST HYDE PARK SA 5061

Address:

Click to view a detailed interactive



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



Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 5.7m*)

Minimum Frontage (*Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m*)

Minimum Site Area (*o_o_o_Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm*)

Maximum Building Height (Levels) (*Maximum building height is 1 level*)

Minimum Side Boundary Setback (*Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher*)

Site Coverage (*Maximum site coverage is 50 per cent*)

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)

Building Near Airfields

Historic Area (*Un7*)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Zone

Established Neighbourhood

Selected Development(s)

Tree-damaging activity

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
1. A kind of 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: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (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. 	Except development involving any of the following: <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling 	Except development that: <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure)

- | | |
|---|---|
| <ul style="list-style-type: none"> (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) (p) swimming pool or spa pool (q) verandah (r) water tank. | <p>exceeds 8m (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 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p> |
| <p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. | <p>Except development that:</p> <ol style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (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 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| <p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity. | <p>None specified.</p> |
| <p>6. Demolition.</p> | <p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay. |

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.
------	---

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b):	DTS/DPF 1.3 None are applicable.

<p>(a) tree damaging activity is only undertaken to:</p> <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <ul style="list-style-type: none"> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Ground work affecting trees</p>	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree

protection zone around any regulated tree within and adjacent to the plan of division.

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.

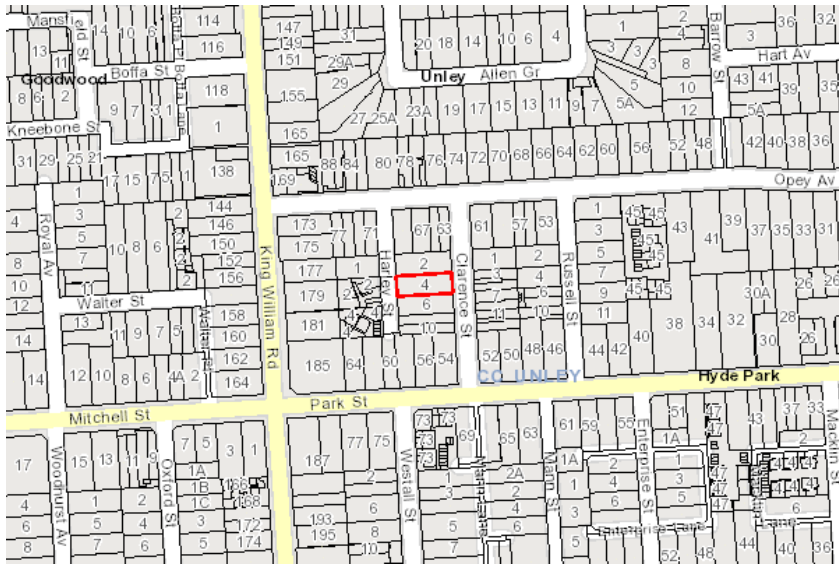
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

4 CLARENCE ST HYDE PARK SA 5061

Address:

Click to view a detailed interactive [SAILIS](#) in SAILIS

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



Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 5.7m*)

Minimum Frontage (*Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m*)

Minimum Site Area (*o_o_o_Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm*)

Maximum Building Height (Levels) (*Maximum building height is 1 level*)

Minimum Side Boundary Setback (*Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher*)

Site Coverage (*Maximum site coverage is 50 per cent*)

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)

Building Near Airfields

Historic Area (*Un7*)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Zone

Established Neighbourhood

Selected Development(s)

Detached dwelling

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road or Allotments/sites for residential purposes accord with the following: <ul style="list-style-type: none"> (a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):

	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; padding: 2px;">Minimum Site Area</th> </tr> <tr> <td style="padding: 2px;">Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm</td> </tr> </table> <p>and</p> <p>(b) site frontages (or allotment frontages in the case of land division) are not less than:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; padding: 2px;">Minimum Frontage</th> </tr> <tr> <td style="padding: 2px;">Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m</td> </tr> </table> <p>In relation to DTS/DPF 2.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>	Minimum Site Area	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m
Minimum Site Area					
Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm					
Minimum Frontage					
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m					
<p>PO 2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <p>(a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay</p> <p>(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:</p> <p style="margin-left: 20px;">(i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space</p> <p style="margin-left: 20px;">(ii) car parking requirements 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 to the nearest whole number.</p>				
Site coverage					
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; padding: 2px;">Site Coverage</th> </tr> <tr> <td style="padding: 2px;">Maximum site coverage is 50 per cent</td> </tr> </table> <p>In instances where:</p> <p>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies</p> <p>(b) more than one value is returned in the same field, refer</p>	Site Coverage	Maximum site coverage is 50 per cent		
Site Coverage					
Maximum site coverage is 50 per cent					

	<p>to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p>				
<p>Building Height</p>					
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>(a) the following:</p> <table border="1" data-bbox="831 562 1517 719"> <tr> <td style="text-align: center;">Maximum Building Height (Metres)</td> </tr> <tr> <td>Maximum building height is 5.7m</td> </tr> <tr> <td style="text-align: center;">Maximum Building Height (Levels)</td> </tr> <tr> <td>Maximum building height is 1 level</td> </tr> </table> <p>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p> <p>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>	Maximum Building Height (Metres)	Maximum building height is 5.7m	Maximum Building Height (Levels)	Maximum building height is 1 level
Maximum Building Height (Metres)					
Maximum building height is 5.7m					
Maximum Building Height (Levels)					
Maximum building height is 1 level					
<p>Primary Street Setback</p>					
<p>PO 5.1</p> <p>Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 5.1</p> <p>The building line of a building is set back from the primary street boundary:</p> <p>(a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</p> <p>(b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building</p> <p>or</p> <p>(c) in all other cases, no DTS/DPF is applicable.</p>				
<p>Secondary Street Setback</p>					
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p>				

streetscape character.	<p>(a) no less than:</p> <table border="1" data-bbox="833 165 1520 275"> <tr> <th data-bbox="833 165 1520 197">Minimum Side Boundary Setback</th> </tr> <tr> <td data-bbox="833 197 1520 275">Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td> </tr> </table> <p>or</p> <p>(b) 900mm, whichever is greater</p> <p>or</p> <p>(c) if a dwelling on any adjoining allotment is closer to the secondary street, the distance of that dwelling from the boundary with the secondary street.</p> <p>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</p>	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			

Boundary Walls

<p>PO 7.1</p> <p>Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <table border="1" data-bbox="833 1064 1520 1173"> <tr> <th data-bbox="833 1064 1520 1095">Minimum Side Boundary Setback</th> </tr> <tr> <td data-bbox="833 1095 1520 1173">Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td> </tr> </table> <p>or</p> <p>(b) where no side boundary setback value is returned in (a) above, and except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:</p> <ul style="list-style-type: none"> (i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (ii) side boundary walls do not: <ul style="list-style-type: none"> A. exceed 3.2m in height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land. 	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			

Side Boundary Setback

<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p>	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with</p>
--	--

<p>(a) separation between buildings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <p>(a) no less than:</p> <table border="1" data-bbox="831 271 1520 376"> <tr> <td style="text-align: center;">Minimum Side Boundary Setback</td> </tr> <tr> <td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td> </tr> </table> <p>(b) in all other cases (i.e. there is a blank field), then:</p> <p>(i) at least 900mm where the wall is up to 3m</p> <p>(ii) other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m</p> <p>(iii) at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.</p>	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			
Rear Boundary Setback			
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between dwellings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) private open space</p> <p>(d) space for landscaping and vegetation.</p>	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <p>(a) 4m for the first building level</p> <p>(b) 6m for any second building level.</p>		
Appearance			
<p>PO 10.1</p> <p>Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1</p> <p>Garages and carports facing a street (other than an access lane way):</p> <p>(a) are set back at least 0.5m behind the building line of the associated dwelling</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.</p>		
<p>PO 10.2</p> <p>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>		

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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
1. A kind of 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: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (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. 	Except development involving any of the following: <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) (p) swimming pool or spa pool (q) verandah (r) water tank. 	Except development that: <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (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 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	Except development that: <ul style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on a side boundary (not being a boundary with a primary street or secondary street) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of

	<p>greater length on the adjoining allotment) or</p> <p>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).</p>
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity. 	None specified.
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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	DTS/DPF 1.1

<p>Building height does not pose a hazard to the operation of a certified or registered aerodrome.</p>	<p>Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.</p> <p>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is 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>Any of the following classes of development:</p> <ul style="list-style-type: none"> (a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i> (b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>. 	<p>The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome	
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.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.3</p> <p>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.</p>	<p>DTS/DPF 1.3</p> <p>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.</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
None	None	None	None

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5	DTS/DPF 2.5

Materials are either consistent with or complement those within the historic area.	None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Area Statements

Statement#	Statement								
Historic Areas affecting City of Unley									
	<p>Residential Compact Unley West and Hyde Park Historic Area Statement (Un7)</p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Eras, themes and context</td> <td>1880 to 1930 built development.</td> </tr> <tr> <td>Allotments, subdivision and built form patterns</td> <td>Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td> </tr> <tr> <td>Architectural styles, detailing and built form features</td> <td>Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.</td> </tr> <tr> <td>Building height</td> <td>Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.</td> </tr> </table>	Eras, themes and context	1880 to 1930 built development.	Allotments, subdivision and built form patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.	Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.	Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.
Eras, themes and context	1880 to 1930 built development.								
Allotments, subdivision and built form patterns	Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.								
Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.								
Building height	Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.								

Un7		Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.
	Materials	Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
	Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
	Setting, landscaping, streetscape and public realm features	Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.
	Representative Buildings	<i>[Not identified]</i>

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
None	None	None	None

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance
---------------------	---

	Feature												
<p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality. 	<p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none"> (a) includes rainwater tank storage: <ul style="list-style-type: none"> (i) connected to at least: <ul style="list-style-type: none"> A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area <p>Table 1: Rainwater Tank</p> <table border="1" data-bbox="922 1160 1433 1877"> <thead> <tr> <th style="background-color: #d9ead3;">Site size (m²)</th> <th style="background-color: #d9ead3;">Minimum retention volume (Litres)</th> <th style="background-color: #d9ead3;">Minimum detention volume (Litres)</th> </tr> </thead> <tbody> <tr> <td><200</td> <td>1000</td> <td>1000</td> </tr> <tr> <td>200-400</td> <td>2000</td> <td>Site perviousness <30%: 1000 Site perviousness ≥30%: N/A</td> </tr> <tr> <td>>401</td> <td>4000</td> <td>Site perviousness <35%: 1000 Site perviousness ≥35%: N/A</td> </tr> </tbody> </table>	Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)	<200	1000	1000	200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A	>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A
Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)											
<200	1000	1000											
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A											
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A											

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
None	None	None	None

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.
------	--

Performance Outcome

PO 1.1
Trees are planted or retained to contribute to an urban tree canopy.

Deemed-to-Satisfy Criteria / Designated Performance Feature

DTS/DPF 1.1
Tree planting is provided in accordance with the following:

Site size per dwelling (m ²)	Tree size* and number required per dwelling
<450	1 small tree
450-800	1 medium tree or 2 small trees
>800	1 large tree or 2 medium trees or 4 small trees

*refer Table 1 Tree Size

Table 1 Tree Size			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	10m ² and min. dimension of 1.5m
Medium	6 m	4 m	30m ² and min. dimension of 2m
Large	12 m	8m	60m ² and min. dimension of 4m

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

Table 2 Tree Discounts			
Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

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
None	None	None	None

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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 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.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any	DTS/DPF 6.1 Effluent disposal drainage areas do not:

<p>areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that 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.
Car parking appearance	
<p>PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1 None are applicable.</p>
Earthworks and sloping land	
<p>PO 8.1 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 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.
<p>PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 8.3 None are applicable.</p>
<p>PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4 None are applicable.</p>
<p>PO 8.5</p>	<p>DTS/DPF 8.5</p>

Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	None are applicable.
Overlooking / Visual Privacy (low rise buildings)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public</p>

	open space, or waterfront areas.
Residential Development - Low Rise	
External appearance	
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>
Private Open Space	
<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p>
Landscaping	
<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity 	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table:

(d) enhance the appearance of land and streetscapes.

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

(b) at least 30% of any land between the primary street boundary and the primary building line.

Car parking, access and manoeuvrability

PO 23.1
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.

DTS/DPF 23.1
Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):

- (a) single width car parking spaces:
 - (i) a minimum length of 5.4m per space
 - (ii) a minimum width of 3.0m
 - (iii) a minimum garage door width of 2.4m
- (b) double width car parking spaces (side by side):
 - (i) a minimum length of 5.4m
 - (ii) a minimum width of 5.4m
 - (iii) minimum garage door width of 2.4m per space.

PO 23.2
Uncovered car parking space are of dimensions to be functional, accessible and convenient.

DTS/DPF 23.2
Uncovered car parking spaces have:

- (a) a minimum length of 5.4m
- (b) a minimum width of 2.4m
- (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.

PO 23.3
Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.

DTS/DPF 23.3
Driveways and access points satisfy (a) or (b):

- (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site
- (b) sites with a frontage to a public road greater than 10m:
 - (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;
 - (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.

<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>Waste storage</p>	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension

	<p>of 900mm (separate from any designated car parking spaces or private open space); and</p> <p>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.</p>
Design of Transportable Buildings	
<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>
<p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>
<p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 31.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>
Car parking, access and manoeuvrability	
<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p>
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 33.5</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>

Soft landscaping	
<p>PO 34.2</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 34.2</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Laneway Development	
Infrastructure and Access	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. 	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which	Dwellings at ground level:	15m ² / minimum dimension 3m

incorporate above ground level dwellings

Dwellings above ground level:

Studio (no separate bedroom)

4m² / minimum dimension 1.8m

One bedroom dwelling

8m² / minimum dimension 2.1m

Two bedroom dwelling

11m² / minimum dimension 2.4m

Three + bedroom dwelling

15 m² / minimum dimension 2.6m

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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
Water Supply	
<p>PO 11.2</p> <p>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2</p> <p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water 	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

<p>resources</p> <p>(c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.</p>	
<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>

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome	
<p>DO 1</p>	<p>Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

adjacent rooftop solar energy facilities taking into account:
(a) the form of development contemplated in the zone
(b) the orientation of the solar energy facilities
(c) the extent to which the solar energy facilities are already overshadowed.

Site Contamination

Assessment Provisions (AP)

Desired Outcome	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as

demonstrated in a site contamination declaration form).

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome

DO 1

A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

Vehicle Parking Rates

PO 5.1

Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

- (a) availability of on-street car parking
- (b) shared use of other parking areas
- (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared
- (d) the adaptive reuse of a State or Local Heritage Place.

DTS/DPF 5.1

Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

- (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements
- (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas
- (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.

Corner Cut-Offs

PO 10.1

Development is located and designed to ensure drivers can safely turn into and out of public road junctions.

DTS/DPF 10.1

Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:



Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
<p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	

Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m ² of gross leasable floor area where located in an integrated

	complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.

Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m ² of total floor area for a Fitness Centre 4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	

Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.

Development generally

All classes of development

No minimum.

No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:

1 space for each dwelling with a total floor area less than 75 square metres

2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres

3 spaces for each dwelling with a total floor area greater than 150 square metres.

Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.

- Capital City Zone
- City Main Street Zone
- City Riverbank Zone
- Adelaide Park Lands Zone
- Business Neighbourhood Zone (within the City of Adelaide)
- The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone

Non-residential development

Non-residential development excluding tourist accommodation

3 spaces per 100m² of gross leasable floor area.

5 spaces per 100m² of gross leasable floor area.

- City Living Zone
- Urban Corridor (Boulevard) Zone
- Urban Corridor (Business) Zone
- Urban Corridor (Living) Zone
- Urban Corridor (Main Street) Zone
- Urban Neighbourhood Zone

Non-residential development excluding tourist accommodation

3 spaces per 100m² of gross leasable floor area.

6 spaces per 100m² of gross leasable floor area.

- Strategic Innovation Zone
- Suburban Activity Centre Zone
- Suburban Business Zone
- Business Neighbourhood Zone
- Suburban Main Street Zone
- Urban Activity Centre Zone

Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	
	Residential development			
	Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling	None specified.	City Living Zone Strategic Innovation Zone
		1 bedroom dwelling - 0.75 spaces per dwelling		Urban Activity Centre Zone Urban Corridor (Boulevard) Zone
		2 bedroom dwelling - 1 space per dwelling		Urban Corridor (Business) Zone Urban Corridor (Living) Zone
		3 or more bedroom dwelling - 1.25 spaces per dwelling		Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
		0.25 spaces per dwelling for visitor parking.		Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling	None specified.	City Living Zone Urban Activity Centre Zone	
	1 bedroom dwelling - 0.75 spaces per dwelling		Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone	
	2 bedroom dwelling - 1 space per dwelling		Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone	
	3 or more bedroom dwelling - 1.25 spaces per dwelling		Urban Neighbourhood Zone	
	0.25 spaces per dwelling for visitor parking.			

Table 2 - Criteria:

The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

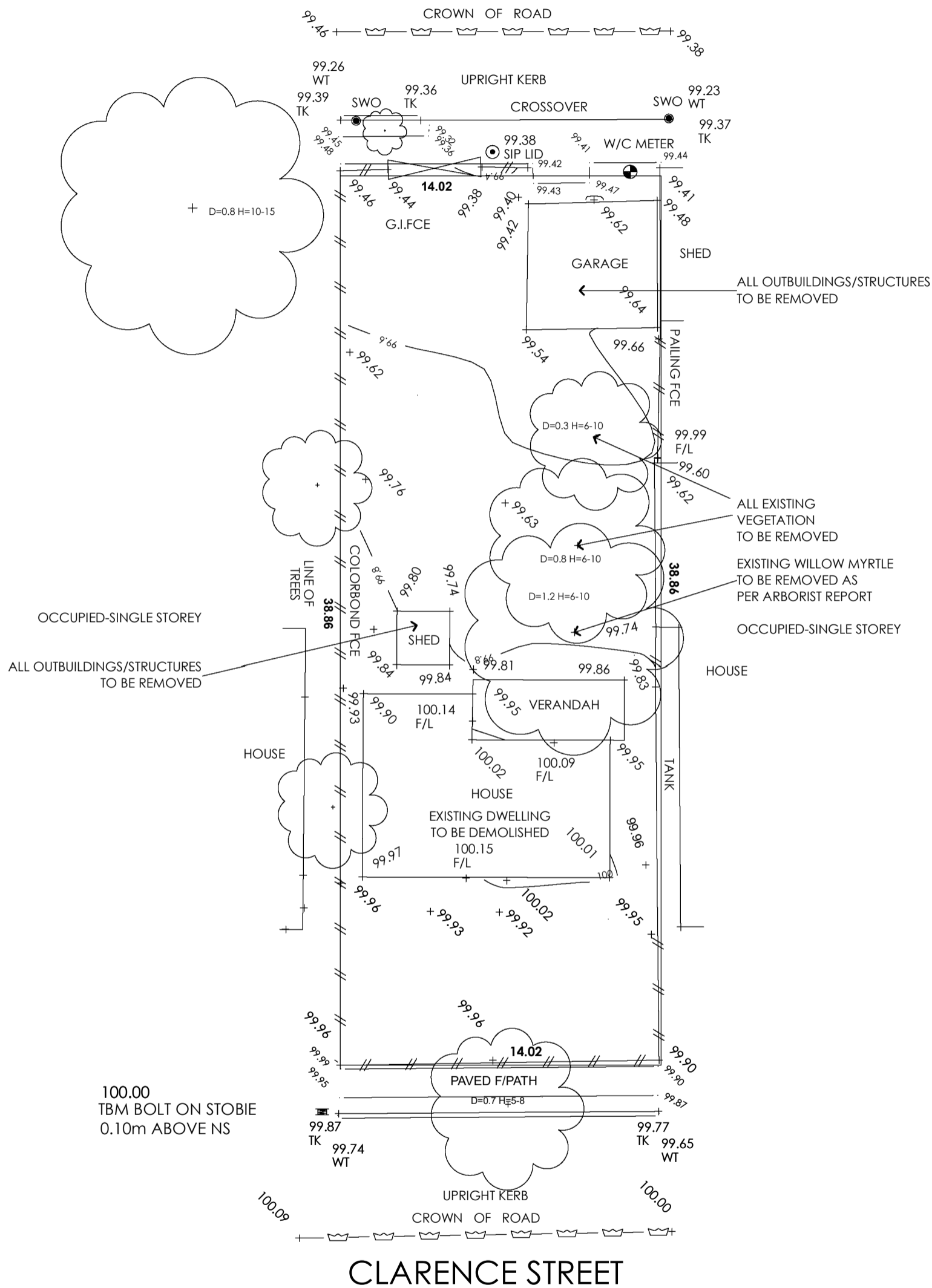
Criteria	Exceptions
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:	(a) All zones in the City of Adelaide
	(b) Strategic Innovation Zone in the following locations:
	(i) City of Burnside
	(ii) City of Marion
	(iii) City of Mitcham

- | | |
|---|---|
| <ul style="list-style-type: none">(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾(b) is within 400 metres of a bus interchange⁽¹⁾(c) is within 400 metres of an O-Bahn interchange⁽¹⁾(d) is within 400 metres of a passenger rail station⁽¹⁾(e) is within 400 metres of a passenger tram station⁽¹⁾(f) is within 400 metres of the Adelaide Parklands. | <ul style="list-style-type: none">(c) Urban Corridor (Boulevard) Zone(d) Urban Corridor (Business) Zone(e) Urban Corridor (Living) Zone(f) Urban Corridor (Main Street) Zone(g) Urban Neighbourhood Zone |
|---|---|

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

ATTACHMENT 2

HARLEY STREET



SURVEY LEGEND	
●	ETSA
⊙	SEWER IP
⊠	TELECOM
⊕	LIGHT POLE
⊗	STOBIE POLE
⊞	PEG
⊚	WATER CONNECTION
⊛	STORMWATER IP

THIS IS A LAND SURVEY ONLY, THEREFORE THE CORRELATION BETWEEN DRAWING AND THE PLOTTED BOUNDARY IS FOR INDICATION PURPOSES. THE MEASUREMENTS GIVEN SHOULD BE USED AS A GUIDE ONLY. FOR POSSIBLE EASEMENT DETAILS, REFER TO CERTIFICATE OF TITLE. PLOTTED POSITION OF BOUNDARY IS APPROXIMATE ONLY. SITE DIMENSIONS SHALL BE CONFIRMED BY OWNER.

PLANNING ISSUE

girardi design

ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client: L & D MORRIS
 Project: PROPOSED NEW TWO STOREY DWELLING
 At: 4 CLARENCE STREET HYDE PARK

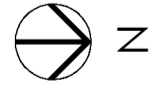
Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer: Clint Girardi
 Drawn: Michael Phillpott Date: 26 JULY 2021

Issue: A Drawing Number: DM.01/01

DEMOLITION PLAN

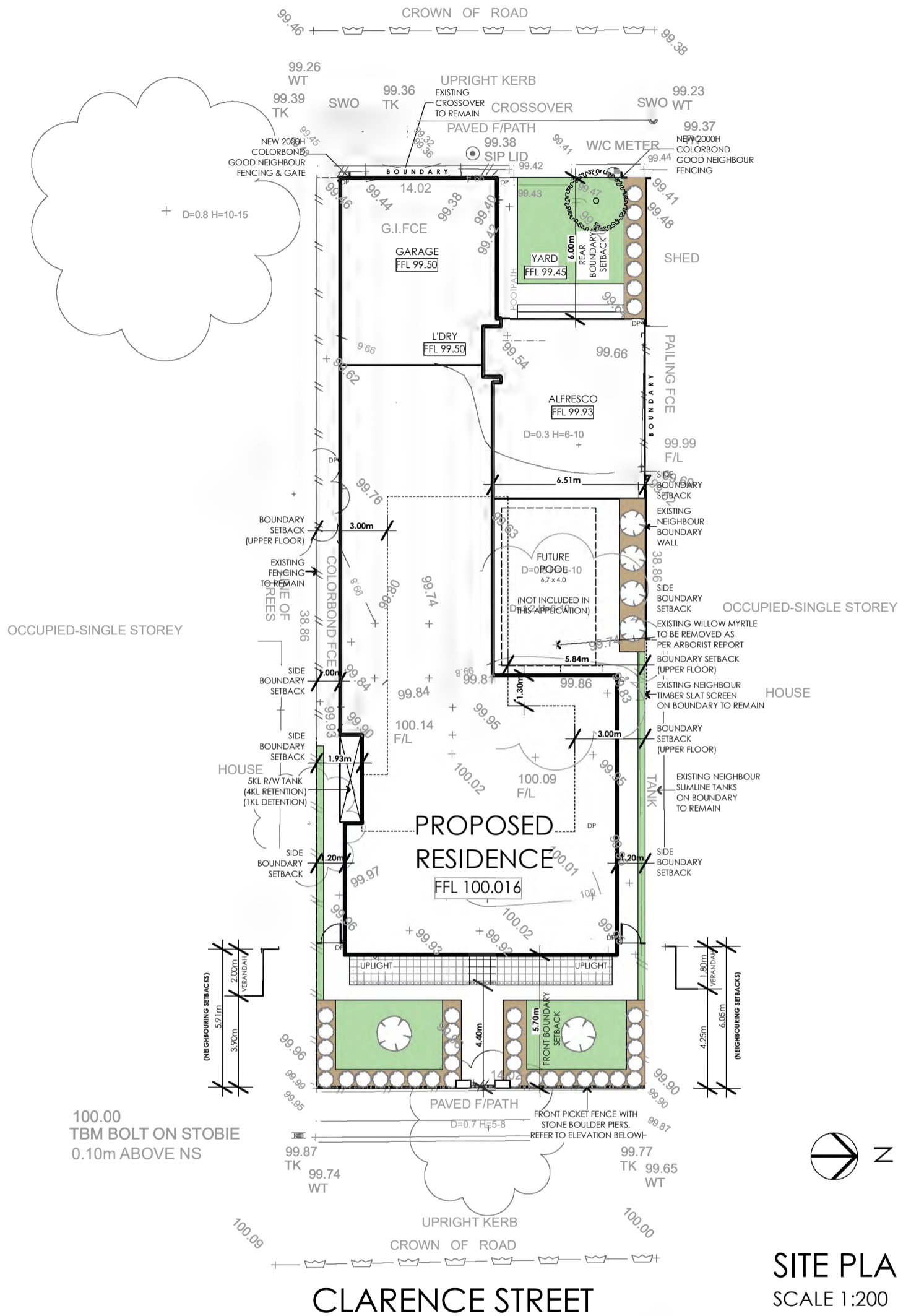
SCALE 1:200





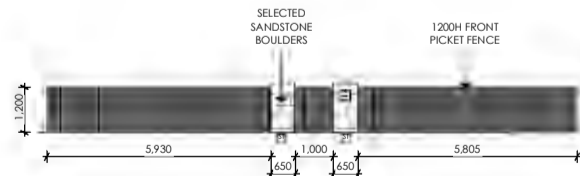
M O R R I S - R E S I D E N C E
4 CLARENCE STREET | HYDE PARK

HARLEY STREET



SITE PLAN
SCALE 1:200

FRONT FENCE ELEVATION
SCALE 1:200



SITWORKS NOTE

SITE LEVELS, FFLS, STORMWATER & SITE DRAINAGE AS PER ENGINEERS SITWORKS PLANS

RAINWATER TANK NOTE

RAINWATER TANK COMPLYING WITH PLANNING CODE DTS/DPF 1.1 AND AUST STD 3500

- 4KL RETENTION (FOR SITE > 401m²)
- 1KL DETENTION WITH 20-25mm SLOW RELEASE ORIFICE (FOR SITE < 35% PERVIOUSNESS)
- FROM MINIMUM 60% ROOF CATCHMENT
- CONNECTED TO TOILET AND L'DRY COLD TAP OR HWS (SITE > 200m²)

LANDSCAPING NOTE

TREE PLANTING IN ACCORDANCE WITH DTS/DPF 1.1

TREE PLANTING PROVIDED IN ACCORDANCE WITH THE FOLLOWING

DTS/DPF 1.1 TREE PLANTING IS PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

SITE SIZE PER DWELLING (m ²)	TREE SIZE AND NUMBER REQUIRED PER DWELLING
<450m ²	1 SMALL TREE
450m ² - 800m ²	1 MEDIUM TREE OR 2 SMALL TREES
>800m ²	1 LARGE TREE OR 2 MEDIUM TREES OR 4 SMALL TREES

TABLE 1 TREE SIZE

TREE SIZE	MATURE HEIGHT (MIN.)	MATURE SPREAD (MIN.)	SOIL AREA AROUND TREE WITHIN SITE (MIN.)
SML.	4m	2m	10m ² AND MIN. DIM. OF 1.5m
MED.	6m	4m	30m ² AND MIN. DIM. OF 2m
LRG.	12m	8m	60m ² AND MIN. DIM. OF 4m

(DISCOUNTS ARE AVAILABLE SHOULD EXISTING ESTABLISHED TREES ON SITE BE RETAINED. REFER PLANNING CODE TREE CANOPY OVERLAY FOR DETAILS)

- SMALL FEATURE TREE SILVER BIRCH TREE (OR SIMILAR)
- HEDGING (OR SIMILAR)

AREAS	m ²
TOTAL SITE	: 544.8
SITE COVER	: 310.7

PLANNING ISSUE



ABN 23 284 686 378
UNIT 1, 292-294 UNLEY ROAD
HYDE PARK SA 5061
Phone: 0411 284 861
Email: clint@girardidesign.com.au
adam@girardidesign.com.au
Web: www.girardidesign.com.au

Client:
L & D MORRIS
Project:
PROPOSED NEW TWO STOREY DWELLING
At:
4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
Clint Girardi
Drawn:
Michael Phillipott
Date:
19 NOV 2021

Issue:
F
Drawing Number:
PLA.01/10

SURVEY LEGEND		
⊕	TEMPORARY BENCH MARK	⊙
⊙	SEWER IP	⊙
⊙	MAN HOLE	⊙
⊙	TREE	⊙
⊙	WATER METER	⊙
⊙	STOBIE	⊙
⊙	LIGHT POLE	⊙
⊙	PSM	⊙
⊙	FENCE	⊙
⊙	PEG	⊙
⊙	METAL PIN	⊙
⊙	STAKE	⊙
⊙	SAPN	⊙
⊙	TELSTRA	⊙
⊙	SWO STORMWATER OUTLET	⊙
⊙	TRW TOP OF RETAINING WALL	⊙
⊙	BRW BTM OF RETAINING WALL	⊙

AMENDMENTS:		
D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

NOTES

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

2.7 HIGH OPENING/INTERNAL DOOR (2630 HIGH) TYPICAL TO GROUND LEVEL (U.N.O)

2.4 HIGH OPENING/INTERNAL DOOR (2340 HIGH) TYPICAL TO UPPER LEVEL (U.N.O)

HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP INSTALLED IN ACCORDANCE WITH AS 3786-2014. ALL SMOKE ALARMS TO BE INTERLINKED IN ACCORDANCE WITH BCA 3.7.2.2

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

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

R/A ROOF ACCESS HATCH

DP 90 Ø ROUND PVC DOWNPIPES (PAINTED)

DP/S DOWNPIPE WITH SPREADER ONTO LOWER ROOF

DP/RH DOWNPIPE WITH SELECTED COLORBOND/PAINTED ZINCALUME RAINHEAD

col. COLUMN AS PER ENGINEERING DETAILS

RBP

ST STONE BOULDERS

AMENDMENTS:

D	DESCRIPTION	DATE
D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

AREAS	m2
GROUND LIVING	: 231.2
UPPER LIVING	: 88.8
ALFRESCO	: 52.2
GARAGE	: 41.4
VERANDAH	: 14.5
TOTAL	: 428.1

PLANNING ISSUE



girardi design

ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

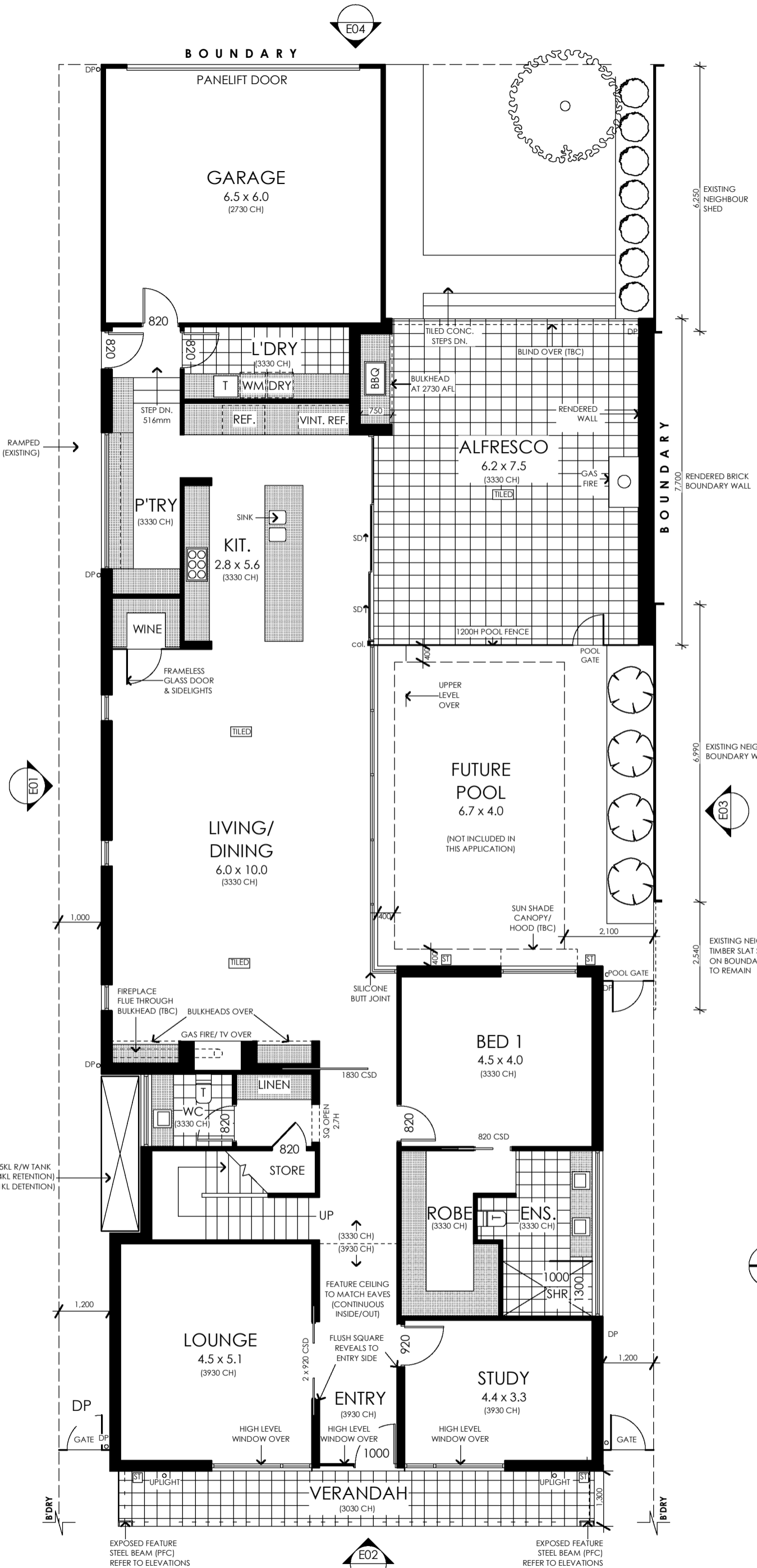
Client:
L & D MORRIS
 Project:
PROPOSED NEW TWO STOREY DWELLING
 At:
4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

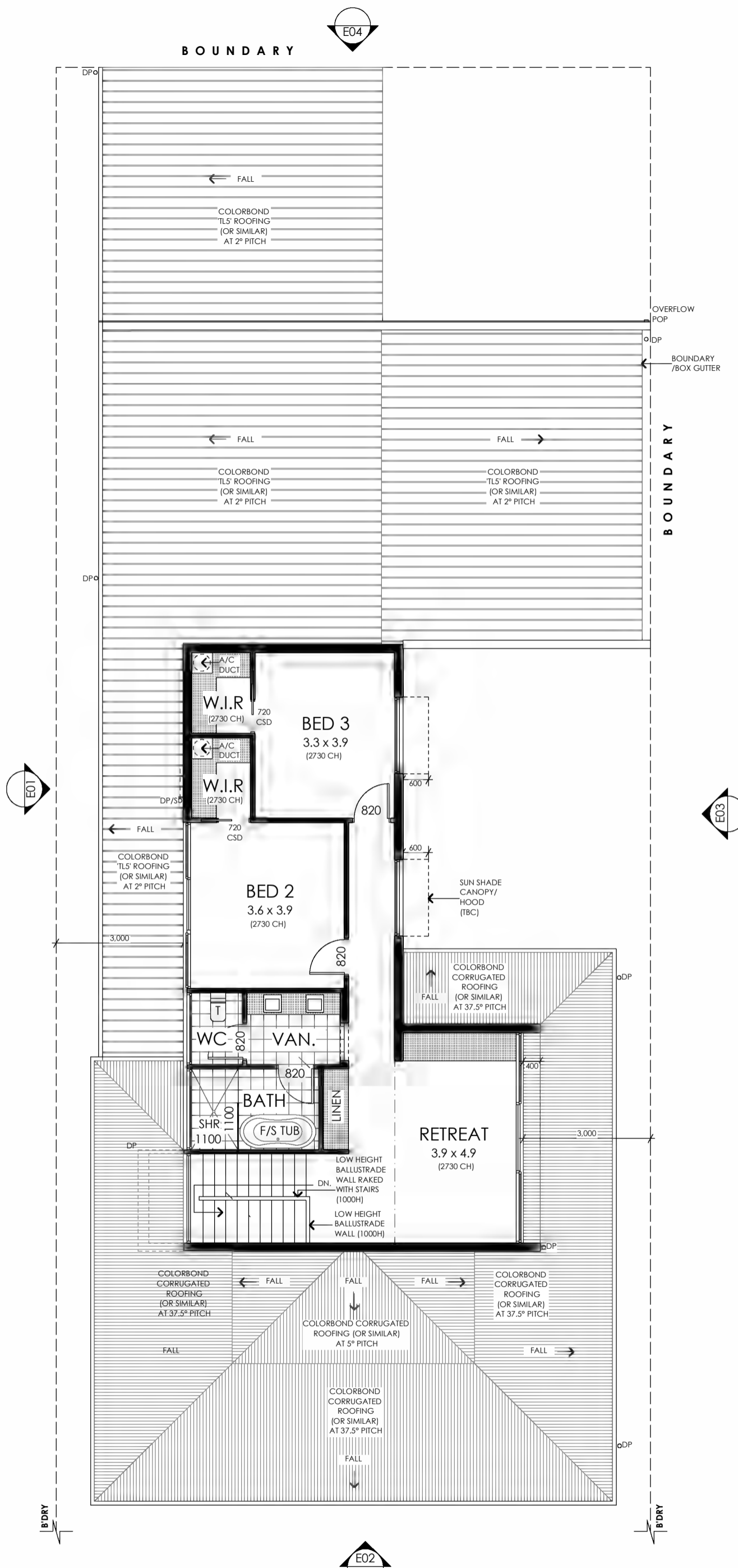
Designer:
Clint Girardi
 Drawn: Michael Phillpott Date: 19 NOV 2021

Issue: **F** Drawing Number: **PLA.02/10**



GROUND FLOOR PLAN

SCALE 1:100



UPPER FLOOR PLAN
SCALE 1:100

NOTES

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

2.7 HIGH OPENING/INTERNAL DOOR (2630 HIGH) TYPICAL TO GROUND LEVEL (U.N.O)

2.4 HIGH OPENING/INTERNAL DOOR (2340 HIGH) TYPICAL TO UPPER LEVEL (U.N.O)

HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP INSTALLED IN ACCORDANCE WITH AS 3786-2014. ALL SMOKE ALARMS TO BE INTERLINKED IN ACCORDANCE WITH BCA 3.7.2.2

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

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

R/A ROOF ACCESS HATCH

DP 90 Ø ROUND PVC DOWNPIPES (PAINTED)

DP/S DOWNPIPE WITH SPREADER ONTO LOWER ROOF

DP/RH DOWNPIPE WITH SELECTED COLORBOND/PAINTED ZINCALUME RAINHEAD

col. COLUMN AS PER ENGINEERING DETAILS

RBP BRICK PIER WITH COLUMN INTERNALLY OR CONCRETE FILLED & REINFORCED AS PER ENG. DETAILS

AMENDMENTS:

NO.	DESCRIPTION	DATE
D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

AREAS	m2
GROUND LIVING	: 231.2
UPPER LIVING	: 88.8
ALFRESCO	: 52.2
GARAGE	: 41.4
VERANDAH	: 14.5
TOTAL	: 428.1

PLANNING ISSUE



ABN 23 284 686 378
UNIT 1, 292-294 UNLEY ROAD
HYDE PARK SA 5061
Phone: 0411 284 861
Email: clint@girardidesign.com.au
adam@girardidesign.com.au
Web: www.girardidesign.com.au

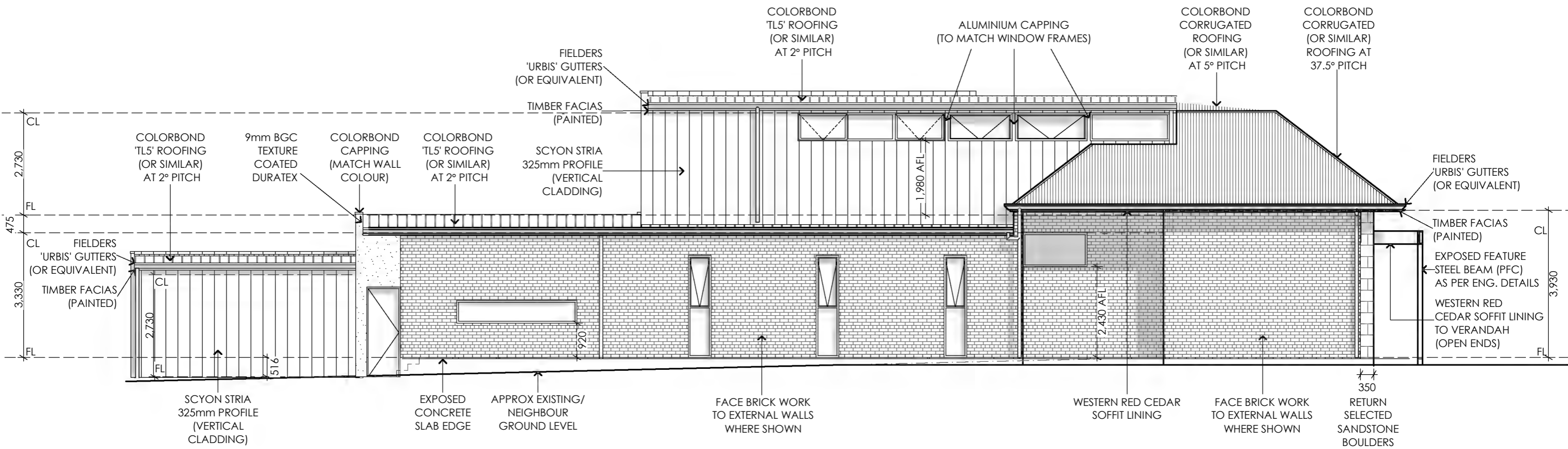
Client:
L & D MORRIS
Project:
PROPOSED NEW TWO STOREY DWELLING
At:
4 CLARENCE STREET
HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

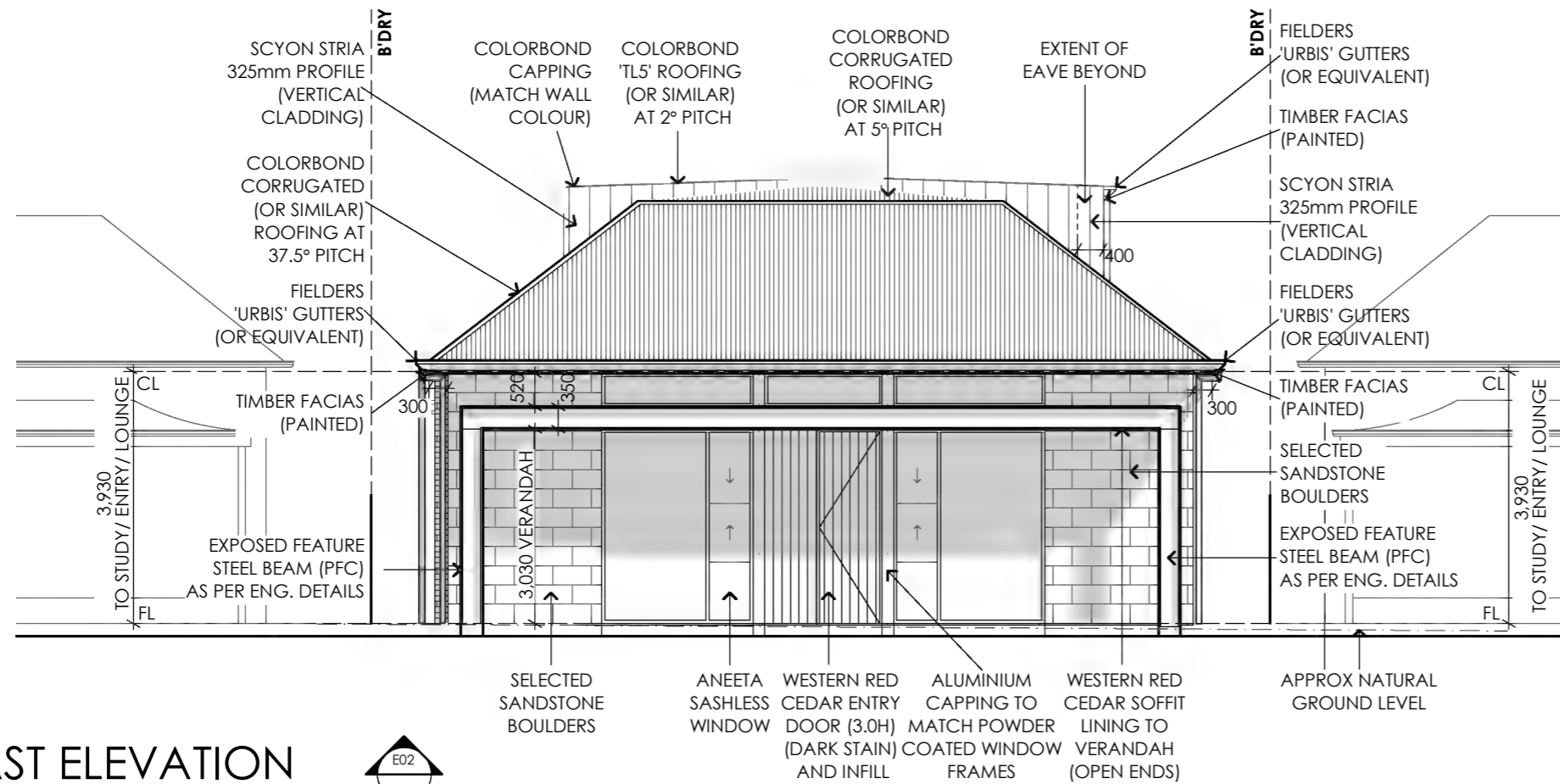
© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
Clint Girardi
Drawn: Michael Phillipott
Date: 19 NOV 2021

Issue: F
Drawing Number: PLA.03/10



SOUTH ELEVATION 
SCALE 1:100



EAST ELEVATION 
SCALE 1:100

PLANNING ISSUE



ABN 23 284 686 378
UNIT 1, 292-294 UNLEY ROAD
HYDE PARK SA 5061
Phone: 0411 284 861
Email: clint@girardidesign.com.au
adam@girardidesign.com.au
Web: www.girardidesign.com.au

Client:
L & D MORRIS
Project:
PROPOSED NEW TWO STOREY DWELLING
At:
4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

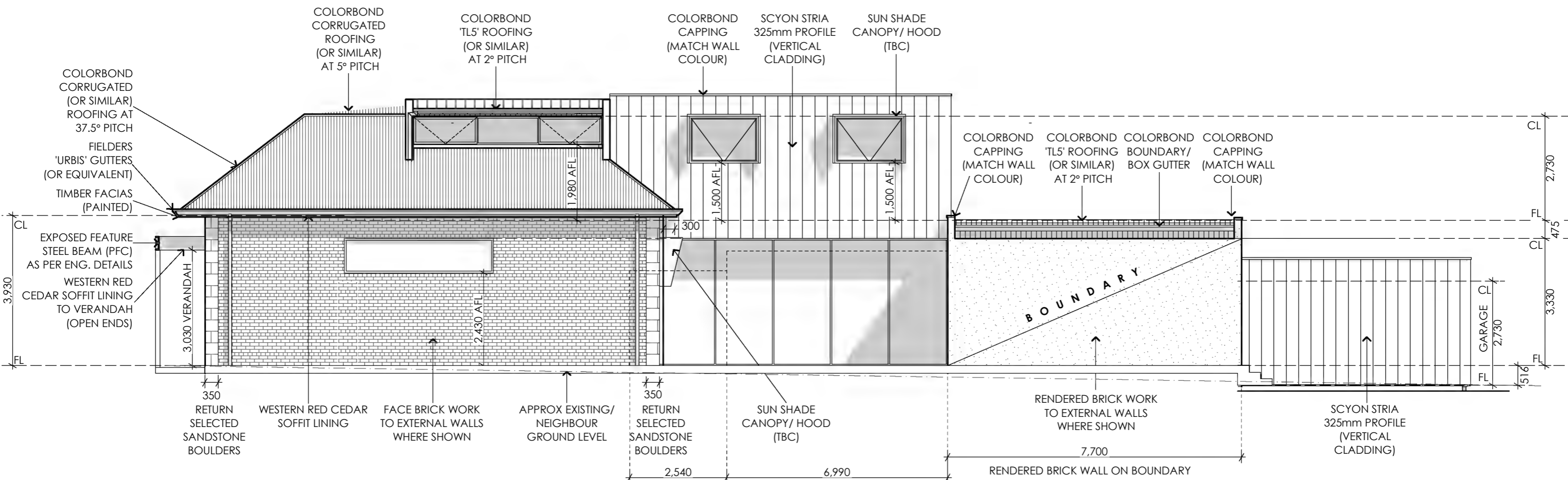
Designer:
Clint Girardi
Drawn: Michael Phillpott
Date: 19 NOV 2021

Issue: Drawing Number:

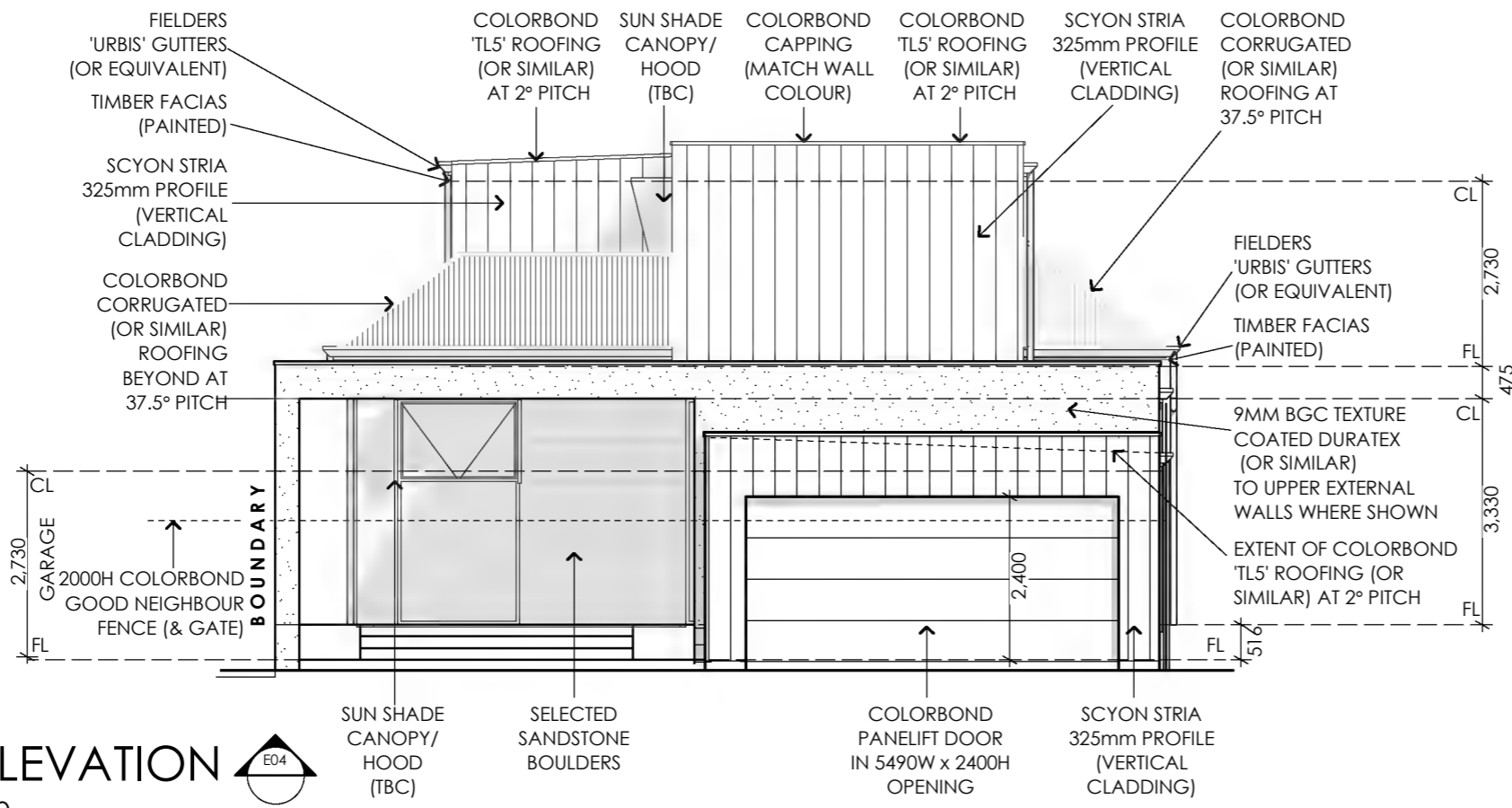
F PLA 04/10

AMENDMENTS:

Rev	Description	Date
D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
	UPPER ROOF PITCH NOTE	
	AMENDED	
	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
	EXTERNAL COLOUR SCHEDULE	
	AMENDED	
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021



NORTH ELEVATION 
SCALE 1:100



WEST ELEVATION 
SCALE 1:100

PLANNING ISSUE



girardi design
ABN 23 284 686 378
UNIT 1, 292-294 UNLEY ROAD
HYDE PARK SA 5061
Phone: 0411 284 861
Email: clint@girardidesign.com.au
adam@girardidesign.com.au
Web: www.girardidesign.com.au

Client: L & D MORRIS
Project: PROPOSED NEW TWO STOREY DWELLING
At: 4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer: Clint Girardi
Drawn: Michael Phillpott Date: 19 NOV 2021

AMENDMENTS:		
D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
	UPPER ROOF PITCH NOTE	23/08/2021
	AMENDED REAR ROOF PITCH	23/08/2021
	TO MATCH UPPER ROOF EXTERNAL COLOUR SCHEDULE	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

Issue: F Drawing Number: PLA.05/10



PLANNING ISSUE



ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO
 STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillpott Date: 19 NOV 2021

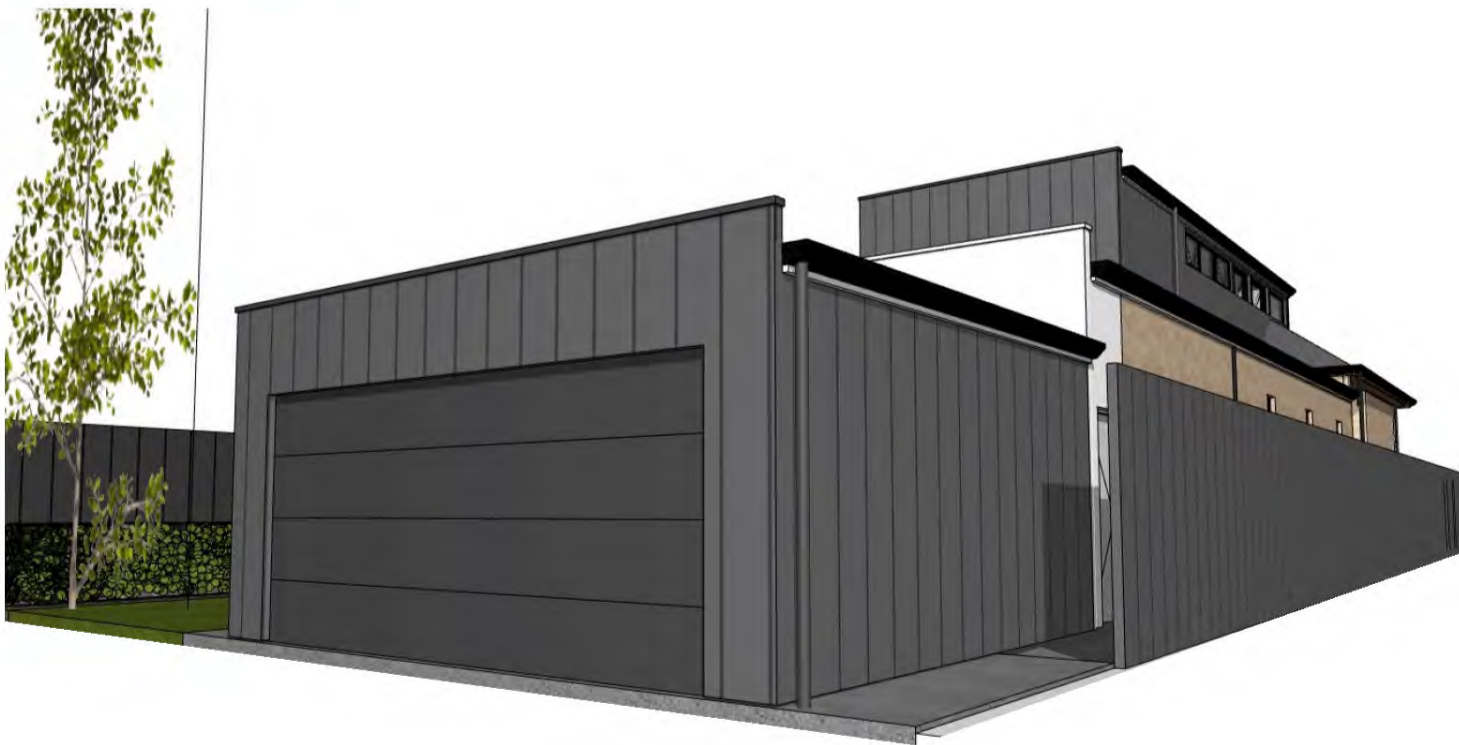
Issue: F Drawing Number: PLA_06/10

EXTERNAL COLOUR SCHEDULE

WALLS (RENDERED)	:	TEXTURE COATED EXSULITE (OR SIMILAR) SURFMIST
WALLS (STONE)	:	SANDSTONE BOULDERS
WALLS (STANDARD BRICKWORK)	:	PGH ALTITUDE (OR SIMILAR)
CANOPY SOFFIT	:	WESTERN RED CEDAR (OR SIMILAR)
WINDOW FRAMES	:	BLACK ALUMINIUM
ROOF	:	BASALT (OR SIMILAR)
GUTTER	:	BLACK
FASCIAS	:	WHITE
EAVES/SOFFITS (FEATURE)	:	WESTERN RED CEDAR (OR SIMILAR)
EAVES/SOFFITS (UPPER)	:	PAINTED BASALT
ENTRY DOOR	:	WESTERN RED CEDAR DARK STAIN (OR SIMILAR)
CANOPY (STEEL)	:	PFC STEEL BEAM PAINTED IN BLACK
FENCE (SIDES & REAR)	:	COLORBOND GOOD NEIGHBOUR IN BASALT
GARAGE DOOR	:	COLORBOND BASALT

AMENDMENTS:

D	DESCRIPTION	DATE
	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021



EXTERNAL COLOUR SCHEDULE

WALLS (RENDERED)	:	TEXTURE COATED EXSULITE (OR SIMILAR) SURFMIST
WALLS (STONE)	:	SANDSTONE BOULDERS
WALLS (STANDARD BRICKWORK)	:	PGH ALTITUDE (OR SIMILAR)
CANOPY SOFFIT	:	WESTERN RED CEDAR (OR SIMILAR)
WINDOW FRAMES	:	BLACK ALUMINIUM
ROOF	:	BASALT (OR SIMILAR)
GUTTER	:	BLACK
FASCIAS	:	WHITE
EAVES/SOFFITS (FEATURE)	:	WESTERN RED CEDAR (OR SIMILAR)
EAVES/SOFFITS (UPPER)	:	PAINTED BASALT
ENTRY DOOR	:	WESTERN RED CEDAR DARK STAIN (OR SIMILAR)
CANOPY (STEEL)	:	PFC STEEL BEAM PAINTED IN BLACK
FENCE (SIDES & REAR)	:	COLORBOND GOOD NEIGHBOUR IN BASALT
GARAGE DOOR	:	COLORBOND BASALT

AMENDMENTS:

No.	Description	Date
D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

PLANNING ISSUE



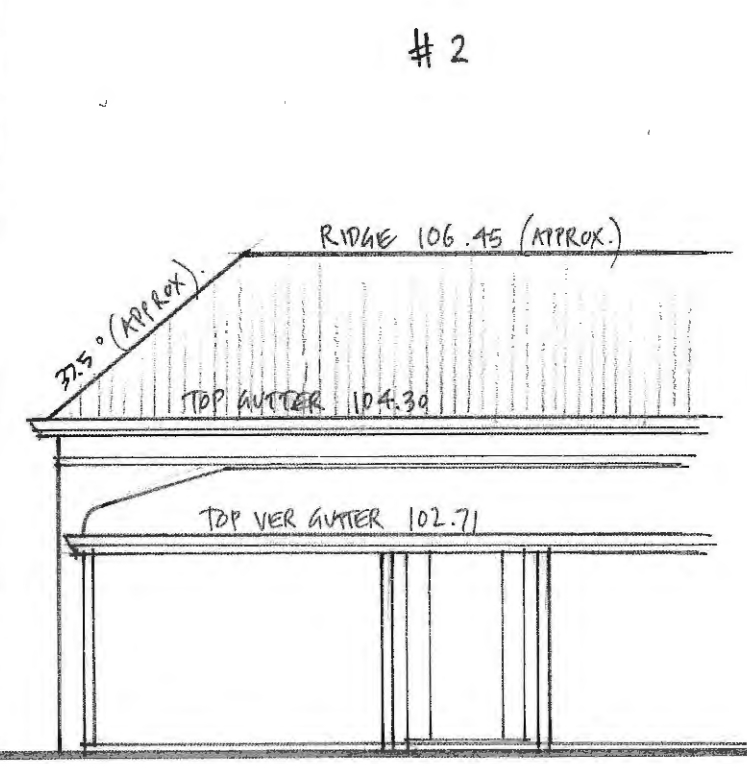
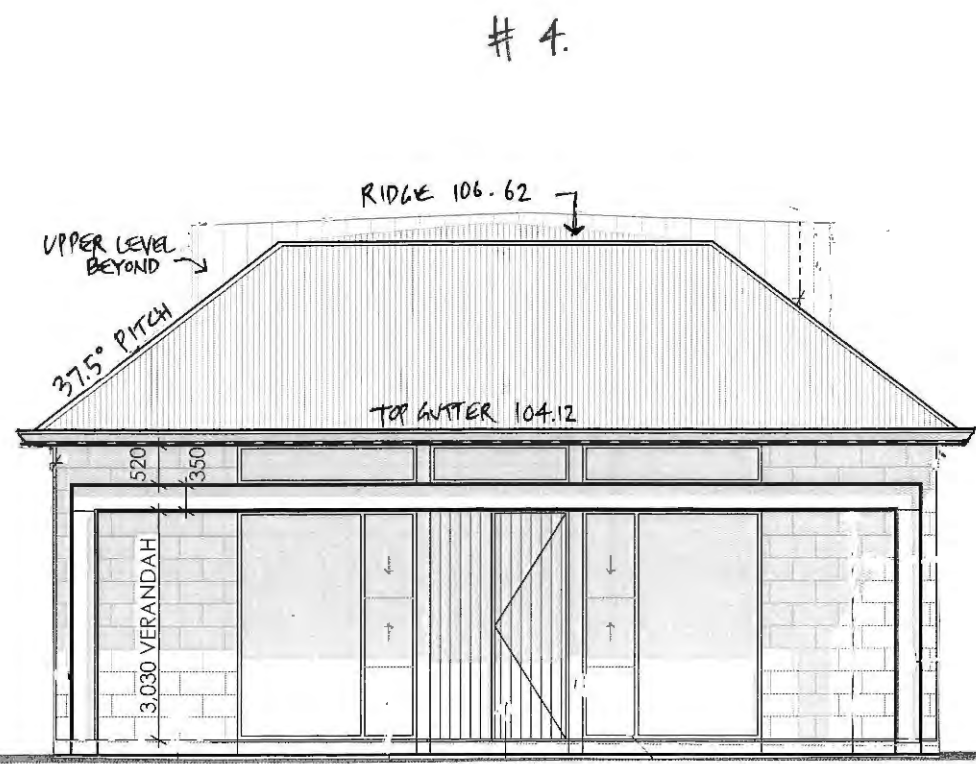
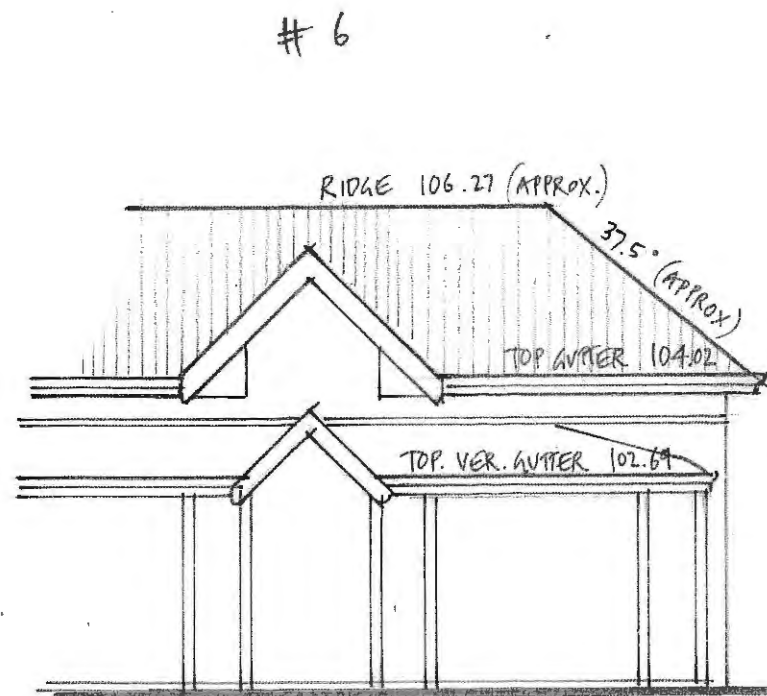
ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO
 STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillipott Date: 19 NOV 2021

Issue: F Drawing Number: PLA.07/10



STREETSCAPE ELEVATION (CLARENCE ST.)
 SCALE 1:100 @ A3
 (AMENDED 24.11.21)



Open Space Services

Arboriculture, Horticulture & Playground Safety Specialists

4 CLARENCE STREET, HYDE PARK

Private Tree Report – July 2021

Owner/Builder

David Morris

David.morris@sa.gov.au

0478302322

Arborist

Barry Rolton

36 Murray Street

Willaston S.A.



Executive Summary

Open Space Services was contracted to report on the subject tree currently effecting the development of the site identified as 4 Clarence Street, Hyde Park in regards to its health and what impacts the tree can withstand before any affects the development will have on it.

On inspecting the tree, I could see that the tree was at the end of its natural life, the side closest to the building had separated along the fold and a large void now exists. The foliage is also sparce and has been under constant drop with no areas of regeneration of foliage.

I am recommending the removal on two points; the tree is at the end of its natural life and the tree is in the way of the property useful development of infill use.

Contents

Executive Summary	1
Area Map	3
Agonis flexuosa	4
Habitat	6
Development Control	6
Objectives.....	6
Principles of Development Control	7
Recommendation	7
Glossary	8
Reference and Standards	9

Area Map

Drone use could not be undertaken as this is a restricted area, Google earth images had to be utilised instead.



Agonis flexuosa

Common Name: Weeping Myrtle

Height: 7 metres

Width: 8 metres

Measure at 1000mm: 4130mm

Status: Significant

DBH to Age format: 12 x DBH

Recommendation: Removal

The Weeping Myrtle is a species from the southern sate of Western Australia, the species is used extensively for street and park trees. Mostly the tree is a very good species and is up there with some of the best street and park trees for areas of human habitat.



This tree has been a good selected species for this back yard, the canopy would have delivered a good shade cast to the section of the property and the root system has not shown a great deal of damage to the building that I could see.

The tree is at the end of its safe useful life and has started to decline, several areas are an indicator of this, including the current state of the canopy which has significant loss of foliage which is reducing the amount of energy production to keep the tree in a sustained state of growth.

This has then caused the tree to decrease in its growth rate and restrict its growth where it's not sustainable in itself which is the state of end of life that it has come to. There is no remedial works or any type of work that can be carried out to stop this from progressing, the tree is at the end of its life will fail as it dies and nothing will stop that.



The folds in the trunk of the tree shows one area that is failing towards the house, as the trunk wood shrinks, further failure will become more prevalent.





The area that has split and separated on the house side has internal decay which has areas of White Ants that will also be weakening the internal wood structure. This is common for this tree when it gets to the old mature stage where the folds start to separate from each other.

This species is known for the way that it lays down as it comes to the end of its life, as the trunk shrinks and the folds separate, the individual limbs along with the folds will fail in a radial manner and where the remaining foliage comes in contact with the ground, the capsules release the seeds and are then protected by the thatch of the canopy, this allows the new seeds to germinate with protection of the parent tree.

Habitat

The tree is not within a connected corridor that can be linked with surrounding trees, the tree is also not the species that is conducive with habitat hollows as they are prone to fold separation and failure and not of branch failure which is the prelude to hollows

Development Control

Objectives

1. The conservation of regulated trees that provide important aesthetic and/or environmental benefit.
2. Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:

- a. significantly contributes to the character or visual amenity of the locality
 - The tree is a large old mature specimen located in the rear yard of the property, being only a small tree in height, the tree is barely visible to the street, the foliage is also sparse due to the decline in aged health.
- b. indigenous to the locality
 - The tree is a Western Australian tree and is not indigenous and was a planted specimen.
- c. a rare or endangered species
 - The tree is not a rare or endangered species.
- d. an important habitat for native fauna.
 - The tree is not a habitat tree or a corridor

Principles of Development Control

1. Development should have minimum adverse effects on regulated trees.
2. A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:
 - a. the tree is diseased and its life expectancy is short
 - The tree is at the end of its natural lifespan and is showing signs of age decline with the defoliation and the failure in the folds of the tree.
 - b. the tree represents a material risk to public or private safety
 - The tree does pose a material risk to the owner's and to property, as the tree declines due to age, the limbs will fail as they split at the folds in the trunk.
 - c. the tree is causing damage to a building
 - The tree is not causing damage to a building
 - d. development that is reasonable and expected would not otherwise be possible
 - The tree is in an area which reduces the footprint for a new building and will need to be removed to allow for best use for residential infill.
 - e. the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.
 - Remedial works will not stop the age decline of this tree.

Tree damaging activity other than removal should seek to maintain the health, aesthetic appearance and structural integrity of the tree.

Recommendation

I am recommending that the tree be removed due to the tree being an age that the folds are starting to fail, one large section has failed and is currently providing a void within the separation and Decay and White Ants are currently active. The tree has reached its end of life and will decline significantly until its completely dead.

Glossary

Apical Dominance:

Suppression of lateral growth in preference to elongation of the terminal bud.

Branch Collar:

A thick ring of tissue that forms around the base of a branch between the stem and branch.

Callus:

Repair tissue produced in response to wounding.

Canopy:

Comprises more than one crown, joined with other crowns, e.g. forest canopy.

Critical Root Zone:

This area contains the supporting root structure and (CRZ): should remain unaltered by any form of construction work, including digging, filling or chemical flow unless instructed from a consulting arborist.

Crotch:

The point formed by the junction of 2 parts of a tree, such as by a branch and stem.

Crown:

That part of the tree containing the branches and foliage.

Decurrent:

Trees that lack a central leader, the crown being made up of a number of branches.

DBH:

This is a common measure in the tree industry; it stands for Diameter at Breast Height and is 1.3 metres from ground level.

Epicormic growth:

A survival response, shoots occurring on stems, branches and on suckers from the tree base, generally a symptom of over pruning, flush cuts, topping or a stressed tree.

Phototropism:

The behaviour of a plant to grow towards the greatest source of light, often causing the tree to lean.

Flushcut:

Pruning technique where the branch is removed with the branch collar (i.e. stem tissue) contrary to the AS4373.

Girdling root:

A root that encircle the base of the trunk – impeding growth and support.

Root crown:

The point at which the trunk and roots meet.

Scaffold branch:

The major structural support branches that attach to the stem or leader.

Secondary branching:

Branch network connecting the scaffold limbs to the finer branches containing the foliage.

Tree Protection Zone (TPZ):

This area is to be maintained in accordance with the protection Specification. Limited work may take place in this area and only in conjunction with that detailed within the design requirements of a consulting Arborist.

Vascular system:

Made up of the cambium, phloem and xylem these cells provide the transport of water, minerals and production of new cells as well as support.

Reference and Standards

Reference



Australian Heritage Places Inventory
<http://www.heritage.gov.au>



South Australian Development Act 1993
<http://www.legislation.sa.gov.au>



South Australian Development Plans
<http://www.planning.sa.gov.au>



South Australian Native Vegetation Act 1991
<http://www.legislation.sa.gov.au>



Arboriculture 4th Edition
Integrated management of Landscape Trees, Shrubs, and Vines
Harris, Clark and Matheny 2004



Ornamental Flowering Trees
Raymond J Rowell
1991



What Garden Pest or Disease is That
New Holland Publishers Pty
1985



Native eucalypts of South Australia
Dean Nicolle



Melaleucas
Ivan Holliday



Encyclopedia Of Australian Plants: Volume 1 to 9
W. Rodger Elliot / David L Jones

Standards



Pruning of Amenity Trees
Australian Standards
AS4373-2007



Protection of trees on development sites
Australian Standards
AS4970-2009

ATTACHMENT 3

Details of Representations

Application Summary

Application ID	21017966
Proposal	Demolish existing dwelling and structures; remove Significant tree Agonis flexuosa (Willow Myrtle); construct two storey dwelling with associated garaging at rear and alfresco to common boundary
Location	4 CLARENCE ST HYDE PARK SA 5061

Representations

Representor 1 - [REDACTED]

Name	[REDACTED]
Address	27 NORTHGATE STREET UNLEY PARK SA, 5061 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	17/09/2021 01:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development
Reasons	Planning should be granted as this development makes a more positive contribution to the Streetscape. The neighbours who object are haters and whingers. The current building is an eyesore and the new development will add value to the area. Also the Willow Myrtle is in abundance and can be easily replaced or a fee paid to the tree protection fund.

Attached Documents

Representations

Representor 2 - [REDACTED]

Name	[REDACTED]
Address	2/4 Harley st HYDE PARK SA, 5061 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	19/09/2021 01:32 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	My concern is that access needs to be maintained AT ALL TIMES to residents on Harley st. Harley st is my only entry/exit point for my residence, this is also the case for others in the street. I work full time and I need to be able to come and go from my property. My suggestion is that trucks and trades people do NOT park or use Harley st for their vehicles. It is a very congested street and even the garbage truck can struggle with access. I am also assuming that no noise will be heard outside of regulated building hours. I am also assuming that building rubble will be kept off the street and not damage our vehicles. Thank you.

Attached Documents

Representations

Representor 3 - [REDACTED]

Name	[REDACTED]
Address	1 Clarence Street HYDE PARK SA, 5061 Australia
Phone Number	
Email Address	[REDACTED]
Submission Date	08/10/2021 08:05 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	- Design and Size of the new Build seems to be a tad too big for the size of the block. Developer is squeezing in a lot of house onto a block. - Design of the front facade is not in keeping with the symmetrical character villas of the current streetscape.

Attached Documents

Representations

Representor 4 - [REDACTED]

Name	[REDACTED]
Address	54 Park St HYDE PARK SA, 5061 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	08/10/2021 10:58 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	<p>Dear City of Unley, RE: PROPOSED DEVELOPMENT – 4 Clarence Street, Hyde Park I wish to advise I have some concerns regarding the proposed residential construction at 4 Clarence Street, Hyde Park. Having seen the plans and a similar structure by the same builder in situ in a nearby location (48 Mitchell Street, Millswood), I feel the dwelling proposed for Clarence Street is too large in physical size when compared to the modest dwellings that form the current streetscape. The dwelling at 48 Mitchell Street, Millswood, provides onlookers with a scale as to how large the proposed dwelling will be and its impact on the current, almost heritage-type streetscape. My own residence is on the local heritage register as being a place significant in the commercial history and streetscape of Hyde Park. Clarence Street itself could possibly be classed as an heritage zone by its current unadorned dwellings. I would accept some amendments made to the current proposal, viz., a less intrusive façade fronting the street and a reduction in height at the front. The City of Unley's ambition to reduce the temperature throughout the council area by increasing tree coverage sees two significant trees on the property to be removed and not replaced. This concern is additional to the intention of installing a black roof, which, no doubt, would increase the absorption of heat, defeating the City of Unley's ambition. I wish the new residents well but would like the City of Unley to consider my concerns outlined above and request some adjustment to the current proposal. Yours sincerely, [REDACTED]</p>

Attached Documents

Representations

Representor 5 [REDACTED]

Name	[REDACTED]
Address	36 regent st MILLSWOOD SA, 5034 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	08/10/2021 11:01 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	<p>There are several reasons we believe the development does not fit within the precincts desired planning outcomes for a heritage over layer area that it is. Planning: 1) a)the existing location falls within the Historical Overlay area. b)The front aspect does not fit within the streets heritage design, for example there are no gable rooves in the street. The design is too high in trying to try and hide the second storey. 2) a) The planned height is well in excess of the desired limit for the area being 5.7m. The actual design is well over 7m and sets a precedence for the area. Other developments in the street in the past have all adhered to the existing planning guidelines, why should this differ now. You are setting a precedence for this street. b) The development covers more the the prescribed area of the block being greater than 50% The Southern elevation shows predominantly an upper storey building formless in nature and overbearing. In particular the entire back yard (outdoor living area, trees, lawn, hedges etc will see no or little sun for the majority of the year. This is unacceptable and effects amenity of the living space. Currently being a rental property this will effect the residence in a negative way, this will then effect the return from his rental (our previous and future residence) for its immediate future. the second story sits 3m from the boundary and well over 7m, in height creating a dull void to the South.</p>

Attached Documents

Representations

Representor 6 - [REDACTED]

Name	[REDACTED]
Address	2 Clarence St HYDE PARK SA, 5061 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	08/10/2021 04:46 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	see combined submission attached from URPS, [REDACTED] [REDACTED]

Attached Documents

20211008_C1_v3_Representation_DA_210179661_[REDACTED]
FINAL_8_OCT_Application_21017966_Submission_PlanSA_4_Clarence_Street_Reduced.pdf
Representation_4_Clarence_Street_Hyde_Park_JR_20211008.pdf

8 October 2021

Development Services
City of Unley
181 Unley Road
UNLEY SA 5061

DevelopmentServices@unley.sa.gov.au

Dear Development Services

Representation – 21017966 4 Clarence Street, Hyde Park

URPS has considered the above development application in Established Neighbourhood Zone comprising:

- Notified elements described by the authority
 - the demolition of a single storey detached dwelling and ancillary structures
 - tree damaging activity (removal of a significant tree)
 - construction of a two storey dwelling, and built elements being an alfresco area under the main roof to the boundary and double garaging at the rear (fronting Harley Street).

This representation is submitted on behalf of the owner occupiers [REDACTED] of 2 Clarence Street located on the north side of the development site.

Forming part of the representation are :

- the attached Heritage and Design Statement of [REDACTED] a qualified and experienced architect and heritage advisor
- the attached submission prepared by [REDACTED]

At the outset, URPS:

- concurs with the conclusions in the Heritage and Design Statement, in particular the dominance of the replacement dwelling and its stark contrast with the intimate and prevailing intact built form character addressing Clarence Street, and poor contextual design response related to a number of different elements;

- does not support planning consent as the proposal in its current form does not sufficiently accord with the performance outcomes having regard to the subject site and locality affected by the Historic Area Overlay;
- given the highly intact character of Clarence Street, along with an identified Local Heritage Place on the corner of Clarence Street and Park Street to the south of the locality, URPS respectfully encourages the relevant authority to undertake an internal referral to its Heritage Architect to inform its assessment; and
- unless some key design changes are made, the representors will seek to be heard in person (or by representative) at the Development Assessment Panel meeting scheduled to consider this application.

I am instructed the applicant has discussed the plans with the representors previously. URPS and or the representors are very open to discussing this representation in person and the amendments recommended in the Heritage and Design Statement conclusions prior to preparing their response to this representation. Subject to agreed amendments being documented for review prior to finalising the plans for assessment by the authority, this may present an opportunity for a number of key concerns to be overcome.

A summary of the key assessment findings are considered below, and should be read in conjunction with the detail in the Heritage and Design Statement and Attachment A of this letter.

Local Technical and Numerical Variations

Maximum Building Height 5.7m	The overall building height is estimated to be 7.5m.
Maximum levels is 1 level	In the context of the intimate character of built form in Clarence Street, any built form requires a sensitive and detailed contextual response regardless of the fact there is a similar dwelling at 48 Mitchell St, Millswood with a similar two storey dwelling in the same EN Zone and 1 level maximum applying in a different Historic area with a different (greater) building height maximum.
Minimum site area	The total site area is 544.8m ² .
Detached dwelling 500sqm	

Local Technical and Numerical Variations

In this context it is reasonable to conclude that a new single storey dwelling could achieve the desired maximum 50% site coverage.

In a location where 1 storey buildings are envisaged, an appropriate contextual response for a 2 level dwelling is to not exceed that 50% maximum site coverage particularly where other elements such as the primary facade is more closely sited to the street frontage compared to the detached dwelling either side.

**Minimum frontage
Detached dwelling 15m**

The site frontage is 14.02 m, similar to 1, 2 and 6 Clarence St. The balance of the Clarence St allotments comprising predominantly smaller single fronted cottages and semi-detached dwellings with reduced frontage widths, but the consistent siting and street setback is such that there is a very regular and consistent pattern of buildings, notwithstanding the range of dwelling types.

Although obviously not a key planning matter in the context of a replacement detached dwelling, the marginally smaller than desired minimum frontage width demonstrates that any departure in desired height, levels and setbacks can dramatically increase the visual dominance and contrast particularly in a street substantially comprising its original built form character (other than the development site in question).

**Site coverage
Maximum 50%**

The site area is 544.8m² and the site coverage of building floor area plus roofed area of alfresco is 419.1 m² resulting in 76.9% site coverage.

As noted above under Site Area, exceeding the site coverage is partly due to not achieving the min. 1m side boundary setback for a large proportion of the south elevation, combined with a front and part rear setback that does not achieve other policy guidelines.

Local Technical and Numerical Variations

<p>Minimum side boundary setback 1 building level is 1m (any second level 3m)</p>	<p>Total site cover (assuming all impervious surfaces) referenced on drawing 1/10 is approximately 87.7%.</p> <p>The side setback of the ground level varies between 0.9m - 1.2m except the alfresco element of the alfresco element building constructed very close the boundary. This has some negative amenity issues associated with visual impact in the representors rear private open space (see later and attached statement).</p> <p>The second level (not specifically envisaged in this Historic Area) achieves the 3.0m from the central part of the upper floor (western end) but varies between 2.2m (measuring from the representors common boundary) and 2.4m from the southern side boundary. This non-confirming side setback of the upper level is in the area where it is closest to the Clarence St streetscape. Where a second building level is not envisaged, and not part of the historic or existing character of the street, in our opinion the upper level should achieve more than the minimum side setback.</p>
--	---

The attached Heritage and Design Statement and submission prepared by each of the representatives, effectively cover all the planning and design areas of concern related to the current drawings.

Further to those points, I also reinforce various aspects of those submissions by reference to the application of and importance of the Historic Area Overlay and the hierarchy of policy. I have considered a Design Context Report prepared by Girardi Design accompanying this application. Referenced in that Report are similar residential developments at:

48 Mitchell St, Hyde Park Historic Area Un17 (I have inspected the constructed dwelling and its locality from the public realm)

- It is evident that the locality relevant to the Mitchell St site comprises larger dwellings, typically at least 10m (min) setbacks from the primary façade to the street) and allotments with predominantly wider frontages (15m-25m) addressing a road reserve of approximately 15.5m wide.

- Many existing residential sites in this locality have medium - high and or solid fencing to the street.
- There is a variety of architecture, but importantly gable facades are clearly prevailing built element in the locality.
- The primary building setback from the street is not forward of the dwellings either side, and although a large building with a second storey it appears from aerial photography that the site coverage would only marginally exceed the 50% guideline.

Overall, the similar design in the Mitchell St example could be interpreted as contextually responsive to the conditions of the site and its immediate locality, in the manner intended by the Historic Area Overlay.

20 Lanor Ave, Millswood Historic Area Un17 (I have read the August 2021 CAP report)

- the locality description included references to – the prominent character of single storey detached dwellings; allotments with relatively wide frontage; traditional cottages and bungalows as the predominant types of detached and most dwellings are detached and single storey.
- Our observations are that the majority of the original dwellings in the immediately locality of this development site have a form of gable presenting to the street, the road corridor is densely planted with street trees either side of wide road reserve (estimated 17m).
- I note there was a non-statutory referral to Council's heritage architect for the Lanor Ave application – extract below.

6. NON-STATUTORY (INTERNAL) REFERRALS

Heritage Architect

Summary of response:

- The streetscape contribution of the existing dwelling is relatively low
- The proposed dwelling requires an increase to the front setback to be similar to that of the adjacent dwellings
- The roof bulk is too excessive and appears to be increased in an attempt to obscure the upper storey
- Material and colour selections to be revised to reflect a mid-tone range of colours evident in traditional dwellings
- Further information regarding fencing should be provided

These comments were in relation to **Revision D**. The applicant has revised the drawings in **Revision G** to reflect the following:

- Increased front setback to align with the adjacent dwellings
- Reduction in the roof bulk by removing the point of the front gable
- Updated colour schedule to reflect lighter tones
- A 1.2 metre picket fence has been proposed

The CAP report does not indicate if the heritage architect subsequently supported the proposal, but there were revisions made. In any case, the above highlights the need for a well-considered and nuanced contextual response in the manner intended by the Historic Area Overlay. There appears to be up to 7 revisions of the planning drawings.

In our opinion, that contextual response relevant to the Clarence St site and its immediate locality in Historic Area Un 7 (different from the above sites) has not been achieved in the current drawings for assessment. Contrary to the Girardi Design Context Report, we strongly disagree that the same / similar design/two storey architecture/floor area “significantly improves the cohesiveness of the streetscape “ nor has the design “drawn inspiration from their form, scale and positive attributes” in designing this home relevant to the context of 4 Clarence St, its immediate neighbours and the prevailing character of the relevant Clarence Street locality.

Such matters are considered in the attached Heritage and Design Statement by representor Douglas Alexander and below.

Character and Design

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and or social theme of recognised importance.

Key themes relevant to the attributes of the applicable recognised area within the Residential Compact Unley West and Hyde Park Historic Area Statement (Un7) are considered as follows.

Built form pattern

The regular allotment pattern reinforces the consistent and coherent rhythm of building siting, primary street setbacks (typically smaller setbacks than the Mitchell and Lanor sites) and the balance of floor area/ landscape ratio that allows a successful landscape contribution to the locality.

The garden landscape setting is a recognised attribute to this Historic Area Un7. The landscape contribution to the locality and individual residential site is realised primarily from large trees in rear yards, a feature that is also enjoyed by adjoining neighbours primarily from large trees in rear yards.

The opportunity for two small trees in the front yard is acknowledged, but is a significant departure from the representor’s existing appreciation of the landscape character of the development site derived from large trees in the rear yard. It’s appreciated the trees are in poor condition, but there is no proposal to replace them in a similar context the rear yard setting of the allotments either side of development site. Landscaped private open space is the prevailing garden landscape setting that contributes positively to the residential amenity and landscape character of individual allotments and the locality generally.

The landscape contribution to the locality and adjoining neighbours primarily from large trees in rear yards is not achieved in this proposal. Reducing the overall site coverage (ie by increasing side building setbacks), and potentially combining areas of landscaped open space (rather than distributing narrow / small dimensions spaces where no larger tree can be planted).

As a minimum, the front building setback should be increased, and therefore careful consideration of the consequences for the rear yard built form / open space ratio will need further attention to detail.

For example:

- The laundry could be incorporated elsewhere in the floor plan (thus achieving the desired rear setback).
- The garage could be positioned on one side boundary (preferably north to keep street tree in Harley) , thus achieving a complementary garden setting – ie one large dimensioned area for tree planting in the rear yard (any crossover to Harley St adjusted accordingly such that potential for another street tree to be accommodated).
- Boundary planting adjacent the proposed pool area be relocated to the area adjacent the alfresco structure through increasing the side setback of that roofed structure, along with changing the roof to a flat roof to minimise its visual prominence as viewed from the representors' rear yard (see next page).

Architectural styles / built form features

We draw attention to the prevailing architectural style and built form features relevant to this Clarence Street locality. This proposed two storey dwelling is not a modern interpretation of the architectural style and built form features of this area of Historic Area Un7. The black roof sheeting with a variety of profiles and black framing on the façade – particularly outlining the un-characteristic gable, - accentuate the proposed non- traditional architecture of Clarence Street.

Similar concerns are clearly articulated in the attached Heritage and design statement.



Above – outlook from representors’ rear covered portion of private outdoor space towards the development site and future alfresco roof form and additional solid wall constructed on or close to the common boundary.



Above – Example of established and desired garden setting - effective landscape contribution in representors rear yard as viewed from Harley St achieved through minimising site coverage and suitable dimensioned open space to plant a tree.

Building Height

The concerns are clearly articulated in the attached Heritage and design statement.

Materials

The concerns are clearly articulated in the attached Heritage and design statement. I note the proportions of glazing and the window openings on the front façade are an obvious substantial departure from the façades of original buildings in Clarence Street.

Fencing

No front fencing is detailed. We note the concerns of Council's heritage architect in the case of the Lanor application due to the lack of detail in the planning application. Further detail is desirable at this planning stage to determine consistency with the Historic Area statement for Un7.

Setting, Landscaping, streetscape and public realm features

The landscape character of Clarence Street is largely attributable to street tree planting (although not large trees in comparison to Lanor for example) within a narrower road reserve (estimated 15m). The proposed development does not negatively impact street trees in the primary street.

As mentioned elsewhere, there is an opportunity to improve the public realm in the secondary frontage. Whilst its appropriate for garaging to be located on the rear secondary street frontage, if the new garage was in the position of the existing, there would be an opportunity to add a street tree. With no change to the current proposal, it is considered appropriate to reduce the width of the crossover in that area which is no longer required for access, to make provision for a street tree. Although this is unlikely to substantially compensate for a lack of available area for tree planting in the development site's rear yard, it would be a positive contribution this short narrow street.

Conclusion

The existing single storey detached dwelling does not contribute positively to the local character in a manner envisaged by the Code, but at the same time is a low impact building in the context of its neighbours and the public realm. It is an appropriate site for a replacement dwelling.

The proposed development comprises a contemporary 2 storey dwelling. How it performs on its site and in its locality within an area affected by the Historic Area Overlay requires careful consideration.

We note the Historic Area Overlay is to be afforded considerable weight than the zone and general provisions and it is acknowledged that not every Performance Outcome needs to satisfy by way of complying with the associated Designated Performance

Features. Nevertheless, for the reasons provided above and in the attached detailed Heritage and Design Statement and accompanying statement from the owner/occupier of 2 Clarence Street, the proposed development is not considered to be sensitively designed to complement the Clarence Street streetscape. Of particular relevance:

- The siting of the dwelling is not sympathetic to the immediate locality of Clarence Street which is considered more intact and cohesive siting and pattern of original buildings (relative to the dwelling type) compared to the wider locality in the same zone including Park Terrace and Opey Avenue.
- Colours and materials are not sympathetic to dwellings in the locality overall.
- The architecture does not take its cues from the prevailing style and character of residential buildings in the immediate and intimate locality of Clarence Street. In this context it appears to be a design imposed merely because it has been approved elsewhere in the same zone. This is not the level of contextual design response to be afforded to different identified Historic Areas, that within themselves have coherent and in some instance intimate and intact features such as can be attributed to Clarence Street.
- In this proposal there are departures from the majority of the technical variations and collectively those departures exacerbate the apparent contrast with and visual dominance over the representative traditional characters prevailing in Clarence Street. Whilst there are performance outcomes expressed as applying to the Historic Area, the Desired Outcome must be read as reinforcing the historic themes and characteristics of the locality relevant to it on the understanding the objective is to conserve those characteristics and promote contextually responsive development. Overall, the outcome is not a compatible nor complementary development.

We object to planning consent of the drawings provided for public notification purposes and reserve the right to be heard by the Council Assessment Panel.

Please do not hesitate to contact the undersigned on any aspect of the representation.

Yours sincerely

Julie Lewis RPIA
Principal Consultant

Representation - 4 Clarence St, Hyde Park 7/10/2021

I have been a resident of number 2 Clarence street, Hyde Park for 25 years. I was drawn to the area and to this street because of the character residences and the modest charm of the street which has a mix of single and double front cottages.

I've come to know the history of the street, especially from my late neighbour Yvonne Walters who spent her childhood in number 4 Clarence Street, which was an original bluestone double fronted cottage until it was destroyed in the 1954 earthquake, and then lived out the rest of her later life in the replacement home.

Unfortunately, the insurance money provision at the time could only afford the family the small brick home currently in situ.

Clearly planning regulations back in 1954 weren't what they are today and permitted this kind of build, which is the only property in the street which is out of context.

Having said this, at least the current home is modest, symmetrical and sits well back from the road and "melts" into its surroundings.

We are looking forward to welcoming the Morris family as our neighbours and to the street and my comments are in no way a criticism of them or their choices.

I am unsure if they have been fully informed of the planning Code and Historic Area Overlay and other policy guidelines for this area?

I'm also unsure how much choice they were given for the external design?

How many different options were they shown, since the external design doesn't seem to have been individually customised for them or for Clarence Street.

I have tabled below some of my concerns with the external design of the proposed house as well as suggestions for amendments:

1. Design of front of the house:

Incongruous with the rest of the street. No other asymmetrical large gable roofs in the street at all. No verandah.

It would be more desirable and more in keeping with the character of the street to remove the gable and retain a more modest façade with some verandah form.

This would also provide the *symmetry of design* which is evident in the streetscape of Clarence Street.

The proposed house appears to be a copy of number 48 Mitchell Street, and I believe yet another of the same design has been approved in 20, Lanor Avenue.

So, there is nothing unique in this design that "belongs" to Clarence Street.

On my morning walk in the neighbourhood, I viewed 48 Mitchell Street from the opposite side of the road.

I can see that there are other gables and mock Tudor styles in Mitchell Street so this design may be a better fit on this larger block. However, I am still appalled that a

21017966 4 Clarence Street Hyde Park Heritage + Design Statement

Planning Application: 21017966
Location and Proposal: 4 Clarence Street
Proposal: Demolish Existing Dwelling
Replacement Dwelling
Zone: Established Neighbourhood
Overlay: Historic Area Overlay
To: Julie Lewis
Senior Consultant URPS
Date: 8 October 2021

Background:

URPS has invited the following design and character response. I live at 2 Clarence Street, the dwelling to the north of the Subject Land.

While I welcome the Morris family to the area and do not wish to deny them the opportunity to construct their dream home. As a practicing Architect and Heritage Adviser to Local Government, I consider myself to be suitably qualified in these matters to politely seek some design changes that:

- Reduce the dominant character impact on 2 Clarence Street;
- Improve the contextual design response;
- Improve the character contribution to Clarence and Harley Streets through improved restrained, simplified and more coherent design that better acknowledges the subtle cohesive, intimate character that until now remains relatively unchanged.

We would ask that changes be made through the following means:

- Upon receipt of this representation the opportunity to meet and discuss the Representations; or
- Review the design changes prior to going to panel.

We are also concerned:

- that the tree removal and pool excavation will occur in advance of the dwelling construction and result in some immediate instability of the soil and may lead to cracking of the south wall of 2 Clarence Street;
- for the water tightness of our slimline rainwater tanks should they be damaged during the demolition or construction;
- the proposed landscaping and irrigation against the northern boundary, if regularly irrigated, especially by a spray system, could lead to deterioration of our southern walls.

21017966 4 Clarence Street Hyde Park Heritage + Design Statement

fph

architecture + heritage

We do not seek replication and support modern contextual design that better responds to the immediate simple cohesive character of Clarence Street. The Unley Heritage Research Study, Volume 1 2006 prepared by McDougall and Vines notes the history of Hyde Park, 1867 and 1877.

In 1867 (DP 247, Subdivision of a portion of Section 237) the section of Hyde Park extending from Jones' Road (now Park Street) in the north to the southern side of Esmond Street and stretching from the eastern side of Westall Street to Unley Road was laid out.

In 1877 (DP605, Subdivision of Blocks 12 and 13 and part 14 of Section 237) the western side of Hyde Park was subdivided. This area extends from Park Street (formerly Jones' Road) in the north to Jasper Street in the south and from the western side of Oxford Street to include the western side of Westall Street in the east.

Subject Land:

The existing dwelling on the Subject Land is the only anomaly on Clarence Street. The dwelling was under the ownership of the same family that was forced to demolish the bluestone dwelling on the land, pictured below after it was destroyed in the 1954 earthquake. This formed part of a cohesive, consistent streetscape of three symmetrical double fronted cottages at 2,4 and 6.



4 Clarence Street (supplied by the family of previous owner)

flightpath Heritage Pty Ltd
101 Hindley Street
Adelaide
douglas@fph.net.au
0418814593

21017966 4 Clarence Street Hyde Park Heritage + Design Statement

Clarence Street is a short north to south running street between Opey Avenue and Park Street.

The existing dwelling was constructed after the 1954 earthquake, which saw the demolition of the bluestone dwelling and its replacement with the existing. The west side has three wider allotments with 2 and 6 Clarence Street exhibiting simple characteristics of symmetry, front verandah, vertically proportioned double hung windows and hipped roof form set behind a front fence and garden. Opposite are more intimately scaled single fronted cottages. There are no large villa style gable forms on Clarence Street with gable forms only a minor, delicately scaled embellishment to the typical symmetrical cottage.

Cottages and allotments are typically small yet with modest site coverage still attain a high level of private open space and amenity. Later developments to Millswood, west of King William Road are generally on larger allotments with more elaborately styled dwellings. Below is a similar historic view across 6 and 4 Clarence Street.



Photograph sourced from: City of Unley Heritage Survey by Peter Donovan June 1978

The roof forms of the dominant dwellings at 2 and 6 are M roofs, with some considerable return depth to the west. All dwellings on the west side have a consistent, uniform set back. They are single storey, some with modern single storey additions.

The Unley Heritage Survey (2006) identified 54 Park Street, on the south west corner of Clarence Street, as a Local Heritage Place. The Dwelling (former Shop and attached Dwelling) was recommended because:

21017966 4 Clarence Street Hyde Park Heritage + Design Statement

(a) The building displays economic and social themes important in the development of Unley as it represents the provision of goods and services to the local community, in this case since 1883, through the construction of buildings such as shops. This type of development was integral to the growth of early suburban areas such as Hyde Park.

(c) The shop has played an important part in the lives of local residents as a retail business for the area in the late 19th and early 20th centuries.

(d) The shop and attached dwelling display design characteristics typical of the combined residential and commercial enterprises common in working class neighbourhood centres of the late 19th century, when the main method of transport was on foot, and facilities needed to be within walking distance.



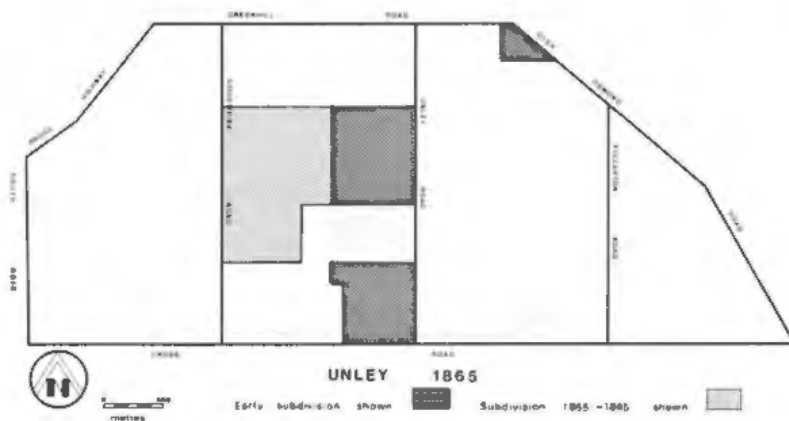
Unley Heritage Survey (2006)

This corner building also provides a strong aesthetic contribution to Clarence Street, in terms of its simple roof form, wall height, materials, colour and through being single storey and further establishes and reinforces the strong, simple single storey character of the whole street.

21017966 4 Clarence Street Hyde Park Heritage + Design Statement

Another characteristic is the rear loading of the Clarence Street west side is Harley Street, which is also within the same Established Neighbourhood Zone and Historic Area Overlay.

In summary, Clarence Street is one of the most preserved and intact streets in the locality demonstrating its important early development in this part of Unley and Hyde Park.



Source: City of Unley Heritage Survey 1978

Subject Land: Zoning

Both Demolition, Detached dwelling and Verandah (Alfresco) are Performance Assessed. The Property Zoning Details are as follows:

Local Variation (TNV)

Maximum Building Height (Metres) (Maximum building height is 5.7m)

Minimum Frontage (Minimum frontage for a detached dwelling is 15m;

Minimum Site Area (Minimum site area for a detached dwelling is 500 sqm)

Maximum Building Height (Levels) (Maximum building height is 1 level)

Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher)

Site Coverage (Maximum site coverage is 50 per cent)

Overlay

Historic Area (Un7)

Zone

Established Neighbourhood

Historic Area Statement

Residential Compact Unley West and Hyde Park Historic Area Statement (Un7)

**21017966 4 Clarence Street Hyde Park
Heritage + Design Statement**



SAPPA Satellite indicating the Subject Land within the broader context of the Historic Area Overlay with Representative Buildings in green



SAPPA Satellite detailed view showing the traditional simple 'M' Roof forms to 2 and 6 Clarence Street to each side of the Subject Land. Note the single storey additions to both.

**21017966 4 Clarence Street Hyde Park
Heritage + Design Statement**



I have considered the Historic Area Statement pertaining to (Un7) and provide comments highlighted in the column highlighted in green to the right below:

Historic Area Statement	Comments
<p>Residential Compact Unley West and Hyde Park Historic Area Statement (Un7)</p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p>	
<p>Eras, themes and context</p>	<p>1880 to 1930 built development.</p> <p>Clarence Street incorporates several dwellings including a Local Heritage Place constructed within this Era, apart from the building at 4 Clarence Street and one completely reconstructed single front cottage to the east side.</p> <p>Harley Street also has a simple cottage at 1 Harley Street that also is of this era and has views of rear yards with substantial trees and the rear roof forms of dwellings that face Opey Avenue and Park Street.</p>
<p>Allotments, subdivision and built form patterns</p>	<p>Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks,</p> <p>The front setbacks on the west side of Clarence Street are very consistent, demonstrating an unspoiled coherent rhythm of building siting, spacing between buildings and garden landscape settings to the fronts, sides and rear.</p> <p>1 Harley Street is a remaining example of early development.</p>

flightpath Heritage Pty Ltd
101 Hindley Street
Adelaide
douglas@fph.net.au
0418814593

**21017966 4 Clarence Street Hyde Park
Heritage + Design Statement**

	spacing between buildings and garden landscape setting.	
Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.	<p>Clarence Street includes Victorian and Turn-of-the-Century double-fronted, single-fronted cottages and a Local Heritage Place.</p> <p>The allotments that face Clarence Street and are not corner allotments are Victorian and Turn-of-the-Century symmetrical but not asymmetrical villas, which have tended to occur in later developments.</p> <p>There are no Inter-War Bungalows on Clarence Street.</p> <p>Clarence Street exhibits traditional Hipped and M roof forms with no dominant gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences.</p> <p>Carports, garages to the west side are located off Harley Street.</p>
Building height	<p>Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.</p> <p>Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of</p>	<p>Clarence Street typically features single storey dwellings with wall heights in the order of 3.5 metres and roof heights in the order of 5.7 metres and pitches.</p> <p>Clarence Street has a consistent pattern of open delicate verandahs facing the street.</p> <p>Clarence street exhibits a very consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.</p>

**21017966 4 Clarence Street Hyde Park
Heritage + Design Statement**

	<p>traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles.</p>	<p>Clarence Street also includes a Local Heritage Place recognised for its aesthetic merit and construction techniques, further setting the standard and establishing the historic built framework of the street.</p>
<p>Materials</p>	<p>Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.</p>	<p>Clarence Street includes sandstone and bluestone dwellings as demonstrated at 2 and 6 Clarence Street.</p>
<p>Fencing</p>	<p>Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and</p>	<p>2 and 6 Clarence Street have open fencing that define the front garden area with hedges and with landscaped verges and street trees</p>

	<p>maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</p>	
<p>Setting, landscaping, streetscape and public realm features</p>	<p>Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees.</p>	<p>Despite the compact allotments the cottages of Clarence Street enjoy a reasonably open garden and treed setting and views of the sky.</p>
<p>Representative buildings</p>	<p>Representative buildings referenced in Historic Area Statements and Character Area Statements and mapped in the South Australian Planning</p>	<p>The building to be demolished is not considered to represent the traditional characters whereas 2 and 6 Clarence Street would satisfy the requirements for Representative Buildings noting that the identification of representative buildings in a particular area is not intended to imply that</p>

	<p>and Property Atlas are buildings which display characteristics of importance in a particular area. The identification of representative buildings in a particular area is not intended to imply that other buildings in an historic area are not of importance.</p>	<p>other buildings in an historic area are not of importance.</p> <p>There is a highly visible Local Heritage Place within the street.</p>
--	--	--

DEMOLITION

I have undertaken a Performance Assessment by considered the Desired Outcome and Performance Outcomes for the Established Neighbourhood Zone and Historic Area Overlay.

Established Neighbourhood Zone

<p style="text-align: center;">Desired Outcome</p>	
<p>DO 1</p>	<p>A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.</p> <p>The existing dwelling on the Subject Land is not considered to form part of the predominant built form character and development pattern of the Zone and its removal should not preclude a new building that is sympathetic to the predominant built form character and development pattern.</p>
<p>DO 2</p>	<p>Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.</p> <p>The existing dwelling on the Subject Land is not considered to form part of the predominant streetscape character and its demolition will not diminish the predominant streetscape character.</p>

Part 3 - Overlays

Historic Area Overlay

Assessment Provisions (AP)

DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.
The demolition of the dwelling on the Subject Land will not diminish historic character of this portion of the Historic Area Overlay.	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.
The demolition of the dwelling has considered its non conforming contribution to the historic streetscape.	
PO 7.3 Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.	DTS/DPF 7.3 None are applicable.
The dwelling on the Subject Land is not considered to conform with the values described in the Historic Area Statement.	

21017966 4 Clarence Street Hyde Park Heritage + Design Statement

THE PROPOSED REPLACEMENT DWELLING

I have undertaken a brief Performance Assessment of the Replacement Building below by considering the Desired Outcome and Performance Outcomes for the Established Neighbourhood Zone and Historic Area Overlay and Part 4 General Design Policies. The design is described below.

DESCRIPTION

The dwelling is proposed over two main levels. The Ground Level is mainly on one level but the Garage, Laundry and Alfresco are lower to address the Harley Street boundary. The dwelling extends from being 5350 from the front boundary to having the garage on the rear boundary.

The proposal includes 4 box like piers that extend forward of the main wall line.

The site plan indicates the set back of 2 and 4 Clarence Street to be approximately 6000 with open traditional and lower verandahs forward of that.

Landscape is shown to the front garden and along the north boundary.

The future pool is understood to be a separate application that will occur in advance of the dwelling construction.

The Clarence Street facing portion, that is set back from side boundaries by 1200mm is symmetrical in plan and includes an entrance porch, hallway and corridor, off which are Bed 1 Study and ensuite facilities to the north side and a Lounge to the south side. Immediately behind the Lounge are a powder room and staircase to the upper level.

The open plan living, dining, kitchen and laundry are within 900mm of the southern boundary, creating an area for the pool and alfresco on the north side.

There is no indication of front fencing.

The Alfresco Area is proposed to have a wall constructed on the boundary to a height of 2100. The drawings indicate a hipped roof coverage that is within 150mm of the boundary.

The upper level is shown as having two bedrooms and bathroom area that are accessed through a family area, with a wide window facing the street. The first floor plan indicates the roof forms to the ground area, which show:

- 40 degree hipped roof to the front portion with minimal return depth like its neighbours;

**21017966 4 Clarence Street Hyde Park
Heritage + Design Statement**

- 15 degree roof over the powder room and main bedroom;
- 20 degree arrangement of intersecting hipped roof including that over the Alfresco;
- 3 degree roof over the Laundry intersecting with the twenty degree roof

The streetscape elevation indicates the following relative heights:

	6	2	4	Comment
Ridge	106.27	106.45	106.62	Proposed ridge is higher
Gutter	104.2	104.3	103.85	Proposed gutter is lower
Floor	-	-	100.016	Relative to 2 and 6 not provided

The street facing east elevation to Clarence street indicates:

- A steel framed gable to the north side;
- A steel framed box like structure to the south side;
- The walling contained within the steel frame divided into two portions with stone to the south side of each and a window on the north side;
- Timber entrance door that is 2700 high with glass fanlight above to the underside of the gutter;
- Prominence profile roofing with angled gutters;
- Upper storey lower pitched roof;
- Upper storey texture coated walls with window;
- Aluminium framed windows.

The North Elevation indicates:

- The return portion of prominence roofing;
- The side view of the gable
- The two storey portion
- North facing glass at Ground Level
- The twenty degree portion;
- Face brick walling;
- The Wall on boundary to the Alfresco Area with the hipped roof over; there is a space of 1120 on boundary between the underside of the roofing to top of wall.

The south elevation incorporates:

- a steeply pitched portion;

21017966 4 Clarence Street Hyde Park Heritage + Design Statement

- a two storey portion with texture coated walls;
- face brick walling;
- the low pitch over the laundry that joins with the garage roof;
- the double garage.

The form of the proposal is an assemblage of parts that lack coherence and combine to produce excessive height, levels, scale and bulk.

It is an unequivocal two storey residence. Despite the endeavours to set back the upper level behind an out of proportion, imposing, hybrid, hipped and gable roof, the two storey will be visible to Clarence Street, Harley Street and the rear yards of 2 and 6 Clarence Streets, altering the existing treed setting.

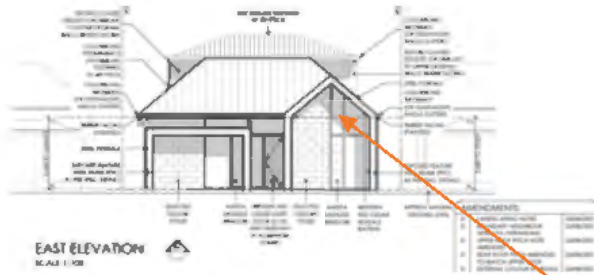
The proposed materials for the street facing element include:

- black painted steel;
- black coloured roofing with two different profiles
- stone in unconventional composition;
- aluminium windows;
- brickwork to side walls;
- texture coating to upper floors.

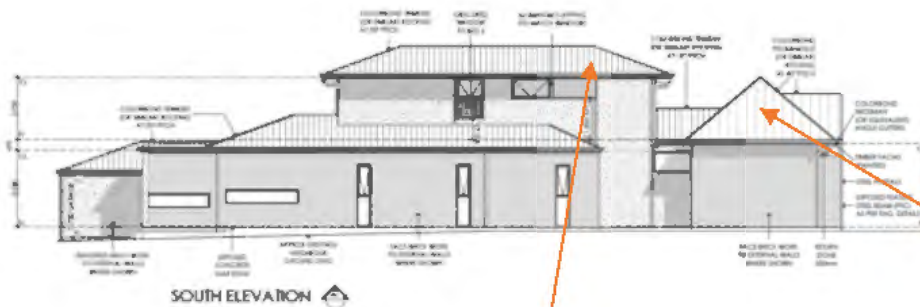


The proposal: Girardi Design July 2021

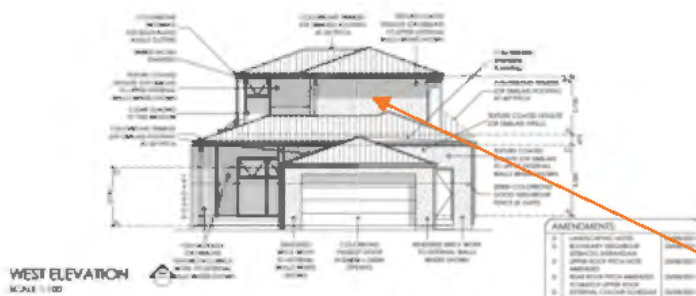
21017966 4 Clarence Street Hyde Park Heritage + Design Statement



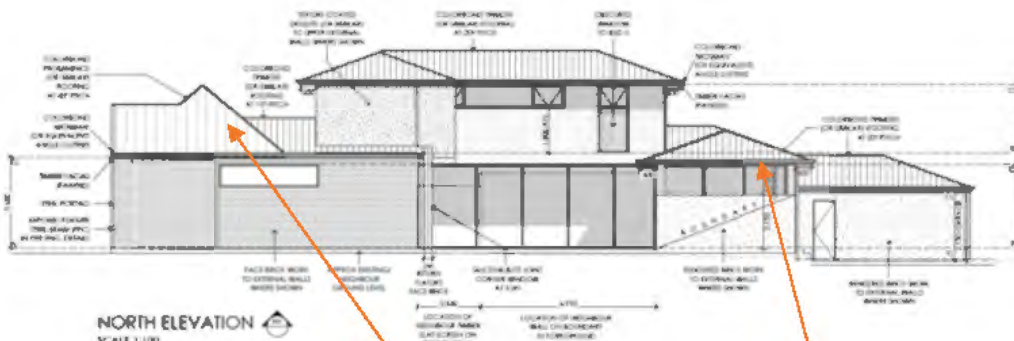
East or Clarence Street Elevation showing dominant gable, lower gutter level and higher ridge level with visible Upper Level



South Elevation showing prominence of Upper Storey and truncated front roof to right



Rear Elevation visible from Public Realm showing variety and complexity of Roof Forms

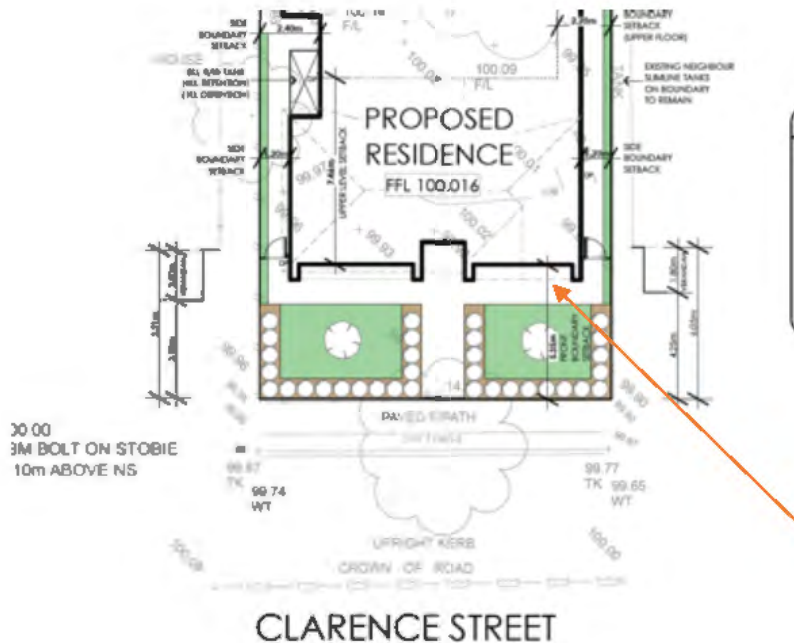


North Elevation showing truncated front roof to left and prominence of Alfresco Roof on boundary

**21017966 4 Clarence Street Hyde Park
Heritage + Design Statement**



Rear Site Plan showing Alfresco including roof constructed to north boundary



Part Site Plans showing relationships with front boundary, reduced front setback and placement forward of the neighbouring building lines

**21017966 4 Clarence Street Hyde Park
Heritage + Design Statement**



REVIEW OF KEY EXISTING PROVISIONS FOR A DETACHED DWELLING
Established Neighbourhood Zone

Code	Outcome
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
<p>The proposed replacement new building incorporates a single storey front portion that, while demonstrating intent, falls short in coherence, simplicity, proportions and composition, intimacy of scale, materials and colour and compatible form that are not considered to be sympathetic to the predominant single storey built form character and development patterns.</p> <p>The ridge level is higher and the gutter level lower. The composition of solid to void expression is markedly different and not compatible.</p> <p>The asymmetric, farmed gable portion of such proportions and lesser setback is an alien and dominant form.</p>	
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.
<p>The proposal lacks a front fence and the taller and solid portions of the dwelling will be set further forward than the traditional walls of the dwellings to each side, occurring approximately half way across each verandah.</p>	

<p>PO 1.1 Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.</p>	<p>DTS/DPF 1.1 Development comprises one or more of the following: Dwelling</p>
<p>Satisfied</p>	

<p>PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.</p>	<p>DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment: Minimum site area for a detached dwelling is 500 sqm Minimum frontage for a detached dwelling is 15m;</p>
<p>Satisfied</p>	
<p>PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1 Development does not result in site coverage exceeding: Maximum site coverage is 50 per cent</p>
<p>Not Satisfied: the site coverage exceeds 50 percent by a significant amount. The site coverage demonstrates an over development of this small allotment and results in a building that was designed for a larger allotment being squeezed in to fit, pushed forward resulting in lesser front setbacks and visual dominance The visual impact of the alfresco roof is considered intrusive</p>	
<p>PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: Maximum building height is 5.7m Maximum building height is 1 level</p>
<p>Not satisfied because the building is two levels and a greater building height than 5700.</p>	

<p>The proposed building height is estimated as being over 7.5 metres. The dwelling is two levels that will be clearly visible from within the Overlay.</p>	
<p>PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 5.1 The building line of a building is set back from the primary street boundary:</p> <ul style="list-style-type: none"> (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building
<p>Not Satisfied: the proposed building is set further forward than the equivalent tall portions or main building line of the adjacent dwellings. This means the tall portion of the proposed dwelling will overlap with the open and lower verandah form resulting in visual dominance.</p>	
<p>PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1 Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</p>
<p>Not Satisfied</p>	

<p>The proposed Alfresco wall is a boundary wall, with a roof above also to the boundary. The visual impact on the adjacent Alfresco Area to 2 Clarence Street will be considerable.</p>	
<p>PO 8.1 Buildings are set back from side boundaries to provide:</p> <ol style="list-style-type: none"> 1. separation between buildings in a way that complements the established character of the locality 2. access to natural light and ventilation for neighbours. 	<p>DTS/DPF 8.1 Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</p>
<p>Not satisfied for the southern wall to the Living Area is set back by 900mm</p>	
<p>PO 9.1 Buildings are set back from rear boundaries to provide:</p> <ol style="list-style-type: none"> (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. 	<p>DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ol style="list-style-type: none"> (a) 4m for the first building level (b) 6m for any second building level.
<p>Not Satisfied: Laundry is closer than 4 metres</p>	

<p>PO 10.1 Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way):</p> <ul style="list-style-type: none"> (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
<p>Satisfied.</p> <p>However the proposal does not indicate any alterations to the existing very wide crossover. A reduction to the narrower width could potentially improve on street carparking in Harley street. This could mean moving the garage further to the south to allow an additional on street carpark and reduce the current crossover.</p>	
<p>PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</p>	<p>DTS/DPF 10.2 None are applicable.</p>
<p>Not satisfied due to additional building height, the incoherent design, the palette of materials, complexity of roof forms when viewed from both Harley Street, Clarence Street and Opey Avenue.</p>	

PO 11.1

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

DTS/DPF 10.2

None are applicable.

- (a) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:
 1. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
 2. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (b) have a wall height or post height not exceeding 3m above natural ground level, and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling
- (c) have a roof height where no part of the roof is more than 5m above the natural ground level
- (d) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.

The Alfresco Roof is conveniently at 3000 above the Alfresco level. However the proposal relies upon the space between the top of wall and underside of the roof to achieve northern sun penetration, which should be ideally achieved from within 4 Clarence Street; this could become an impediment to future improvement of the Alfresco and Garage Area of 2 Clarence Street. The roof will be visually intrusive.

Part 3 - Overlays

Historic Area Overlay

DO 1	<p>Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.</p>
<p>The proposal does not offer conservation, nor adaptive reuse understandably. However the proposed replacement dwelling does not acknowledge the prevailing, coherent, subtle yet strong, intimate and simple character of Clarence Street.</p> <p>However the post 1954 replacement dwelling, as a consequence of the demolition of a symmetrical cottage, and through its own modesty allows the dwellings of 2 and 6 Clarence Street to establish a design framework, based on documentary evidence, and prominence to the street, surrounded by single front cottages to both sides.</p> <p>The forward placement on the allotment and the height of the gable and other contemporary elements, materials and colours give the proposal an assertive presence, which is out of character with the gentle, unbroken, understated and unassuming prevailing character of Clarence Street</p> <p>The proposal does not have a symmetrical frontage and lacks a verandah.</p> <p>It has a wide and tall entry and a steeply pitched roof of minimal return depth in an endeavour to screen the upper storey.</p> <p>The hipped roof form and gable resemble an overscale version of a grander villa, which are not apparent in the Clarence Street historic streetscape, dominating the nearby intimate scale cottage forms that are closely spaced.</p> <p>The proposal fails to acknowledge the coherent eras and forms that are part of the pattern of development as acknowledged in the Historic Area Statement.</p>	

<p>PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.</p>	<p>DTS/DPF 1.1 None are applicable.</p>
<p>The proposed replacement dwelling imports a form, composition, scale, bulk, materials and proportions that are not evident in Clarence Street.</p> <p>The cues adopted include a non-symmetrical frontage, with wide entry and different sized rooms to each side and hipped roof form with gable, the outcome is an overscale villa which is unlike the nearby intimate scale cottage forms that are closely spaced.</p> <p>The proposal fails to acknowledge the coherence of eras and forms that are part of the pattern of development as acknowledged in the Historic Area Statement.</p>	
<p>PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>Not satisfied:</p> <p>The two storey building will be visible from Clarence Street and Harley Street. The form of the building is not evident in Clarence Street.</p> <p>The scale and form of the building is awkward and at odds with the more intimate scale, delicate detailing and simple forms of Clarence Street and the visible historic forms to the rear of the northern allotments to Park Street, Opey Avenue and Harley Street.</p>	

**21017966 4 Clarence Street Hyde Park
Heritage + Design Statement**

<p>PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>The proposal demonstrates an intent to match with building and wall heights. However the gutter level is lower and the ridge height taller than the cottages at 2 and 6 Clarence Street and the overall building height is over 7500 in an area where 5700 is deemed to satisfy. This is brought about by the unequivocal two storey appearance of the dwelling. Apart from the acknowledged setting back of the upper floor, the rear and side views are of a two storey dwelling, visible from the public realm.</p>	
<p>PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.</p>	<p>DTS/DPF 2.3 None are applicable.</p>
<p>The proposal has paid particular attention to the street facing element of Clarence Street, but falls short in proposing a complementary design. There is no verandah and no chimney and the gable is misplaced in the street.</p> <p>The views from Harley Street are of a large dominant two storey dwelling with an incoherent conglomeration of roof forms including a two storey roof.</p>	
<p>PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.</p>	<p>DTS/DPF 2.4 None are applicable.</p>
<p>The proposal is set further forward than the adjacent dwellings and the prevailing front setbacks. The height and solidarity of the proposal pushed forward exacerbates the out of sorts form, colours and materials and increases the visual dominance and consistent viewing along the west side interrupting the north and south views along the street</p>	

**21017966 4 Clarence Street Hyde Park
Heritage + Design Statement**

<p>PO 2.5 Materials are either consistent with or complement those within the historic area.</p>	<p>DTS/DPF 2.5 None are applicable.</p>
<p>The materials and colours are not consistent with or complementary to the simple traditional materials that are evident.</p> <p>The inconsistency includes:</p> <ul style="list-style-type: none"> • black painted steel; • modern profile black roofing; (prominence and trimdek) • aluminium framed windows; 	
<p>PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.</p>	<p>DTS/DPF 4.1 None are applicable.</p>
<p>The rear Alfresco area is not set back sufficiently off the side boundary</p>	
<p>PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.</p>	<p>DTS/DPF 6.1 None are applicable.</p>
<p>Satisfied: suggested that urban design improvement could occur to Harley Street to improve the carparking capacity and remove the wide crossover to the is allotment</p>	

<p>PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.</p>	<p>DTS/DPF 6.2 None are applicable.</p>
<p>The proposal exceeds the site coverage that is set to encourage appropriately scaled contextual development that maintains the valued settings that include cottage front gardens, a verandah addressing the street, open rear yard with trees and separate outbuildings.</p> <p>The dwelling appears to be an imported version of other similar builds and is more appropriate for larger allotments in more recent generous allotments of suburbs like Millswood.</p>	

Part 4 - General Development Policies

Design in Urban Areas

<p>DO 1</p>	<p>Development is:</p> <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.
-------------	---

The proposal is not considered sufficiently contextually responsive because it is overscale and incorporates a gable element and materials that are too dominant for the reasons provided. The proposal lacks the intimate scale of the nearby cottages, that appear to have influenced the design.

<p>PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1 Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
<p>Satisfied</p>	
<p>PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
<p>Satisfied</p>	

<p>PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
<p>Not Satisfied: there is no verandah</p>	

21017966 4 Clarence Street Hyde Park Heritage + Design Statement

Conclusion

I have considered two aspects:

- demolition of existing building;
- the replacement dwelling.

I am able to support the demolition for the following reasons:

- The dwelling on the Subject Land does not conform with the values described in the Historic Area Statement.

I am unable to support the replacement dwelling for the following reasons:

- The proposal is not considered sufficiently contextually responsive;
- It incorporates materials, detailing and elements that are not characteristic of Clarence Street;
- It is overscale and incorporates a gable element that is alien to Clarence Street, lacks the delicate detailing and traditional proportions, is too dominant, too high, insufficiently setback to the building line of adjacent dwellings;
- forms part of an untypical shallow depth main roof for the area in contrast to the traditional M roof;
- The proposal lacks the intimate scale of the nearby cottages of Clarence Street and breaks that cohesive character;
- The proposal appears to have been unreasonably squeezed on to a smaller allotment and is clearly a design that is suited to a larger allotment such as the Millswood examples provided;
- The proposed materials and colour palette are not suitable for historic areas namely the black trim, the two unsympathetic profiles of modern roofing and the roofing colour.

The following amendments are encouraged:

- Deletion of gable or at least its reduction in size or symmetrical placement;
- Alternative softer traditional colours;
- Open front fence;
- Increased set back from front boundary;
- Reconsider layout of upper storey to better integrate as a single storey appearance as was achieved at 48 Park Street;
- Consider a flat roof to the upper level to reduce height and visual bulk;
- Increase wall height of Alfresco area to 3m and set back hipped roof off boundary by one metre;
- Alter the proposed Alfresco roof to flat in addition to the set back;

21017966 4 Clarence Street Hyde Park Heritage + Design Statement

- Consider a landscape buffer between the two Alfresco Areas;
- Change roof profile to corrugated in galvanised Windspray or Basalt;
- Reconsider and rationalise roof forms generally to result in a less complex bulky appearance from Clarence and Harley Streets.

Having considered the proposal against the provisions of the Planning and Design Code, I seek design changes that:

- Reduce the dominant character impact on 2 Clarence Street;
- Improve the contextual design response;
- Improve the character contribution to Clarence and Harley Streets through improved restrained, simplified and more coherent design that better acknowledges the subtle cohesive, intimate character that until now remains relatively unchanged.

I would ask that changes be made following:

- receipt of this representation and prior to going to panel with an opportunity to review documented amendments;
- otherwise recommend the application in its current form not be recommended for Planning consent.

I am also concerned:

- that the tree removal and pool excavation will occur in advance of the dwelling construction and result in some immediate instability of the soil and may lead to cracking of the south wall of two Clarence Street;
- for the water tightness of our slimline rainwater tanks should they be damaged during the demolition or construction;
- the proposed landscaping and irrigation against the northern boundary, if regularly irrigated, especially by a spray system, could lead to deterioration of our southern walls. This could be remedied by relocating the tree planting landscaped beds from alongside the pool to the side boundary adjacent the Alfresco Area.

I do not seek replication and support modern contextual design that better responds to the immediate simple cohesive character of Clarence Street.



Douglas Alexander
Architect
Heritage Adviser

Douglas formed Flightpath Architects in 1985 and developed a practice of up to twenty people over the next 35 years until April 2021, when the practice amalgamated with Stallard Meek-Flightpath. Douglas is now an independent architect and heritage consultant, providing heritage and design consulting through Flightpath Heritage Pty Ltd.

Douglas is the 2018 recipient of the James Irwin President's Medal, the highest accolade offered by the Australian Institute of Architects in South Australia. The award recognizes Douglas' exemplary service to, and promotion of, the Profession of Architecture.

His reputation for his grass roots and respectful heritage approach is well known and he cares deeply about saving old buildings and seeing them creatively reused, especially when juxtaposed with good modern architecture and interiors.

Douglas was the first Heritage Advisor appointed in South Australia in 1987. The appointment to the former District Council of Burra (now Regional Council of Goyder) lasted 24 years. Douglas is currently working on the Burra Water Wheel and Buddle Pits project, and on the Unicorn Brewery Cellars.

He has been Heritage Advisor to the Town of Gawler since 1997 and provides the service to several metropolitan and regional councils listed below. He prepared residential infill design guidelines for the Town of Gawler and recently prepared Historic Character Statements for several of the Councils, to whom he consults.

Significant adaptive reuse projects include the South Australian Maritime Museum at Port Adelaide and the Australian Institute of Architects award winning St Peters Precinct Project.

Under his direction, Flightpath received several Australian Institute of Architects awards and recognition for many projects. The named award in the Multi Residential Housing Category for Affordable Housing for the James Brown Memorial Trust, demonstrated Douglas' passion for contextually responsive residential design in established areas.

Douglas also provided Heritage Advice for the former Glenside Hospital Master Plan, a residential project being delivered over the next decade adjacent State Heritage listed buildings.

QUALIFICATIONS

Bachelor of Architecture
University of Adelaide (1979)
South Australian Government
Undergraduate Scholarship (1974-1978)
Registered Architect, ABPSA (877)
Registered Architect, NSWARB (9220)
Registered Architect, ARBV (17543)
Registered Architect, ABWA (2750)

PROFESSIONAL ASSOCIATION

Australian Institute of Architects,
Member Level 1

ACCREDITATIONS

DCSI Child-Related Employment Screening -
Cleared, Reference 437892
DPTI Rail Safety Awareness - ID No: C07628
Construction Industry Safety Induction - White
Card No. 40070-00101289-01

AWARDS

Sir James Irwin President's Medal (2018)

TALKS

PIA: Heritage 25 August 2021

SELECT WORK HISTORY

FLIGHTPATH HERITAGE
2020-present
FLIGHTPATH ARCHITECTS
1985-2021

RELEVANT PROFESSIONAL EXPERIENCE

Heritage Advisor Positions

- The City of Charles Sturt, SA: Heritage Advisor 2008 – Present
- City of Port Adelaide Enfield, SA (inc State Heritage Places): Heritage Advisor 2015 – Present
- City of Mitcham: Heritage Adviser 2015-present
- The City of West Torrens, SA: Heritage Advisor 2014– Present
- The District Council of Mount Barker, SA: Heritage Advisor 2006 – Present
- The Town of Gawler, SA 1997– Present
- Glenelg Shire Council [Portland, Victoria]: Heritage Advisor 2012– 2013; 2020 to present
- Barossa Council, SA: Heritage Advisor 1998– 2013
- The City of Tea Tree Gully, SA: Heritage Advisor 2005– 2011; 2020 to present
- Burra State Heritage Area, SA: Heritage Advisor 1987– 2011

Conservation + Adaptive Re-Use

- Old School House Balhannah: Conservation and Residential Adaptation
- Prince Alfred College, Headmasters Stables
- Sir William Goodman Bridge - Conservation and Adaptation
- South Australian Maritime Museum
- St Peter's Precinct Redevelopment
- Thebarton Theatre Master Planning
- Christ Church North Adelaide - Roof works
- Adelaide Railway Station: Façade Restoration

flightpath Heritage Pty Ltd
101 Hindley Street
Adelaide
douglas@fph.net.au
0418814593

Heritage Design Advice

- 105 Unley Road: Multi Level Mixed Use adjacent Local Heritage Place
- 617 Anzac Highway: New apartments adjacent Local Heritage Place
- Adelaide Festival Centre: Portico Design and replacement theatre seating with Cox Architecture
- Granite Island Causeway Heritage Impact Statement
- Primitive Methodist Church Tynte Street North Adelaide Residential Redevelopment Heritage Statement and Design Advice
- Former Salvation Army Womens Hostel Residential Redevelopment Angas St Heritage Statement and Design Advice
- Brougham Place Residential Redevelopment Heritage Impact Statement and Concept Design
- Thebarton Theatre - Ongoing Heritage Advice
- Glenside Masterplan Residential Redevelopment - Heritage Advice and Heritage Statement and Design Advice
- Bishop's Court and Cathedral Precinct - Heritage Contextual Analysis
- Retort House, Brompton: Report – Condition Assessment and Adaptation Advice
- Urbanest Student Accommodation North Terrace, Adelaide
- Gawler Urban Design Precinct Plans - Heritage Comment
- Vue Apartments Adelaide - Heritage Impact Statement
- Naval and Military and Airforce Club - Conservation Management Plan: Adelaide
- Nurney House, North Adelaide - Conservation Plan Review
- Glenelg Shire Council - C55 Expert Witness
- 268 Waymouth Street Residential Development

Residential Design

- James Brown Memorial Trust: Mansfield Park
- James Brown Memorial Trust: Clovelly Park
- James Brown Memorial Trust: Campbelltown
- James Brown Memorial Trust: Findon
- James Brown Memorial Trust: Belair
- Addition at 2 Clarence Street Hyde Park
- Addition at 41 Sprigg Road Crafers

Commercial

- James Brown Memorial Trust: New Office Belair (adjacent Local Heritage Place)
- New Restaurant near Lyndoch Barossa Valley

Education

- Investigator College Victor Harbor: New Senior School
- Investigator College Victor Harbor: New Gymnasium and Theatre
- Christies Beach High School: New Equitable Teaching Unit

1910 double fronted sandstone villa was allowed by Council to be demolished for this build.

This new build is well set back from the road and the road is wider, longer and a traffic thoroughfare.

Clarence Street in contrast, is a short compact street with no gables or mock Tudors.

Importantly, this same design of house as the one proposed for 4 Clarence Street is on a much larger block of **738m²** (Mitchell Street) as is Lanor Avenue at **629m²**, compared to 4 Clarence street at **545m²**.

The design and size of the new build appears to be too big for this small block and looks as though it is being squeezed on with just a tiny patch of green space left for two dogs.

My understanding of the Planning Regulations is that no more than 50% of the block should be developed.

The proposed design according to Klemm builders was “inspired by modern farmhouse architecture”.

This raises the question - is modern farmhouse design a good fit for Clarence Street which has solely Victorian and Turn of the Century original villas?

The colour of the house is very dark, particularly the roof is very black, making it harsh, intrusive and out of place in the street.

Consideration could be given to colours similar to the current street scape.

Black, charcoal or monument could still be used for window trims, gutters etc.

2. **The Alfresco Area**

This area is proposed to be built right to the Northern boundary.

This also has a pitched roof (also black) which will block any view of sky or trees from my alfresco area and from inside my property, looking South.

Consideration could be given to setting the roof back from the common boundary changing the roof style to a flat roof, so it is less intrusive.

There will be a barbeque hard up against the Southern fence of our alfresco, so we may have smoke and fumes pervading our alfresco space.

My suggestion for this area would be to plant a line of mature, fast growing trees on the boundary to provide a buffer between the BBQ and our alfresco area.

Possibilities include slim Callistemon, little Gem Magnolias, Pinnacle Syzgium (a narrow growing Lily Pilly ideal for tight spaces, acmenea (Myrtle), or mature Pittosporum Tenuifolium- Screen Master or Wonder Screen, would provide an instant green screen for both parties.

This will help to attenuate BBQ fumes and smoke as well as greening and “softening” the view from both sides.

Planting will also provide habitat for birdlife which would otherwise be lost because of the removal of several large trees including a native Bottle Brush.

The Callistemon (native Bottle Brush) in particular, provided nectar and nesting for lorikeets and honey eaters, as well as attracting bees and butterflies i.e. biodiversity of native bird and insect life.

Thus, replanting would fulfill to a small degree DO 1 (d) "landscaping to improve community health, urban heat, environmental performance and biodiversity".

3. Planning Guidelines

My understanding of the Planning and Design Code is that this character area should not have 2 storey houses and should not be built above 5.7 metres and should not develop over 50% of the land.

The proposed design contravenes all of these Regulations.

I acknowledge that behind us in Harley St there 2 storey flats but these no doubt occurred prior to the most recent or current Code polices and the now recognised and regulated historic areas of importance.

Even so, Harley Street is otherwise dominated by garaging on the street frontage but can still be improved with thoughtful design and setbacks of any new buildings for those dwellings that look onto it and /or use it for access.

My main concern is the appearance and "fit" of the proposed design for the Clarence Streetscape. However, Harley Street should not be ignored.

I am perplexed that if these are the Unley Council Planning Code Provisions, then why would this plan have been proposed in the first place?

My own property at number 2 Clarence Street has 5 double bedrooms (currently disposed as 2 studies and 3 bedrooms), a large library/study, 2 full size bathrooms, large living/dining area, kitchen and laundry i.e. **11 areas in total.**

Yet we still have approximately **310 square metres of open space** remaining, with large Manchurian pear and giant magnolia trees to the west boundary as well as lemon and mandarin trees, a lawn plus an additional treed courtyard and an abundance of large shrubs and flowers for insects and birdlife.

This has been achieved with minimal increase in the original footprint of the house I moved into in 1996, and more importantly without having to build an additional storey.

The proposed house at number 4 Clarence Street also has 3 bedrooms, 1 study, and 2 lounges, living/dining, kitchen, laundry, 2 bathrooms, and a powder room i.e. **12 areas in total.**

So, this proposed dwelling has **only 1 additional room compared to our home.**

However, to achieve this additional room, it seems to have necessitated a complete additional storey to the house, and to build on almost all of the land available with

only tiny spots of green space in the rear yard, none of which can be landscaped with large trees in a manner similar to the existing landscaped rear yards in the area. There is only 53msq difference between the two land sizes.

Is this all that we and future generations can hope for in the City of Unley when character homes are allowed to be demolished or blocks of land become “available”, that this “copybook” style of house will propagate our streets?

I do not support the current plans, and I am of the view the application should not be approved in its current form.

Representations

Representor 7 - [REDACTED]

Name	[REDACTED]
Address	7 Springbank Road COLONEL LIGHT GARDENS SA, 5041 Australia
Phone Number	
Email Address	[REDACTED]
Submission Date	[REDACTED]
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	<p>As prior long-term residents and prospective inheritors of property on Clarence Street, my wife and I are interested in future development on the street and are eager to ensure the existing character of the street is supported by such developments. Whilst we support the demolition of 4 Clarence Street, we are concerned by the overscale gable frontage and two-storey element visible from the street. The black coloured steel on the frontage and the roofing colour are not in keeping with the other dwellings on the street or in the council area. We'd ask that the developers consider referring to photographs of what was originally on the site, Clarence street and other examples of traditional architecture in the area and draw on these more refined, restrained and simpler designs. We are also concerned by the removal of the prominent tree. The building out close to the boundaries and further towards Clarence street reduces areas for trees, areas for greening. The setback from the front boundary is not consistent with neighbouring properties. Whilst we appreciate the obvious deep and considered thought put into the house design, we feel this would be better suited elsewhere. It is not suited to this smaller block of land nor the street, which is a well-preserved example of traditional architecture in the Unley council area.</p>

Attached Documents

Reference

Planning Application: 21017966
Location and Proposal: 4 Clarence Street, Hyde Park
Proposal: Demolish Existing Dwelling
Construct Replacement Dwelling
Zone: Established Neighbourhood
Overlay: Historic Area
To: Development Services, City of Unley
Date: 7 October 2021

Submission

Submitted by: [REDACTED]
Owner Occupier: 8 Clarence Street, Hyde Park

Background

My husband and I have been resident here since purchasing an original single frontage cottage in 2014. We were ultimately attracted to the area by its beautiful character and streetscapes of historic homes; from grand to small, all presenting facades and gardens in a satisfying and coherent way.

Having worked as an Assistant Director of the (Federal) Better Cities Program in the 'nineties, I understand the pressures of redevelopment. Briefly, the key focus of the program was directed, with State partnership, at ways to allow cities to be better utilised including more efficient public transport, well-serviced node development and infill strategies, thereby preserving farmland from greenfield development. One of the imperatives of infill strategies, particularly in older heritage and unused industrial areas was to be sympathetic to the history and the characterful fabric of existing structures. It is along these lines that I feel compelled to make an appeal.

Issues of Relevance

I believe it is vital to maintain the visual heritage-estate merit of the council area. Whilst I recognise that redevelopment is inevitable along and near main/arterial/commercial roads such as Unley Road, it becomes more important to protect the smaller thoroughfares which reflect the atmosphere of bygone times. The King William Road precinct, including Clarence Street, manages to retain a delightful village-like atmosphere; appealing to residents and visitors alike and is a very real Council asset.

I understand anecdotally, the earthquake cause and family insurance difficulties which lead to the present structure being built. Demolishing and rebuilding now provides an opportunity to construct a dwelling not at odds with what is a genuinely preserved historic street comprised of a genuine mix of dwellings of the time.

The proposed new dwelling is out of scale with its surroundings, for both size and with street presentation. It is not as big a block as those either side and yet both the footprint and scale exceed both and will dominate. I hold a strong opinion that this type of 'project house' design, with exposed, 'feature' RSJs and abundant use of black clip-lock steel roofing and panels, has unfortunately become the house 'du jour' with only budget variations on a theme providing minor variations. There are at least 9 of these similar houses within 1km of our house. A case in point is an original single frontage cottage just around the corner, which is now totally overpowered by **three** whole-of-block 'project' new builds (the third, not in the photo, is next to the one to the right). These approvals destroy any possibility of being able to read the heritage of Hyde Park from the presented streetscape.

However, regrettably p, that is what the new owners have chosen. However, I believe the proposed dwelling could be made much more sympathetic to its surroundings (adherence to

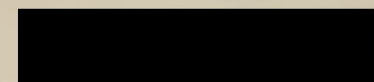
building regulations notwithstanding) with some modification to scale, setbacks, colour and materials.

In conclusion, Council is the guardian of the national heritage inventory within its area. This responsibility should overarch the day to day business of building approvals. I also seek confirmation that all building regulations have been met.



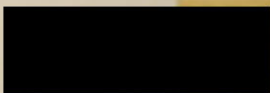
Better Cities

COMMONWEALTH
DEPARTMENT OF
HOUSING AND
REGIONAL
DEVELOPMENT



ASSISTANT DIRECTOR
BETTER CITIES PROGRAM

GPO Box 9834
CANBERRA ACT 2601



Amy Barratt

From: [REDACTED]
Sent: Monday, 18 October 2021 1:46 PM
To: Amy Barratt
Cc: [REDACTED]
Subject: 211018.RW_UC.DA FOR 4 CLARENCE ST HYDE PARK

Follow Up Flag: Follow up
Flag Status: Flagged

Received LATE

Amy,
211018.RW_UC.DA FOR 4 CLARENCE ST HYDE PARK
Thank you for taking my phone call earlier today.
I have only just received copies of the dissertations submitted by
[REDACTED]

I live at 1 Harley St Hyde Park and am writing to express my full support for the issues raised in those dissertations.
Thank you.

Regards,

[REDACTED]
PROJECT MANAGER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067



Community Well-being is...
Social Equity
Economic Prosperity
Cultural Vitality
Environmental Sustainability



Think before you print.

Confidentiality and Privilege Notice

This email is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), or you have received this communication in error, you must not copy or distribute this message or any part of it or otherwise disclose its contents to anyone. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. No representation is made that this email or associated attachments (if any) are free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.

ATTACHMENT 4

27 November 2021

City of Unley
181 Unley Road
UNLEY SA 5061

Attention: Amy Barratt

Dear Amy

**Re: Response to Representations
Application ID 21017966
4 Clarence Street Hyde Park**

MasterPlan has been engaged by the applicant Mr David Morris to review and respond to the representations received during the notification period of the proposed development to *“demolish the existing dwelling, remove a significant tree *Agonis flexuosa* (Willow Myrtle) and construct a two storey dwelling with associated garaging at rear and alfresco to common boundary”*.

We note that seven (7) representations were received during the notification period, one (1) in full support, three (3) indicating support with some concerns, one (1) with no clearly stated position for or against the development and three (3) opposing the proposed development.

The concerns expressed in the representations can be summarised to the following matters:

1. Construction related impacts.
2. Design and Appearance of the Façade.
3. Primary Street Setback.
4. Building Height.
5. Site Coverage.
6. Overshadowing Impact.
7. Visual impact of boundary alfresco element.
8. Materials and Colour Palette.
9. Lack of Front Fencing





RESPONSE

In responding to the above matters of concerns raised in the representations we firstly make reference to the structure of the Planning and Design Code which establishes a performance based framework supported in some cases by a standard outcome referenced as a Designated Performance Feature (DPF). The DPF will often reference a numerical standard which may vary depending on whether it is referenced as a localised Technical Numerical Variation.

Under the rules of Interpretation, "A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies".

In other words, the DPF is only one way by which the relevant Performance Based Outcome may be met. This is specifically relevant when giving due consideration to the Desired Outcomes expressed under the headings of Design and Design in Urban Areas which states that:

"Development is:

- 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)"**

Accordingly, the contextual and surrounding built form is relevant in assessment and consideration of the specific performance based outcomes sought by the Overlay, Zone and General Development policies.

It is within this policy framework that we provide our response to the specific matters raised in the representations.

The applicant following receipt of the representations has met with the residents of 2 Clarence Street and their representatives and the owner of 6 Clarence Street. Following those meetings the applicant in consultation with their building designer have been prepared to make substantial amendments to the design of the proposed dwelling which can be summarised as follows and are reflected in the amended plans submitted in response to the representations:

- Front asymmetric gable removed.
- Front wall/ gutter height increased to better match neighbouring dwellings.
- Basalt roof in lieu of Monument.
- Corrugated to pitched roofing in lieu of modern flat pan roofing.



- Roofing to main building form at 37.5 degrees in lieu of 40 degrees (to better resemble neighbour dwellings).
- Roof planes returned to side elevations to give roof depth (to match neighbour 'M' roofs).
- Front entry to align with main front wall façade line.
- Verandah added to entire frontage (1.3 metres deep).
- House front setback increased by 350 millimetres to 5.7 metres.
- Southern side setback increased from 900 millimetres to 1,000 millimetres.
- Upper level setbacks increased to be minimum 3.0 metres (previously 2.2 metres from northern boundary).
- Garage moved south to increase yard space for larger planting to be established.
- Alfresco to have full height rendered wall on boundary in lieu of 2.0 metre high wall (as per neighbour request) for better privacy/ separation between external living spaces.
- BBQ area relocated away from neighbour boundary.
- Flat roof (2 degree low pitch) to Alfresco and rear of dwelling to reduce overall height.
- Overall building height reduced by approximately 700 millimetres to 7.1 metres above the Finished Floor Level (previous ridge height 7.8 metres above FFL).
- Upper level rear wall brought forward approximately 1.4 metres (reduce shading).
- Upper level form simplified with modern component (parapet walls with Basalt cladding) over pool and to western façade, with remaining upper level further hidden within pitched roof section.
- Overall living/ garage area reduced by 18.1 square metres (-7.5 square metres lower, -4.7 square metres upper, - 5.9 square metres garage). Alfresco area has increased, and front verandah added.
- Front vertical picket fence added - basalt with feature sandstone piers.

Construction related impacts

In response to concerns raised in respect to potential construction related impacts, we note that any builder is required to meet the relevant requirements of road rules and meet their Environmental Duty of Care under the *Environment Protection Act*.



Parking of construction vehicles will need to adhere with any specific on street parking restrictions.

Noise from Construction Activities is governed by the *Environment Protection (Noise) Policy 2007*. The practical application of the requirements under the *Environment Protection (Noise) Policy 2007* means that:

- normal construction activity (such as the use of power tools, machinery, hammering and sawing) is only permitted between the hours of 7.00 am and 7.00 pm Monday to Saturday where residential premises are nearby; and
- normal construction activity is not permitted to occur outside of these hours or on a Sunday or Public Holiday without written permission from the EPA or another agency such as a council that administers the *Environment Protection Act 1993*.

In terms of potential impact of construction on the adjacent buildings and structures, we note that the Section 139 of the *Planning Development and Infrastructure Act 2016* outlines the requirements for persons undertaking development which may result in activities that affect stability of land or premises.

These prescriptive requirements outline the obligations of the person undertaking development and the rights of the adjacent land owner whose land may be affected.

While making reference to the above, we note that these are matters that are not for consideration in determining the merits of the application against the policies of the Planning and Design Code.

Design and Appearance of the Façade

We note that the subject property is located within the Established Neighbourhood Zone and is affected by the Historic Area Overlay specifically Un7, being the Residential Compact Unley West and Hyde Park Historic Area.

The Historic Area Statement for this area expressly references that the Architectural styles, detailing and built form features comprise:

*“Victorian and Turn-of-the-Century **double-fronted, single-fronted as well as attached cottages**. Victorian and Turn-of-the-Century **symmetrical and asymmetrical villas**. **Inter-War Bungalows**. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.”*

The Desired Outcome for the Historic Area Overlay states that:

*“Historic themes and characteristics are reinforced through conservation and **contextually responsive development**, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, **streetscapes**, building siting and built scale,*



form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.”

Clarence Street comprises a mix of both double and single fronted cottages, none of which are identified as State or Local heritage places, nor are any identified as being representative buildings. They do, never-the-less, make a contribution to the character of the area and display architectural styles and characteristics identified in the Residential Compact Unley West and Hyde Park Historic Area Statement.

The assessment of weight to which the existing buildings in the Clarence Street streetscape influence the design expression of proposed building must be considered in the hierarchy of historic built form influence expressed in the Planning and Design Policy.

Each of the built form policies, Performance Outcomes (PO) 2.1 through to 2.5 all reference complementing or consistency with characteristics or elements “*in the historic area*”. The policies of the overlay do not narrow the assessment of the characteristics only with a specific street.

The original design of the dwelling façade presented a high quality design providing a modern interpretation of the Turn-of-the-Century asymmetrical villa, recognised in the Historic Area Statement as an architectural style that is characteristic of that Historic Area. Accordingly, despite asymmetrical villas not being representative within the Clarence Street streetscape such a design would be representative within the broader historic area and meet the performance based outcomes in terms of the design and architectural detailing complementing the prevailing characteristics in the historic area.

Notwithstanding the above, our client has been prepared to consider alternate design and architectural detailing for the façade of the proposed dwelling and amended the street presentation to incorporate a modern interpretation of a double-fronted cottage complementing the specific historic design of the adjacent dwelling types at 2 and 6 Clarence Street.



Original Façade



Amended Façade

Having regard to the relevant built form policies, it is considered that the proposed amended façade to the dwelling complements the prevailing design and architectural detailing of street-facing buildings in the historic area and therefore satisfies the relevant Built Form Performance Outcomes expressed in the Historic Area Overlay.



Primary Street Setback

The proposed dwelling has an amended setback of 4.4 metres to the front verandah and 5.7 metres to the street fronting façade.

The dwelling to the north of the subject property at 2 Clarence Street has setback of 4.25 metres to the front verandah and 6.05 metres to the street frontage façade.

The dwelling to the south of the subject property at 6 Clarence Street has setback of 3.90 metres to the front verandah and 5.91 metres to the street frontage façade.

PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.

DTS/DPF 5.1 The building line of a building is set back from the primary street boundary:

- a) **at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)**

While the setback of the proposed development does not strictly satisfy DPF 5.1 in that the proposed setback sits marginally forward (approximately 250 millimetres) of the average setback of the building line of the existing buildings on adjoining sites. The depth of the verandah however is less than that of the adjacent buildings and results in a setback to the verandah line that is setback approximately 300 millimetres more than the average setback from the street of the existing buildings on the adjoining sites.

The effect of the varied but marginally different setbacks of the building line and verandah lines of the three contiguous buildings in the street is negligible and considered to present a consistent setback, that is compatible and in harmony with the buildings on the adjoining sites fronting the same street therefore satisfying PO 5.1.

Building Height

The overall height of the proposed dwelling is two storeys therefore exceeds the Technical Numeric Variations for the site of 5.7 metres and 1 building level, the design as amended is considered to satisfy the building height performance outcomes for the Established Neighbourhood Zone PO 4.1 and PO 2.2 of the Historic Area Overlay.

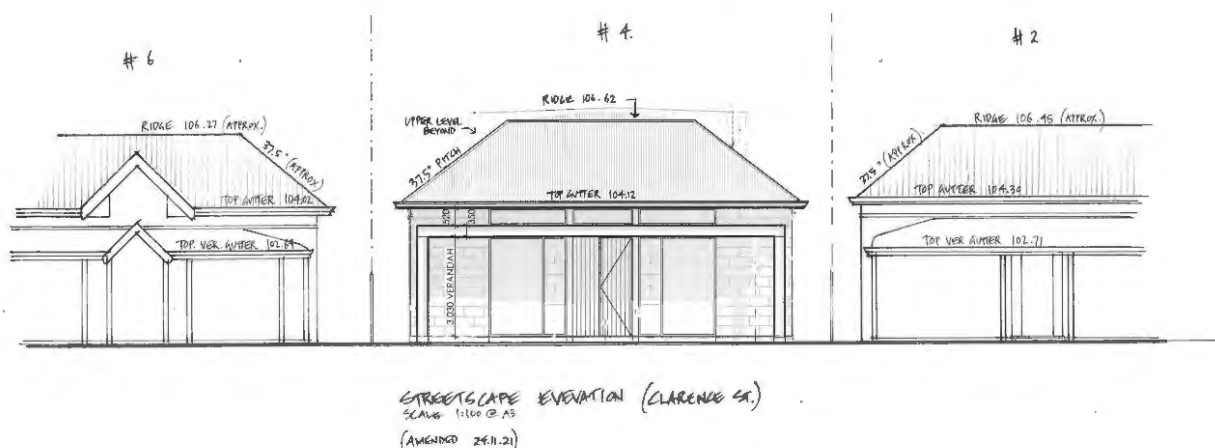
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

**DTS/DPF 4.1 Maximum building height is 1 level
Maximum building height is 5.7m**

PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.



The streetscape elevation **below**, identifying the ridge heights of the dwellings on the adjoining sites illustrates that the streetscape presentation of the proposed dwelling is consistent with and complements the immediately adjacent building and wall heights of the nearby dwellings.



While the proposed development includes a second building level, the second building level is:

- setback behind the ridgeline of the street fronting single storey presentation of the dwelling;
- only protrudes approximately 500 to 600 millimetres above the ridgeline and is not visible from the public realm;
- incorporates a low 2 degree pitch;
- is setback from the side boundaries and skirted by the hip roof on the front single storey portion of the building; and
- is clad with light weight vertical cladding.

The effect is that the visual impact of the second building level is minimised and presents a low profile with the outer roof profile of the street fronting portion of the dwelling.

Furthermore, the existing buildings in Harvey Street to the rear of the building, also contained within the Established Neighbourhood Zone form part of the contextual setting of the dwelling which back onto Harvey Street. These two storey residential flat buildings for part of the immediate locality and accordingly the more prominent two storey form of the dwelling when viewed from Harvey Street does not detract from the established character.

The broader locality includes 2 storey dwellings in Opey Street that are visually evident from the primary street.

Accordingly, we submit that the proposed building height satisfies zone PO 4.1 and the Historic Character Overlay PO 2.2.



Site Coverage

Concern has been expressed regarding the extent of site coverage. The proposed development has a site area of 544.8 square metres and total roof area of 339.3 square meters resulting in a site coverage of 62.2%.

The site is in a location that expresses a TNV guideline of 50% for site coverage reflected by the Desired Performance Feature.

PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DTS/DPF 3.1 Maximum site coverage is 50 per cent

The relevant applicable Performance Outcome draws reference however to building footprints being consistent with the Character and pattern of the neighbourhood.

An assessment of site coverage of buildings in Clarence Street notes the following site areas and approximate total roof areas:

PROPERTY ADDRESS	SITE AREA (M ²)	TOTAL ROOF AREA (M ²)	SITE COVERAGES (%)
2 Clarence Street	599	352	58.7%
6 Clarence Street	524	309	58.9%
8 Clarence Street	265	184	69.4%
10 Clarence Street	263	168	63.8%
3 Clarence Street	196	95	48.4%
5 Clarence Street	162	116	71.6%
7 Clarence Street	243	93	38.2%
9 Clarence Street	179	108	60.3%
11 Clarence Street	183	104	56.8%
13 Clarence Street	191	99	51.8%

Accordingly, we submit that despite the proposed development exceeding the 50% site coverage TNV, the proposed site coverage is consistent with the extent of building footprints of dwelling on their respective site areas within the immediate contextual neighbourhood and therefore satisfies PO 3.1.



Overshadowing Impact

The proposed development incorporates a single storey built for to the rear of the site setback 1 metre from the southern boundary of the land. The wall has a height of 3.3 metres and will cast some shadow of the private open space of the residential property to the south. The proposed sun shadow diagrams demonstrates that while there will some shading during winter solstice, which is similar to the shading of the existing mature vegetation along this boundary.

At the Summer Solstice it is noted that there will be no direct impact on the adjacent property.

Accordingly, I am of the opinion that the proposed development satisfies General Development Policy for interface between land uses associated with overshadowing in that the impact of overshadowing has been minimised satisfying PO 3.1 and PO 3.2, respectively.

PO 3.1 Overshadowing of habitable room windows 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.

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.

Visual impact of boundary alfresco element

Concerns have been expressed in regard to the visual dominance of the alfresco boundary wall when viewed from the private open space of the adjoining property to the north.

As part of the amendments to the plans, the roof design at the rear of the property has been amended to a flat roof design to the alfresco area, garage and rear single storey portion of the dwelling. While the proposed development maintains a boundary wall, the boundary wall is only 7.7 metres in length and partially abuts for approximately 1 metre, the boundary wall of the adjoining property to the north.

Zone PO 7.1 provides the guidance sought to be achieved when developing boundary walls.

PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

The boundary wall is on the southern side of the property to the north and therefore does not result in overshadowing of the neighbouring property.

While the Zone does not expressly contemplate boundary walls through the DPF which seeks a 1 metres setback, we note that the both the adjoining properties at 2 and 6 Clarence Street incorporate boundary walls abutting their respective side boundaries where the visual and overshadowing impacts are greater.



Accordingly, the contextual circumstances provide a setting whereby boundary walls can reasonably be contemplated.

In these circumstances quantitative guidance provides for boundary walls of up to 3.2 metres in height and 8.0 metres in length. The proposed alfresco wall has a height of 3.3 metres in height representing a minor divergence from the contemplated height guideline and 7.7 metres in length less than the maximum length of a boundary wall, also noting that 1.0 metre of this length abuts the boundary wall of the property to the north.

The full height boundary wall was the request of the neighbour to provide added privacy.

Accordingly, we submit that the height and length of the boundary wall in terms of Visual Impact generally satisfies what is contemplated by the Planning and Design Code as a reasonable outcome in terms of visual impact on adjoining properties.

Materials and Colour Palette

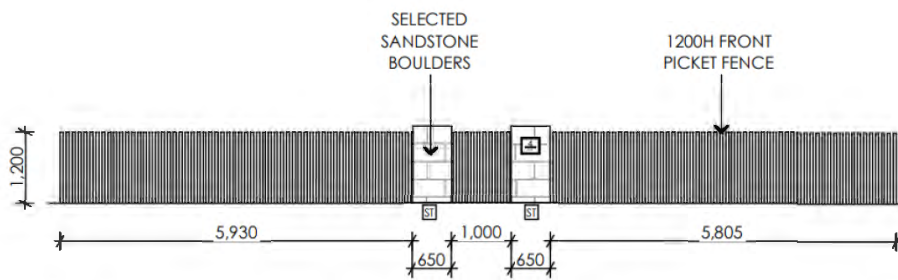
The proposed colour palette and materials have been amended following the receipt of comments during the notification period and now incorporates a palette of colours from the grey Basalt roof to the high contrast of the black gutters, verandah posts window frames and fence to the white eaves and light coloured selected sandstone façade.

The high contrast between the different material colours in the façade is typical of historic buildings where black detailing is characteristic within the locality as a highlight colour on gutters, verandah ironwork, fencing and window frames in the locality. We note that both properties at 2 and 6 Clarence Street exhibit the high contrast colour schemes including black guttering.

The prominent roof sheeting over the single storey frontage of the dwelling now incorporates the more traditional corrugated iron roof sheeting in lieu of the previous more modern appearance of the Colorbond Prominence roof sheeting profile.

Lack of Front Fencing

Concern had been expressed regarding the lack of fence details provided on the documentation submitted with and accompanying the application for the proposed dwelling. The amended design now incorporates a low 1,200 millimetre high picket fence defining the private land from the public realm as identified in the diagram below and shown on Drawing Number PLA.01/10.



FRONT FENCE ELEVATION

The Residential Compact Unley West and Hyde Park Historic Area Statement identifies the following characteristics of the area in respect to front fencing.

*"Typical of the historic character of the area, street and architectural style and materials of the associated building. **Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres.** Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: **Timber picket** dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing."*

The proposed front fence complements to design elements of the dwellings front façade and provides a direct reference to the type and nature of front fences that have been identified to contribute to the character of the historic area.

Our client notes that representors have expressed a desire to be heard in support of their representations. In the event that the representors, following review of the amendments to the proposed development maintain their desire to make verbal submissions to the Council Assessment Panel, we reserve the right for the applicant or their representative to be afforded the right to respond to any verbal representations when the matter is reported to Council's Assessment Panel.

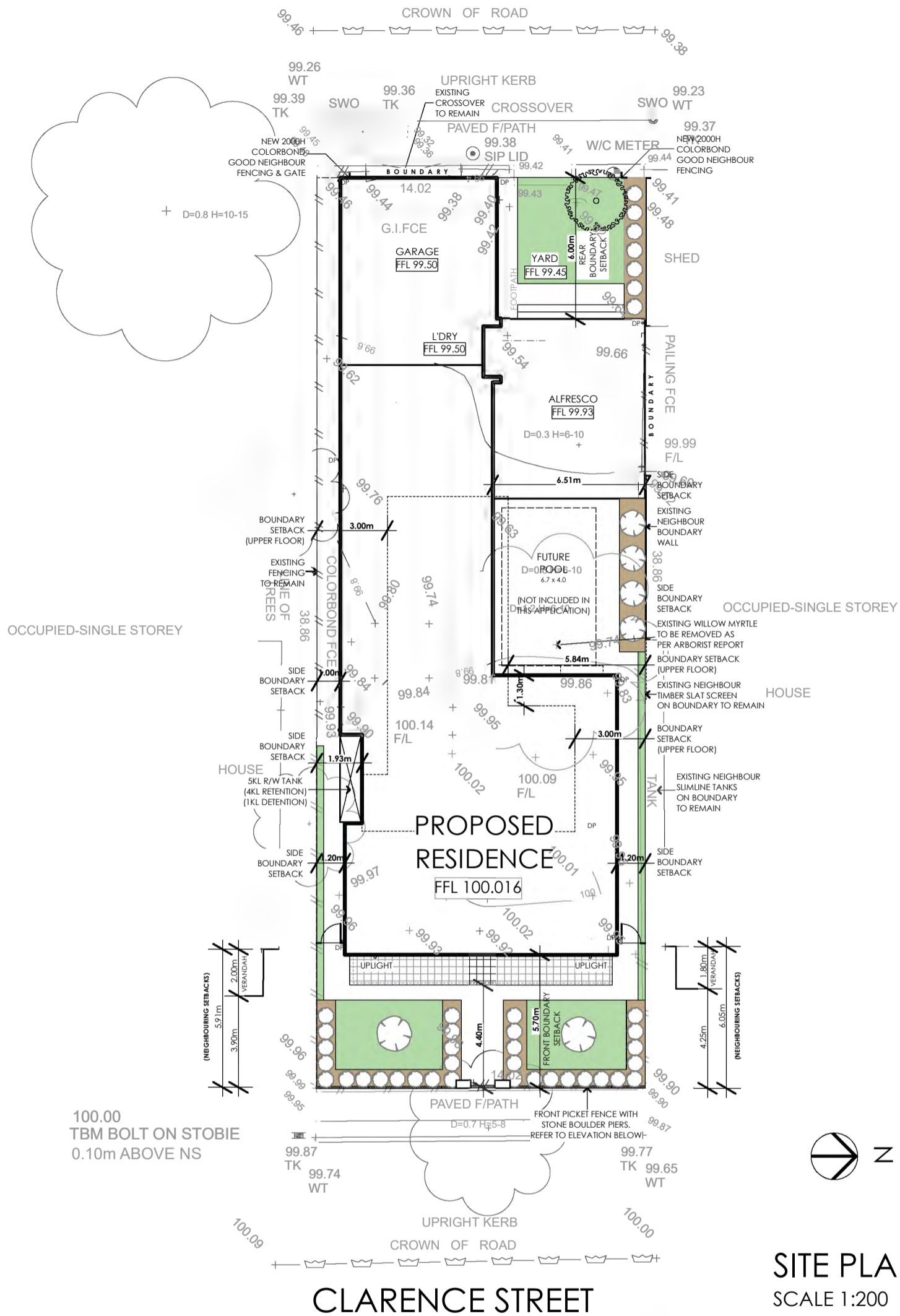
Yours sincerely

Greg Vincent
MasterPlan SA Pty Ltd



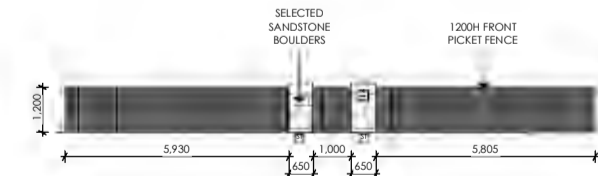
M O R R I S - R E S I D E N C E
4 CLARENCE STREET | HYDE PARK

HARLEY STREET



SITE PLAN
SCALE 1:200

FRONT FENCE ELEVATION
SCALE 1:200



SITWORKS NOTE

SITE LEVELS, FFLS, STORMWATER & SITE DRAINAGE AS PER ENGINEERS SITWORKS PLANS

RAINWATER TANK NOTE

RAINWATER TANK COMPLYING WITH PLANNING CODE DTS/DPF 1.1 AND AUST STD 3500

- 4KL RETENTION (FOR SITE > 401m²)
- 1KL DETENTION WITH 20-25mm SLOW RELEASE ORIFICE (FOR SITE < 35% PERVIOUSNESS)
- FROM MINIMUM 60% ROOF CATCHMENT
- CONNECTED TO TOILET AND L'DRY COLD TAP OR HWS (SITE > 200m²)

LANDSCAPING NOTE

TREE PLANTING IN ACCORDANCE WITH DTS/DPF 1.1

TREE PLANTING PROVIDED IN ACCORDANCE WITH THE FOLLOWING

DTS/DPF 1.1 TREE PLANTING IS PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

SITE SIZE PER DWELLING (m ²)	TREE SIZE AND NUMBER REQUIRED PER DWELLING
<450m ²	1 SMALL TREE
450m ² - 800m ²	1 MEDIUM TREE OR 2 SMALL TREES
>800m ²	1 LARGE TREE OR 2 MEDIUM TREES OR 4 SMALL TREES

TABLE 1 TREE SIZE

TREE SIZE	MATURE HEIGHT (MIN.)	MATURE SPREAD (MIN.)	SOIL AREA AROUND TREE WITHIN SITE (MIN.)
SML.	4m	2m	10m ² AND MIN. DIM. OF 1.5m
MED.	6m	4m	30m ² AND MIN. DIM. OF 2m
LRG.	12m	8m	60m ² AND MIN. DIM. OF 4m

(DISCOUNTS ARE AVAILABLE SHOULD EXISTING ESTABLISHED TREES ON SITE BE RETAINED. REFER PLANNING CODE TREE CANOPY OVERLAY FOR DETAILS)

- SMALL FEATURE TREE SILVER BIRCH TREE (OR SIMILAR)
- HEDGING (OR SIMILAR)

AREAS	m ²
TOTAL SITE	: 544.8
SITE COVER	: 310.7

PLANNING ISSUE



ABN 23 284 686 378
UNIT 1, 292-294 UNLEY ROAD
HYDE PARK SA 5061
Phone: 0411 284 861
Email: clint@girardidesign.com.au
adam@girardidesign.com.au
Web: www.girardidesign.com.au

Client:
L & D MORRIS
Project:
PROPOSED NEW TWO STOREY DWELLING
At:
4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
Clint Girardi
Drawn: Michael Phillipott
Date: 19 NOV 2021

Issue: F Drawing Number: PLA.01/10

SURVEY LEGEND

- | | | |
|------------------------|-------------|---------------------------|
| ⊕ TEMPORARY BENCH MARK | ⊙ SEWER IP | ■ PSM |
| ⊙ MAN HOLE | ■ PEG | — FENCE |
| ⊙ TREE | ⊙ METAL PIN | SWO STORMWATER OUTLET |
| ⊙ WATER METER | ⊙ STAKE | TRW TOP OF RETAINING WALL |
| ⊙ STOBIE | ⊙ SAPN | BRW BTM OF RETAINING WALL |
| ⊙ LIGHT POLE | □ TELSTRA | |

AMENDMENTS:

ID	Description	Date
D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

NOTES

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

2.7 HIGH OPENING/INTERNAL DOOR (2630 HIGH) TYPICAL TO GROUND LEVEL (U.N.O)

2.4 HIGH OPENING/INTERNAL DOOR (2340 HIGH) TYPICAL TO UPPER LEVEL (U.N.O)

HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP INSTALLED IN ACCORDANCE WITH AS 3786-2014. ALL SMOKE ALARMS TO BE INTERLINKED IN ACCORDANCE WITH BCA 3.7.2.2

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

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

R/A ROOF ACCESS HATCH

DP 90 Ø ROUND PVC DOWNPIPES (PAINTED)

DP/S DOWNPIPE WITH SPREADER ONTO LOWER ROOF

DP/RH DOWNPIPE WITH SELECTED COLORBOND/PAINTED ZINCALUME RAINHEAD

col. COLUMN AS PER ENGINEERING DETAILS

RBP

ST STONE BOULDERS

AMENDMENTS:

D	DESCRIPTION	DATE
D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE	23/08/2021
D	AMENDED REAR ROOF PITCH	23/08/2021
D	AMENDED REAR ROOF PITCH TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE	23/08/2021
D	AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

AREAS	m2
GROUND LIVING	: 231.2
UPPER LIVING	: 88.8
ALFRESCO	: 52.2
GARAGE	: 41.4
VERANDAH	: 14.5
TOTAL	: 428.1

PLANNING ISSUE



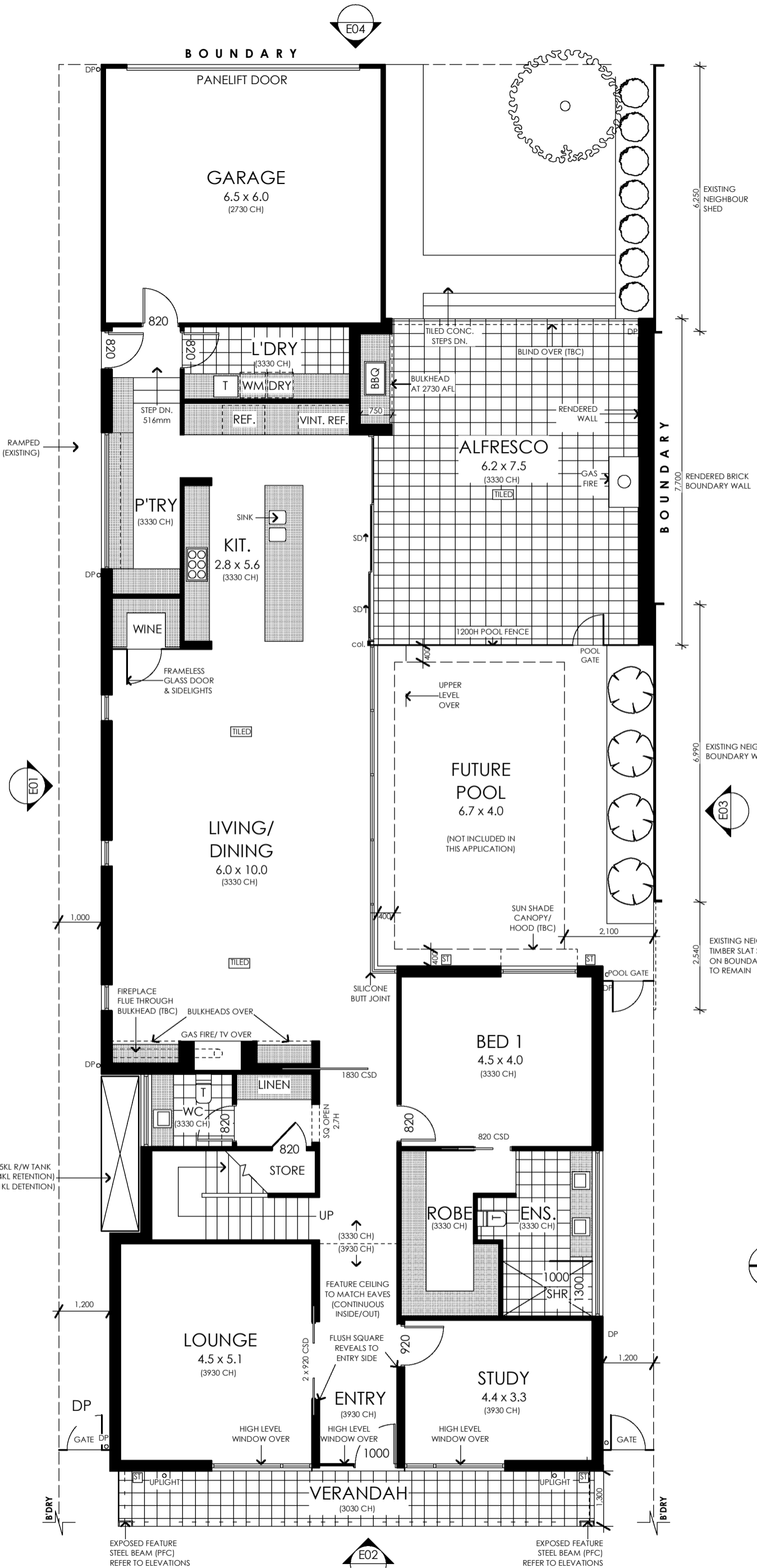
ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
L & D MORRIS
 Project:
PROPOSED NEW TWO STOREY DWELLING
 At:
4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

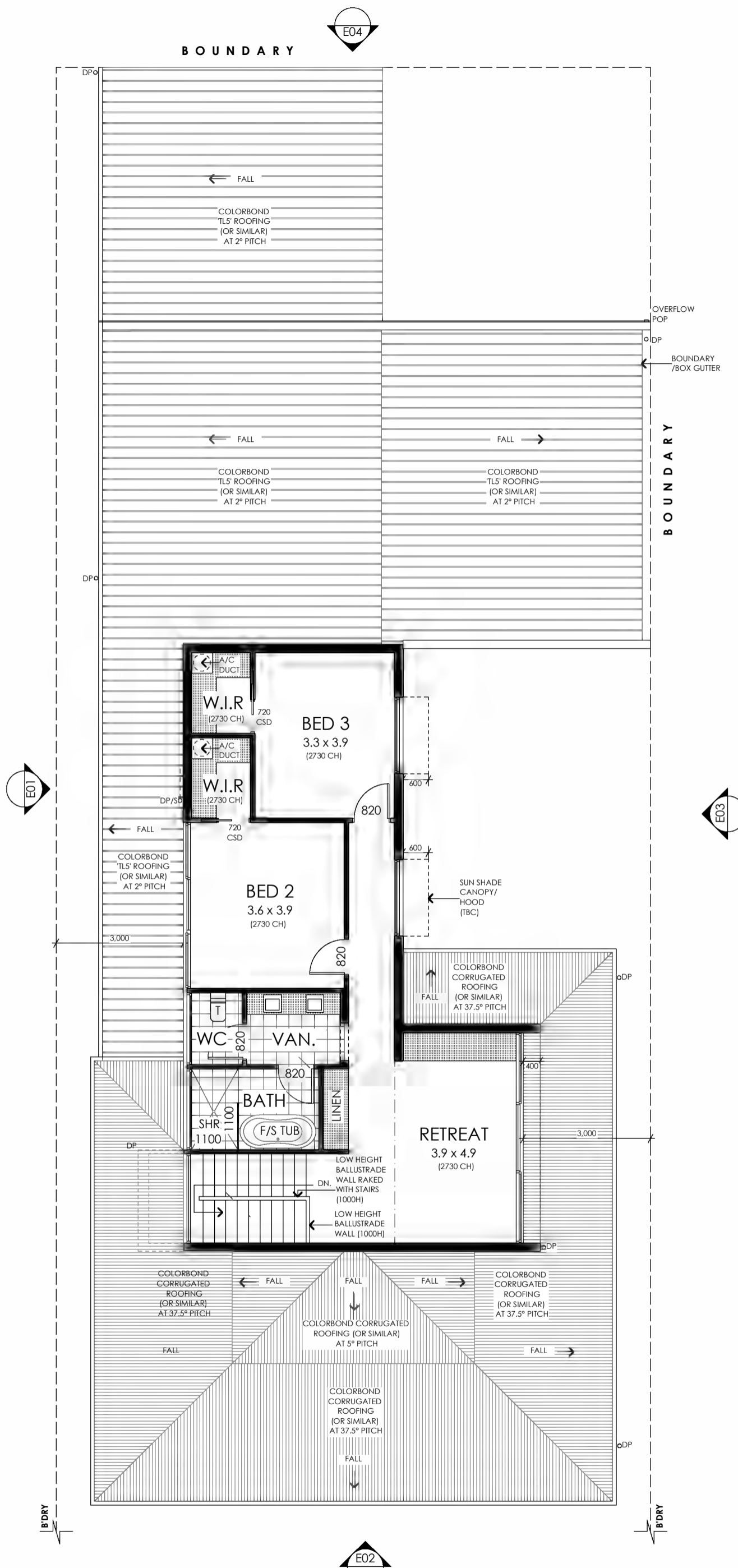
Designer:
Clint Girardi
 Drawn: Michael Phillpott Date: 19 NOV 2021

Issue: F Drawing Number: PLA.02/10



GROUND FLOOR PLAN

SCALE 1:100



UPPER FLOOR PLAN
SCALE 1:100

NOTES

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

2.7 HIGH OPENING/INTERNAL DOOR (2630 HIGH) TYPICAL TO GROUND LEVEL (U.N.O)

2.4 HIGH OPENING/INTERNAL DOOR (2340 HIGH) TYPICAL TO UPPER LEVEL (U.N.O)

HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP INSTALLED IN ACCORDANCE WITH AS 3786-2014. ALL SMOKE ALARMS TO BE INTERLINKED IN ACCORDANCE WITH BCA 3.7.2.2

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

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

R/A ROOF ACCESS HATCH

DP 90 Ø ROUND PVC DOWNPIPES (PAINTED)

DP/S DOWNPIPE WITH SPREADER ONTO LOWER ROOF

DP/RH DOWNPIPE WITH SELECTED COLORBOND/PAINTED ZINCALUME RAINHEAD

col. COLUMN AS PER ENGINEERING DETAILS

RBP BRICK PIER WITH COLUMN INTERNALLY OR CONCRETE FILLED & REINFORCED AS PER ENG. DETAILS

AMENDMENTS:		
D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

AREAS	m2
GROUND LIVING	: 231.2
UPPER LIVING	: 88.8
ALFRESCO	: 52.2
GARAGE	: 41.4
VERANDAH	: 14.5
TOTAL	: 428.1

PLANNING ISSUE

girardi design

ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
L & D MORRIS

Project:
PROPOSED NEW TWO STOREY DWELLING

At:
4 CLARENCE STREET
HYDE PARK

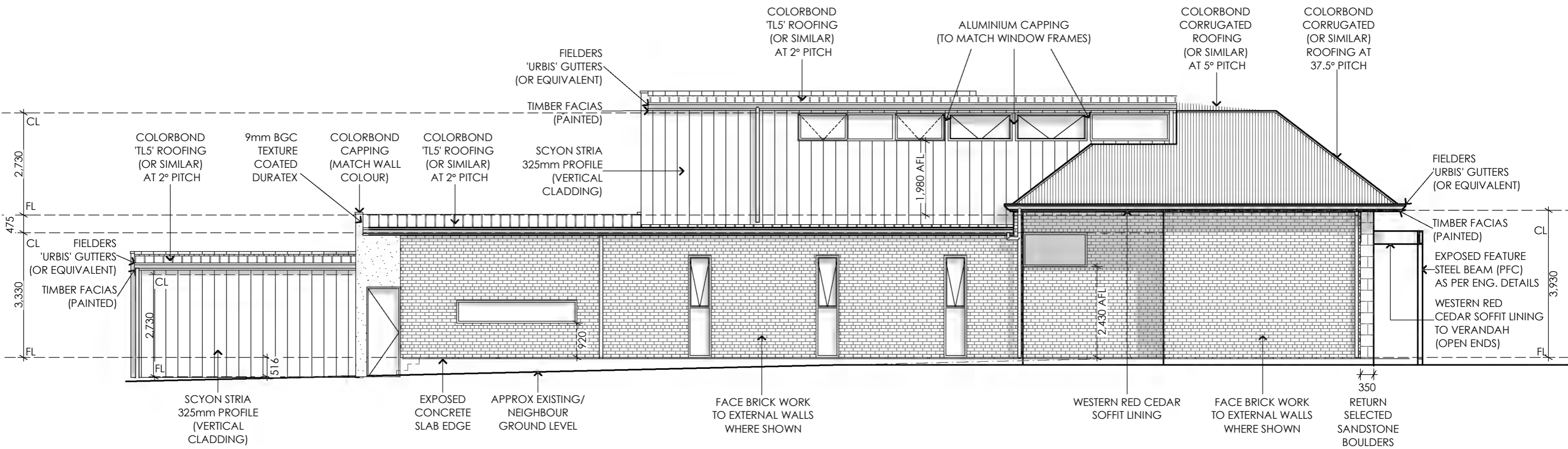
Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

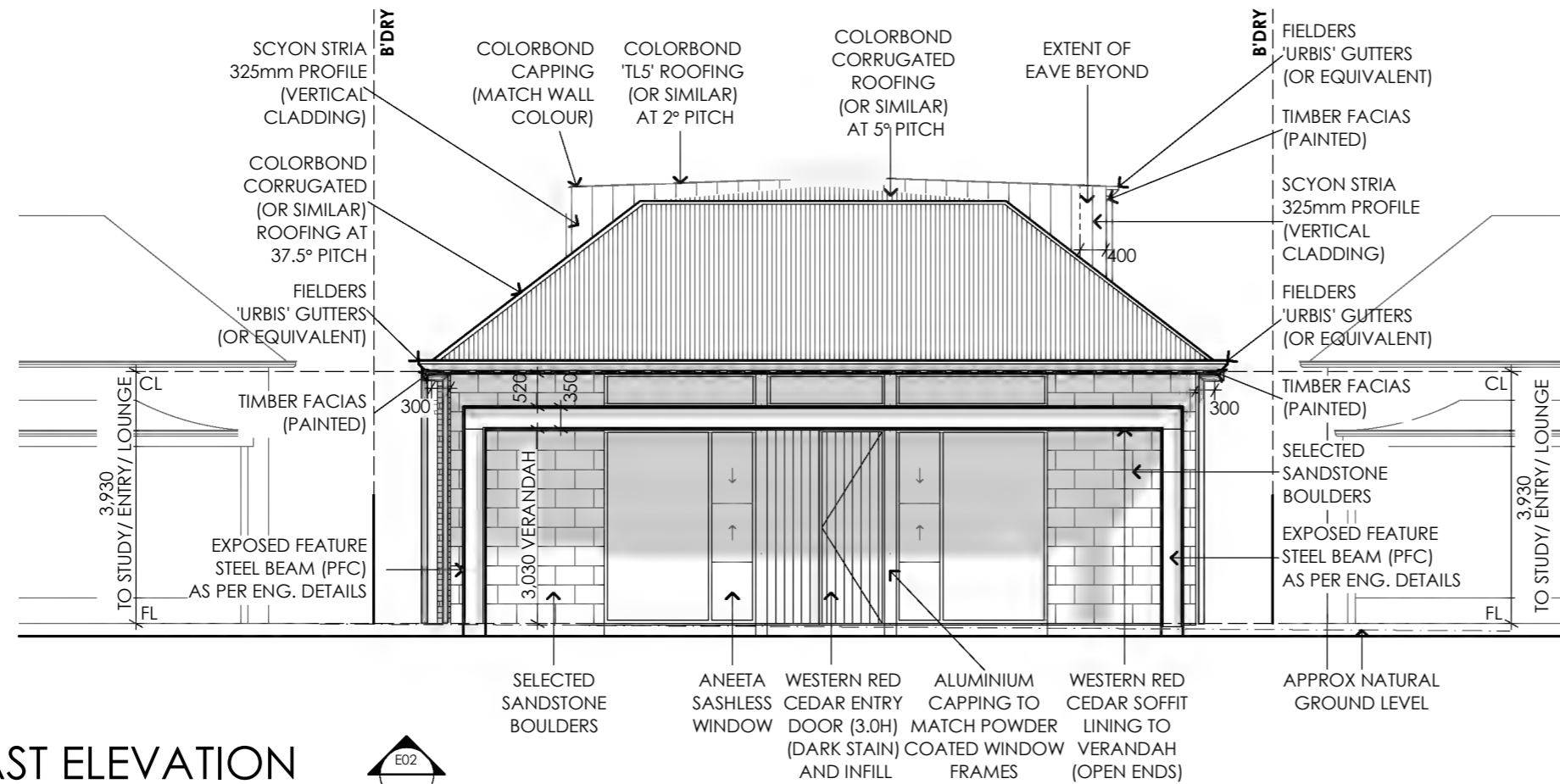
Designer:
Clint Girardi

Drawn: Michael Phillipott Date: 19 NOV 2021

Issue: F Drawing Number: PLA.03/10



SOUTH ELEVATION 
SCALE 1:100



EAST ELEVATION 
SCALE 1:100

PLANNING ISSUE



ABN 23 284 686 378
UNIT 1, 292-294 UNLEY ROAD
HYDE PARK SA 5061
Phone: 0411 284 861
Email: clint@girardidesign.com.au
adam@girardidesign.com.au
Web: www.girardidesign.com.au

Client:
L & D MORRIS
Project:
PROPOSED NEW TWO STOREY DWELLING
At:
4 CLARENCE STREET HYDE PARK

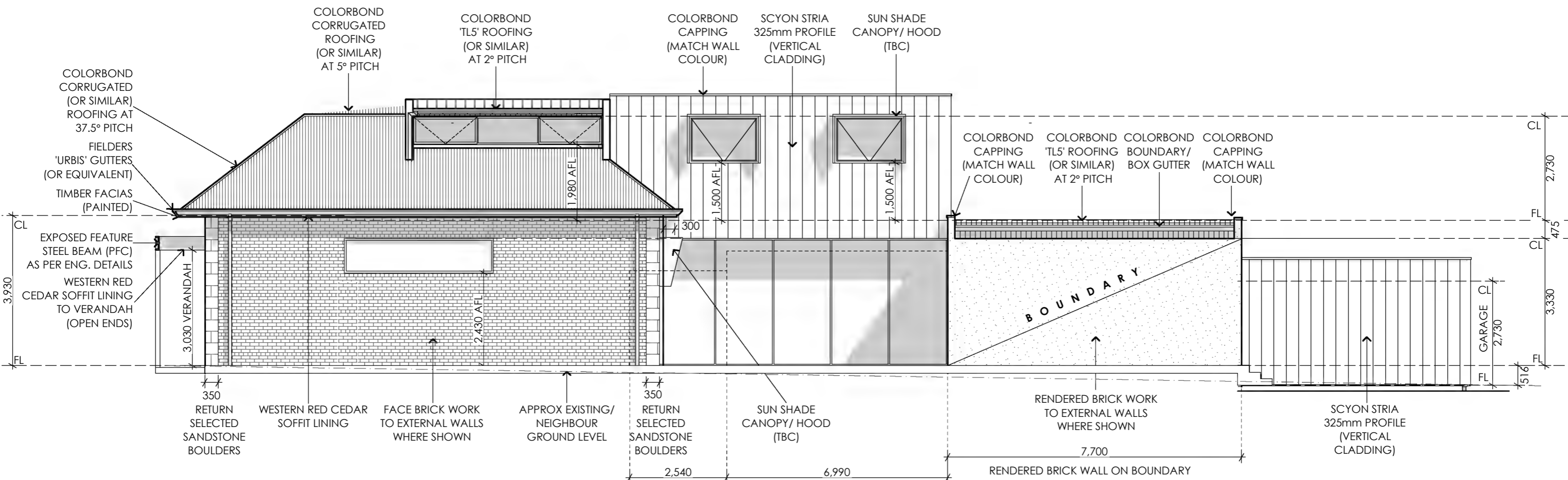
Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
Clint Girardi
Drawn: Michael Phillpott
Date: 19 NOV 2021

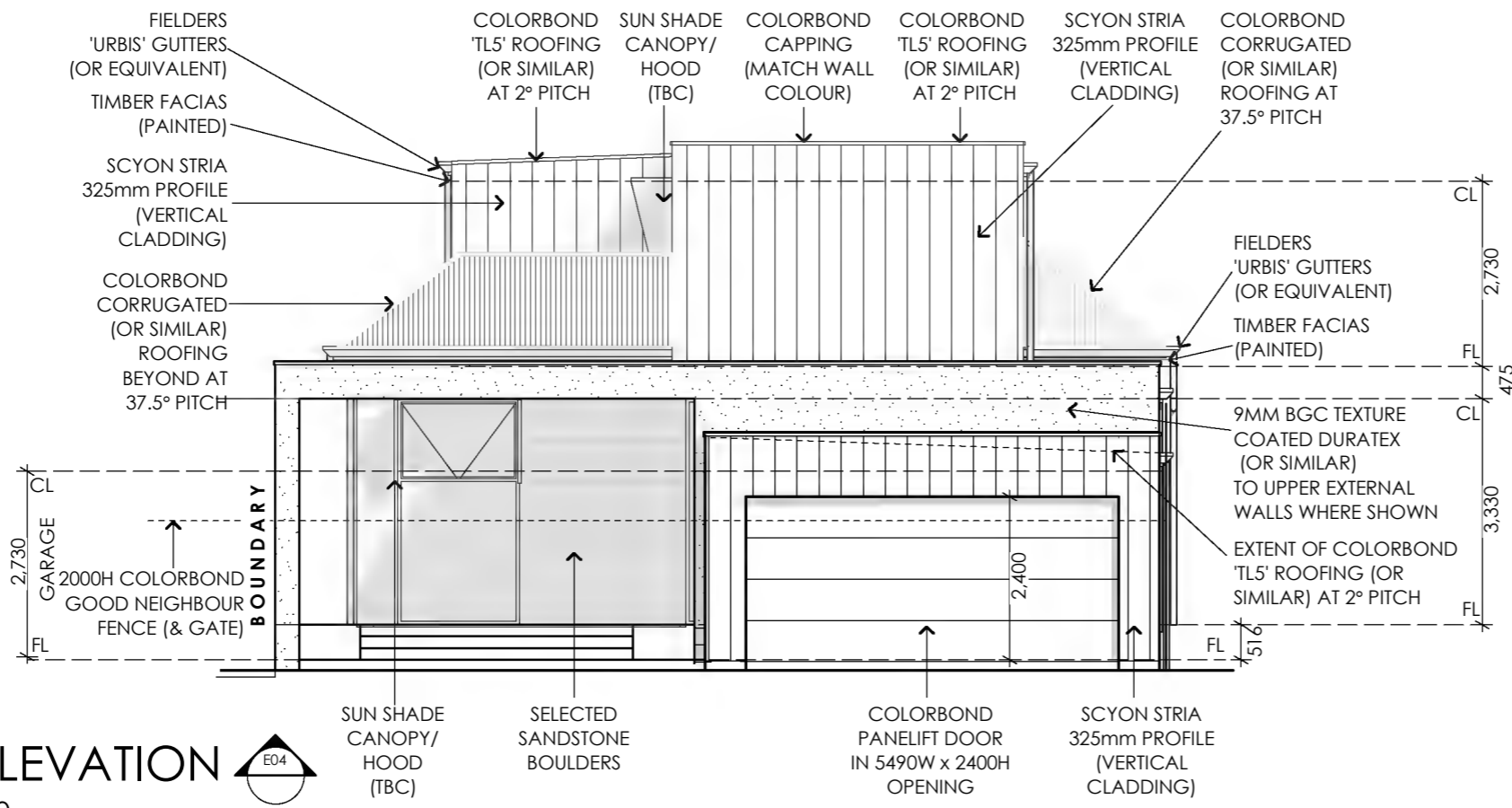
Issue: Drawing Number:

F PLA 04/10

AMENDMENTS:		
D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
	UPPER ROOF PITCH NOTE	
	AMENDED	
	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
	EXTERNAL COLOUR SCHEDULE	
	AMENDED	
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021



NORTH ELEVATION 
SCALE 1:100



WEST ELEVATION 
SCALE 1:100

PLANNING ISSUE



girardi design
 ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
L & D MORRIS
 Project:
PROPOSED NEW TWO
STOREY DWELLING
 At:
4 CLARENCE STREET
HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
Clint Girardi
 Drawn: Michael Phillipott
 Date: 19 NOV 2021

AMENDMENTS:		
D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

Issue: F
 Drawing Number: PLA.05/10



PLANNING ISSUE



ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO
 STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillipott Date: 19 NOV 2021

Issue: F Drawing Number: PLA_06/10

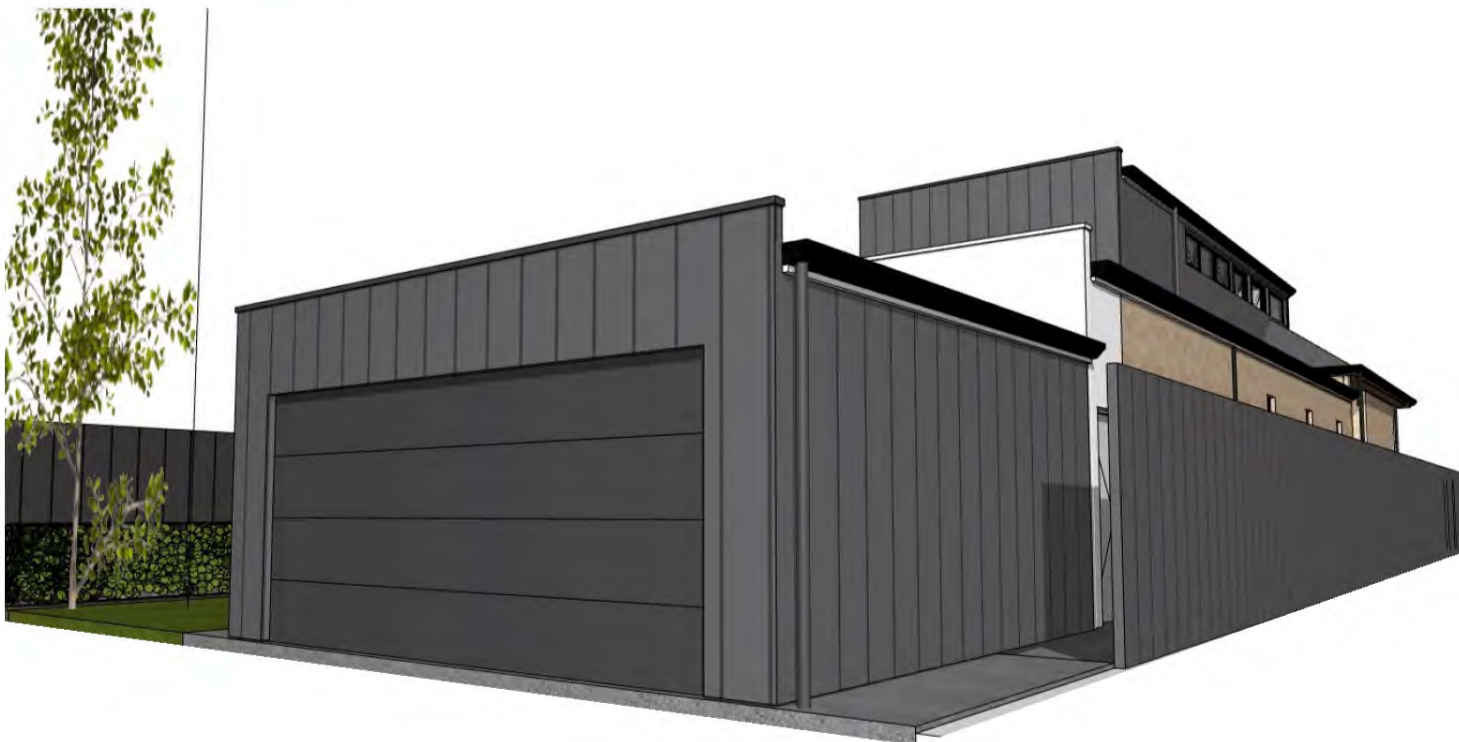
355

EXTERNAL COLOUR SCHEDULE

WALLS (RENDERED)	:	TEXTURE COATED EXSULITE (OR SIMILAR) SURFMIST
WALLS (STONE)	:	SANDSTONE BOULDERS
WALLS (STANDARD BRICKWORK)	:	PGH ALTITUDE (OR SIMILAR)
CANOPY SOFFIT	:	WESTERN RED CEDAR (OR SIMILAR)
WINDOW FRAMES	:	BLACK ALUMINIUM
ROOF	:	BASALT (OR SIMILAR)
GUTTER	:	BLACK
FASCIAS	:	WHITE
EAVES/SOFFITS (FEATURE)	:	WESTERN RED CEDAR (OR SIMILAR)
EAVES/SOFFITS (UPPER)	:	PAINTED BASALT
ENTRY DOOR	:	WESTERN RED CEDAR DARK STAIN (OR SIMILAR)
CANOPY (STEEL)	:	PFC STEEL BEAM PAINTED IN BLACK
FENCE (SIDES & REAR)	:	COLORBOND GOOD NEIGHBOUR IN BASALT
GARAGE DOOR	:	COLORBOND BASALT

AMENDMENTS:

ID	Description	Date
D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021



EXTERNAL COLOUR SCHEDULE

WALLS (RENDERED)	:	TEXTURE COATED EXSULITE (OR SIMILAR) SURFMIST
WALLS (STONE)	:	SANDSTONE BOULDERS
WALLS (STANDARD BRICKWORK)	:	PGH ALTITUDE (OR SIMILAR)
CANOPY SOFFIT	:	WESTERN RED CEDAR (OR SIMILAR)
WINDOW FRAMES	:	BLACK ALUMINIUM
ROOF	:	BASALT (OR SIMILAR)
GUTTER	:	BLACK
FASCIAS	:	WHITE
EAVES/SOFFITS (FEATURE)	:	WESTERN RED CEDAR (OR SIMILAR)
EAVES/SOFFITS (UPPER)	:	PAINTED BASALT
ENTRY DOOR	:	WESTERN RED CEDAR DARK STAIN (OR SIMILAR)
CANOPY (STEEL)	:	PFC STEEL BEAM PAINTED IN BLACK
FENCE (SIDES & REAR)	:	COLORBOND GOOD NEIGHBOUR IN BASALT
GARAGE DOOR	:	COLORBOND BASALT

AMENDMENTS:

No.	Description	Date
D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

PLANNING ISSUE



ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

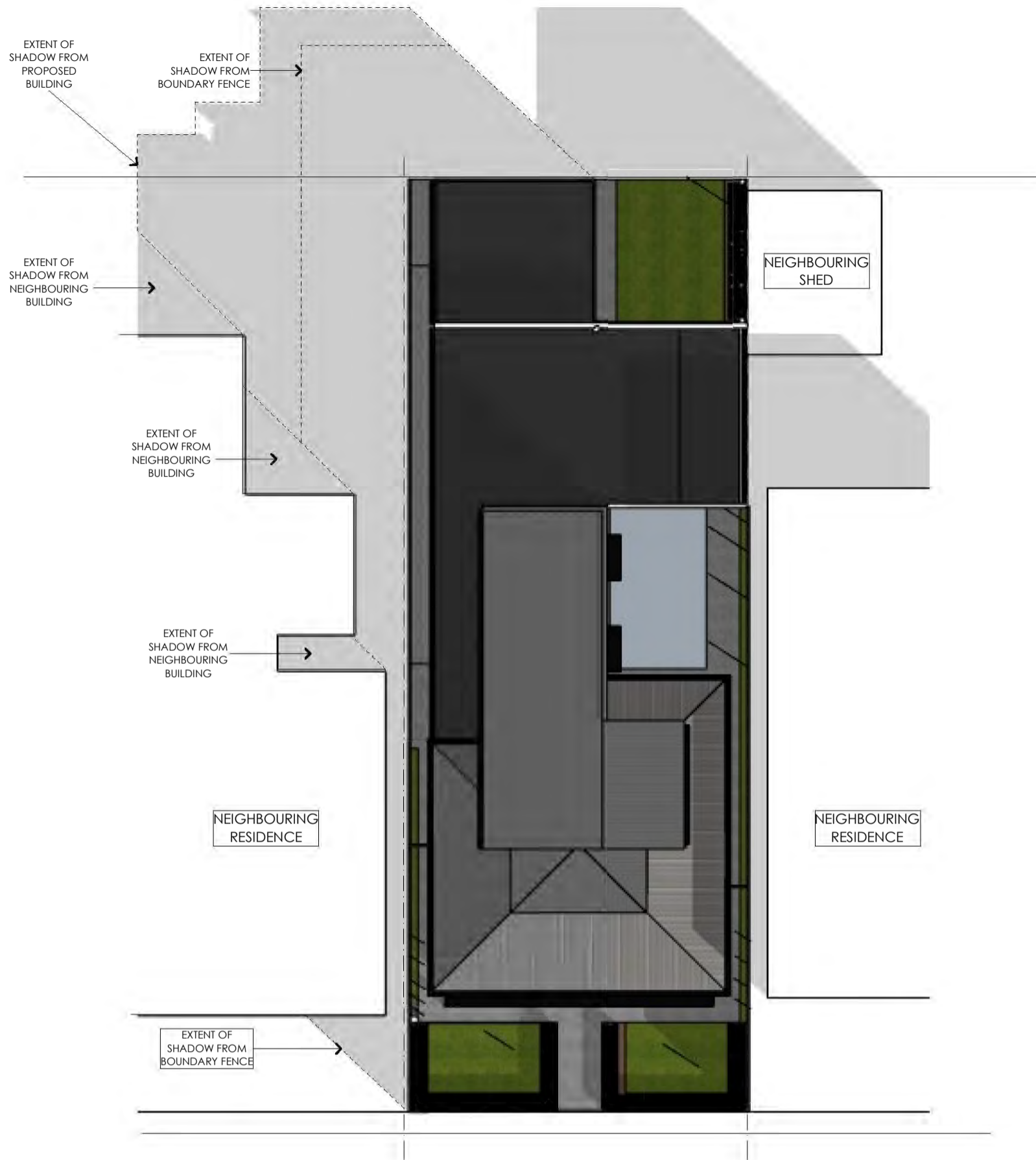
Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO
 STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillipott Date: 19 NOV 2021

Issue: F Drawing Number: PLA.07/10

HARLEY STREET



CLARENCE STREET

SHADOW DIAGRAM
 WINTER SOLSTICE
 JUNE 21, 9AM
 SCALE 1:200



PLANNING ISSUE



ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO
 STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over
 scaled drawings. Contractors shall verify all
 dimensions prior to commencement and notify
 builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and
 remain the exclusive property of Girardi Design.
 Reproduction of the whole or any part of these
 drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillpott Date: 19 NOV 2021

Issue: F Drawing Number: PLA.08/10

AMENDMENTS:

D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR	23/08/2021
	SETBACKS (VERANDAH)	
	UPPER ROOF PITCH NOTE	23/08/2021
	AMENDED	
	REAR ROOF PITCH AMENDED	23/08/2021
	TO MATCH UPPER ROOF	
	EXTERNAL COLOUR SCHEDULE	23/08/2021
	AMENDED	
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

HARLEY STREET



CLARENCE STREET

SHADOW DIAGRAM
 WINTER SOLSTICE
 JUNE 21, 12PM
 SCALE 1:200



AMENDMENTS:

D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR	23/08/2021
	SETBACKS (VERANDAH)	
	UPPER ROOF PITCH NOTE	23/08/2021
	AMENDED	
	REAR ROOF PITCH AMENDED	23/08/2021
	TO MATCH UPPER ROOF	
	EXTERNAL COLOUR SCHEDULE	23/08/2021
	AMENDED	
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

PLANNING ISSUE



ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

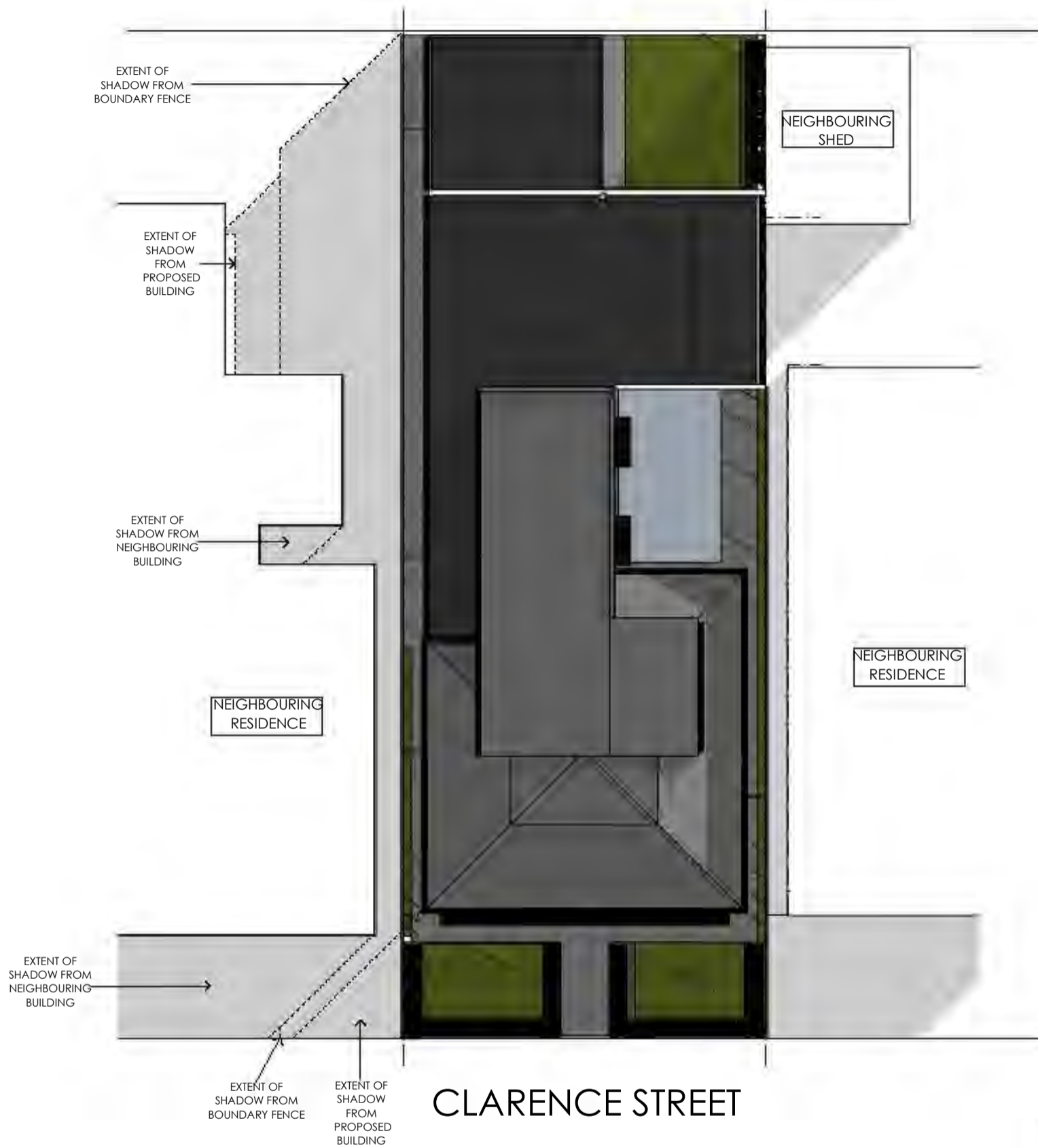
Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO
 STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Philippott
 Date: 19 NOV 2021
 Issue: Drawing Number:

F PLA 09/10
358

HARLEY STREET



SHADOW DIAGRAM
 WINTER SOLSTICE
 JUNE 21, 3PM
 SCALE 1:200



AMENDMENTS:

Ref	Description	Date
D	LANDSCAPING NOTES	23/08/2021
	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021
F	FULL RE-DESIGN	23/11/2021

PLANNING ISSUE



ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillipott
 Date: 19 NOV 2021

Issue: Drawing Number:

F PLA 10/10

HARLEY STREET



SHADOW DIAGRAM
 SUMMER SOLSTICE
 DECEMBER 21, 9AM
 SCALE 1:200



PLANNING ISSUE



ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO
 STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillpott
 Date: 25 NOV 2021

Issue: A
 Drawing Number: PLA.01/03

HARLEY STREET



CLARENCE STREET

SHADOW DIAGRAM
 SUMMER SOLSTICE
 DECEMBER 21, 12PM
 SCALE 1:200



PLANNING ISSUE



ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO
 STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillpott
 Date: 25 NOV 2021

Issue: A Drawing Number: PLA.02/03

361

HARLEY STREET



CLARENCE STREET

SHADOW DIAGRAM
 SUMMER SOLSTICE
 DECEMBER 21, 3PM
 SCALE 1:200



PLANNING ISSUE



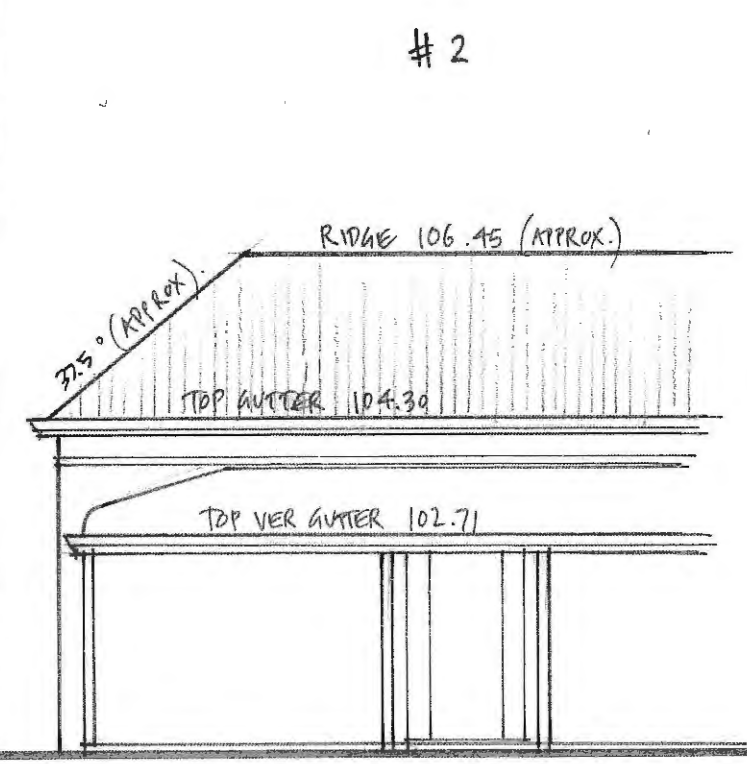
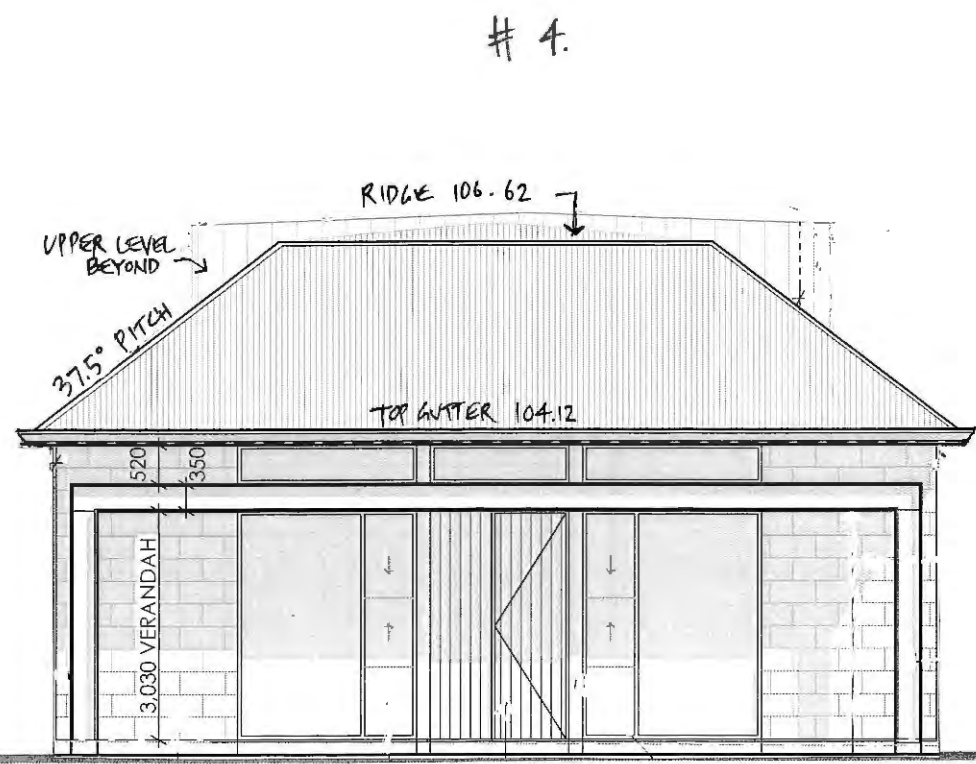
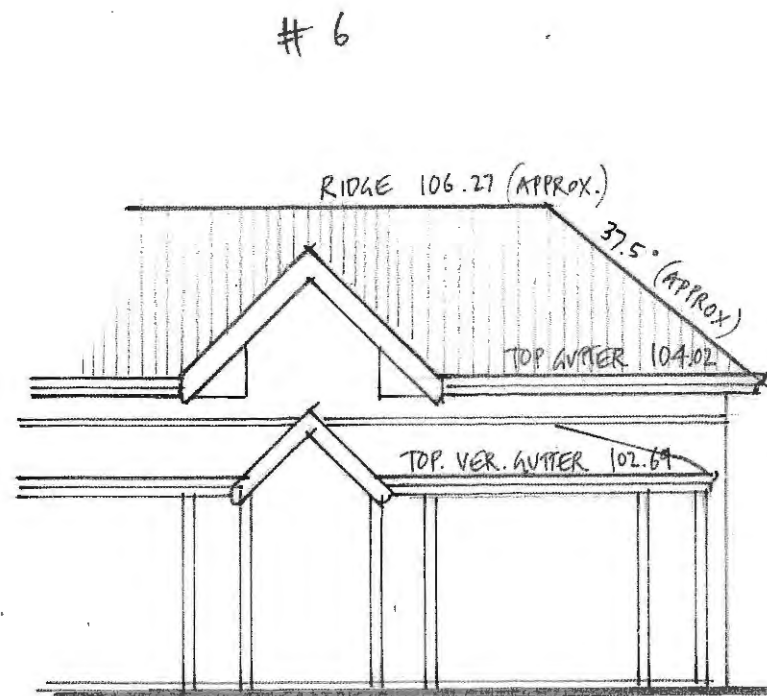
ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO
 STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillipott
 Date: 25 NOV 2021

Issue: A
 Drawing Number: PLA.03/03



STREETSCAPE ELEVATION (CLARENCE ST.)
 SCALE 1:100 @ A3
 (AMENDED 24.11.21)

ATTACHMENT 5

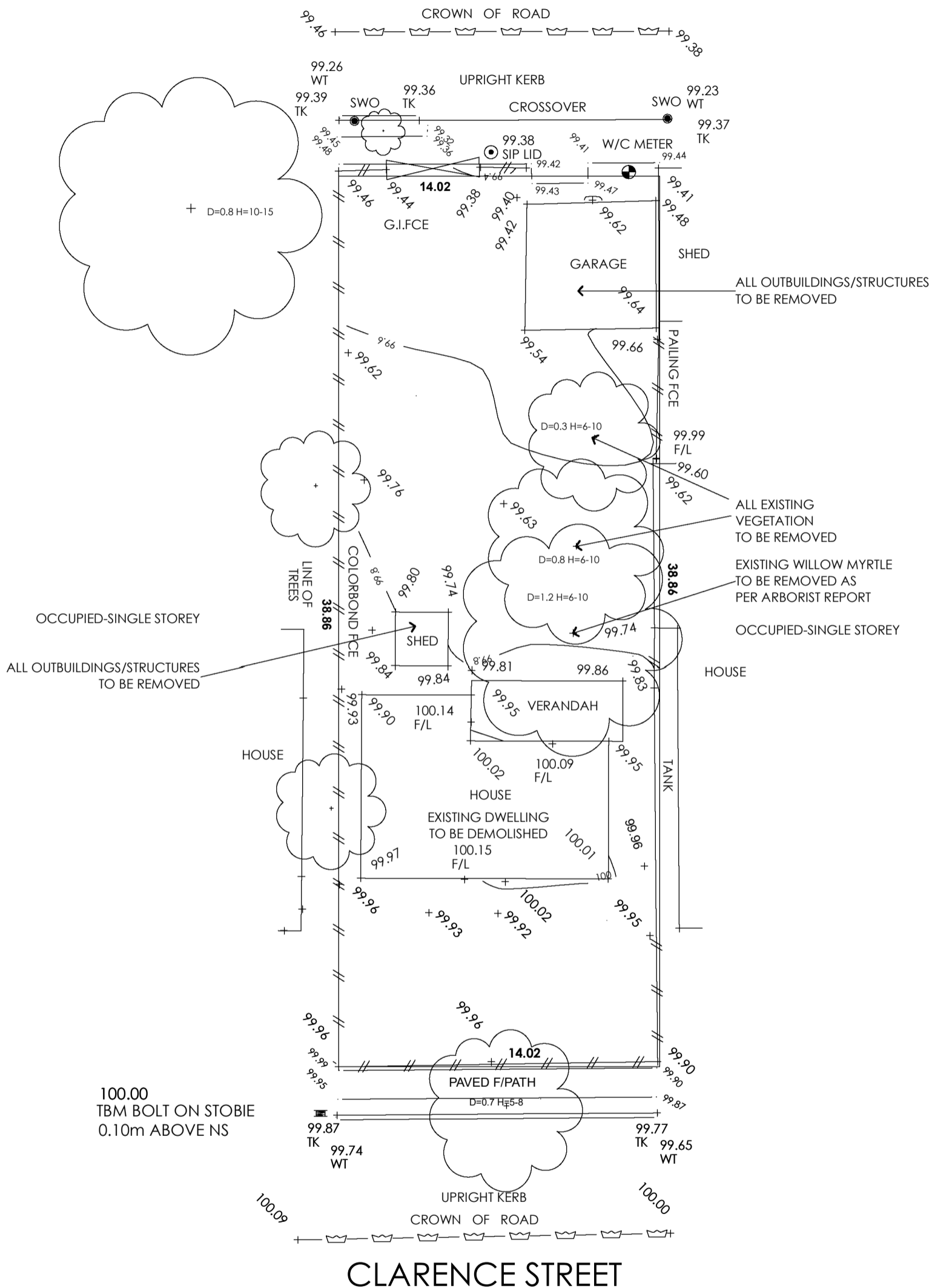


M O R R I S - R E S I D E N C E

4 CLARENCE STREET | HYDE PARK

SUPERSEDED

HARLEY STREET



SURVEY LEGEND	
●	ETSA
⊙	SEWER IP
⊠	TELECOM
⊕	LIGHT POLE
⊗	STOBIE POLE
⊞	PEG
⊚	WATER CONNECTION
⊛	STORMWATER IP

THIS IS A LAND SURVEY ONLY, THEREFORE THE CORRELATION BETWEEN DRAWING AND THE PLOTTED BOUNDARY IS FOR INDICATION PURPOSES. THE MEASUREMENTS GIVEN SHOULD BE USED AS A GUIDE ONLY. FOR POSSIBLE EASEMENT DETAILS, REFER TO CERTIFICATE OF TITLE. PLOTTED POSITION OF BOUNDARY IS APPROXIMATE ONLY. SITE DIMENSIONS SHALL BE CONFIRMED BY OWNER.

PLANNING ISSUE

girardi design

ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client: L & D MORRIS
 Project: PROPOSED NEW TWO STOREY DWELLING
 At: 4 CLARENCE STREET HYDE PARK

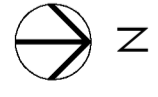
Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer: Clint Girardi
 Drawn: Michael Phillpott Date: 26 JULY 2021

Issue: A Drawing Number: DM.01/01

DEMOLITION PLAN

SCALE 1:200



HARLEY STREET

SITWORKS NOTE
SITE LEVELS, FFLS, STORMWATER & SITE DRAINAGE AS PER ENGINEERS SITWORKS PLANS

RAINWATER TANK NOTE

RAINWATER TANK COMPLYING WITH PLANNING CODE DTS/DPF 1.1 AND AUST STD 3500

- **4KL RETENTION** (FOR SITE > 401m²)
- **1KL DETENTION** WITH 20-25mm SLOW RELEASE ORIFICE (FOR SITE < 35% PERVIOUSNESS)
- FROM MINIMUM 60% ROOF CATCHMENT
- CONNECTED TO TOILET AND L'DRY COLD TAP OR HWS (SITE > 200m²)

LANDSCAPING NOTE

TREE PLANTING IN ACCORDANCE WITH DTS/DPF 1.1

Tree planting is provided in accordance with the following:

Site size per dwelling (m ²)	Tree size* and number required per dwelling
<450	1 small tree
450-800	1 medium tree or 2 small trees
>800	1 large tree or 2 medium trees or 4 small trees

*Refer Table 1 Tree Size

Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	10m ² and min. dimension of 1.5m
Medium	6 m	4 m	30m ² and min. dimension of 2m
Large	12 m	8m	60m ² and min. dimension of 4m

(DISCOUNTS ARE AVAILABLE SHOULD EXISTING ESTABLISHED TREES ON SITE BE RETAINED. REFER PLANNING CODE TREE CANOPY OVERLAY FOR DETAILS)

SMALL FEATURE TREE
SILVER BIRCH TREE
(OR SIMILAR)

HEDGING
(OR SIMILAR)

AMENDMENTS:

Code	Description	Date
D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021

AREAS	m ²
TOTAL SITE	: 544.8
SITE COVER	: 478.1

PLANNING ISSUE

girardi design

ABN 23 284 686 378
UNIT 1, 292-294 UNLEY ROAD
HYDE PARK SA 5061
Phone: 0411 284 861
Email: clint@girardidesign.com.au
adam@girardidesign.com.au
Web: www.girardidesign.com.au

Client:
L & D MORRIS
Project:
PROPOSED NEW TWO STOREY DWELLING
At:
4 CLARENCE STREET HYDE PARK

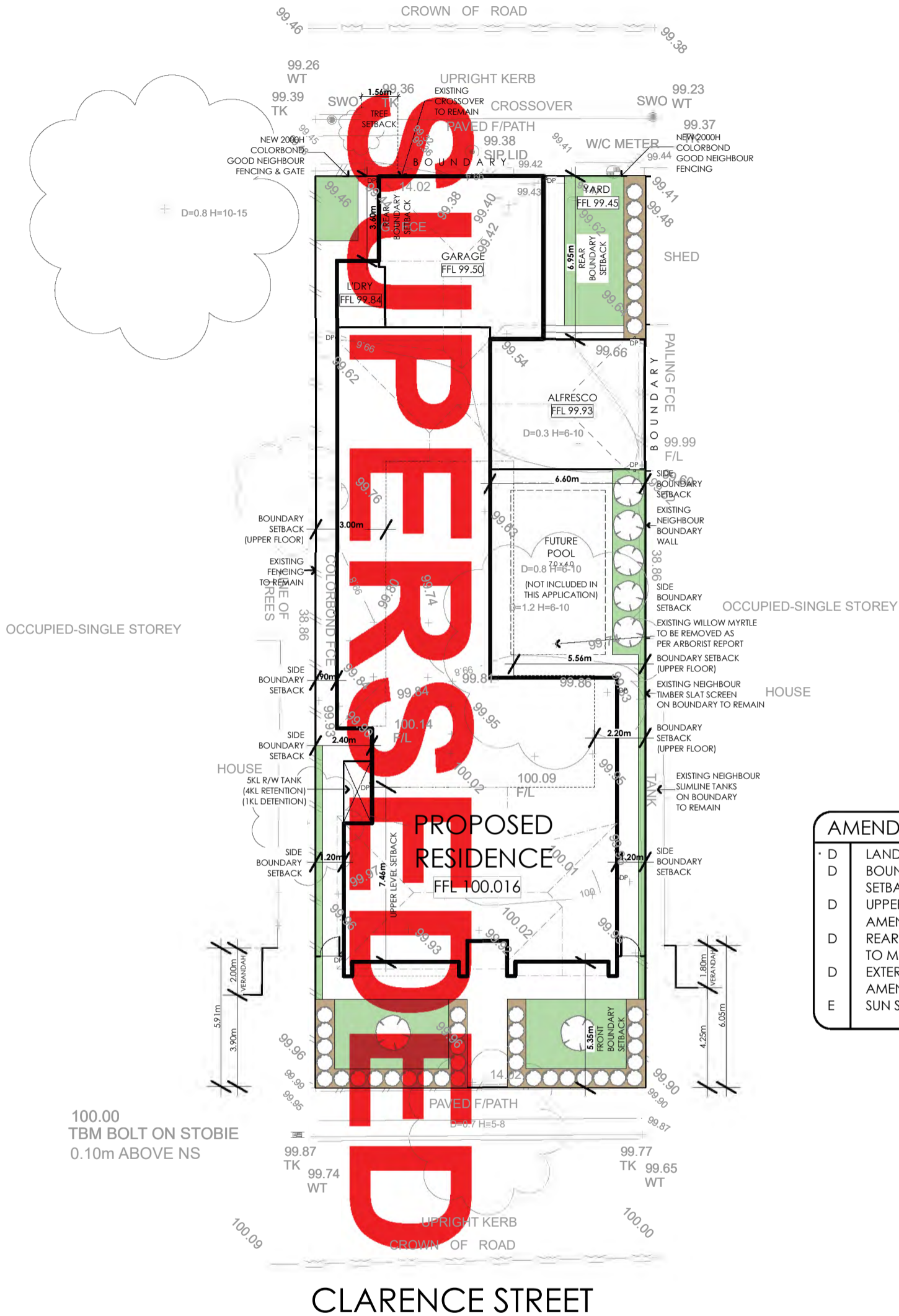
Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
Clint Girardi
Drawn: Michael Phillpott Date: 09 SEP 2021

Issue: E Drawing Number: **PLA.01/10**

367



SITE PLAN
SCALE 1:200

TREE DIMENSIONS
H= HEIGHT
D= TRUNK DIAMETER
C= SPREAD OF CANOPY

SURVEY LEGEND

⊕	TEMPORARY BENCH MARK	⚡	LIGHT POLE	⚡	SAPN
⊙	MAN HOLE	⊙	SEWER IP	□	TELSTRA
⊙	TREE	■	PEG	■	PSM
⊙	WATER METER	⊙	METAL PIN	—	FENCE
⊕	STOBIE	⊕	STAKE	SWO	STORMWATER OUTLET
—	TRW TOP OF RETAINING WALL	—	BRW BTM OF RETAINING WALL		

THIS IS A LAND SURVEY ONLY, THEREFORE THE CORRELATION BETWEEN DRAWING AND THE PLOTTED BOUNDARY IS FOR INDICATION PURPOSES. THE MEASUREMENTS GIVEN SHOULD BE USED AS A GUIDE ONLY.



BOUNDARY

NOTES

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

2.7 HIGH OPENING/INTERNAL DOOR (2630 HIGH) TYPICAL TO GROUND LEVEL (U.N.O)

2.4 HIGH OPENING/INTERNAL DOOR (2340 HIGH) TYPICAL TO UPPER LEVEL (U.N.O)

HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP INSTALLED IN ACCORDANCE WITH AS 3786-2014. ALL SMOKE ALARMS TO BE INTERLINKED IN ACCORDANCE WITH BCA 3.7.2.2

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

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

R/A ROOF ACCESS HATCH

DP 90 ø ROUND PVC DOWNPIPES (PAINTED)

DP/S DOWNPIPE WITH SPREADER ONTO LOWER ROOF

DP/RH DOWNPIPE WITH SELECTED COLORBOND/PAINTED ZINCALUME RAINHEAD

col. COLUMN AS PER ENGINEERING DETAILS

RBP BRICK PIER WITH COLUMN INTERNALLY OR CONCRETE FILLED & REINFORCED AS PER ENG. DETAILS

RAMPED (EXISTING)



EXISTING NEIGHBOUR TIMBER SLAT SCREEN ON BOUNDARY TO REMAIN

AMENDMENTS:		
D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021

AREAS	m2
GROUND LIVING	: 238.7
UPPER LIVING	: 93.5
ALFRESCO	: 36.8
GARAGE	: 47.3
PORCH	: 2.82
TOTAL	: 419.1

PLANNING ISSUE



girardi design

ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

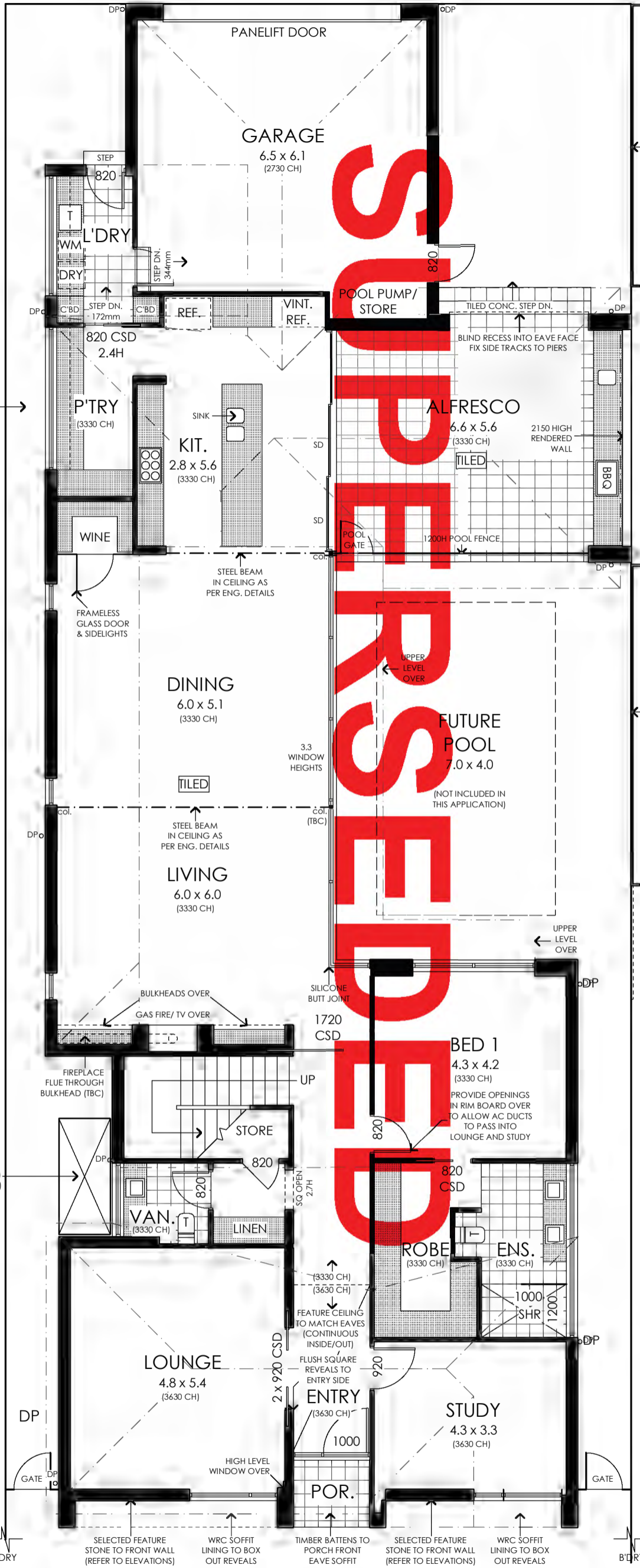
Client: L & D MORRIS
 Project: PROPOSED NEW TWO STOREY DWELLING
 At: 4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

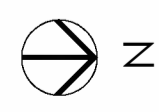
© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer: Clint Girardi
 Drawn: Michael Phillpott Date: 09 SEP 2021

Issue: E Drawing Number: PLA.02/10



GROUND FLOOR PLAN
SCALE 1:100



BOUNDARY

NOTES

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

2.7 HIGH OPENING/INTERNAL DOOR (2630 HIGH) TYPICAL TO GROUND LEVEL (U.N.O)

2.4 HIGH OPENING/INTERNAL DOOR (2340 HIGH) TYPICAL TO UPPER LEVEL (U.N.O)

HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP INSTALLED IN ACCORDANCE WITH AS 3786-2014. ALL SMOKE ALARMS TO BE INTERLINKED IN ACCORDANCE WITH BCA 3.7.2.2

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

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

R/A ROOF ACCESS HATCH

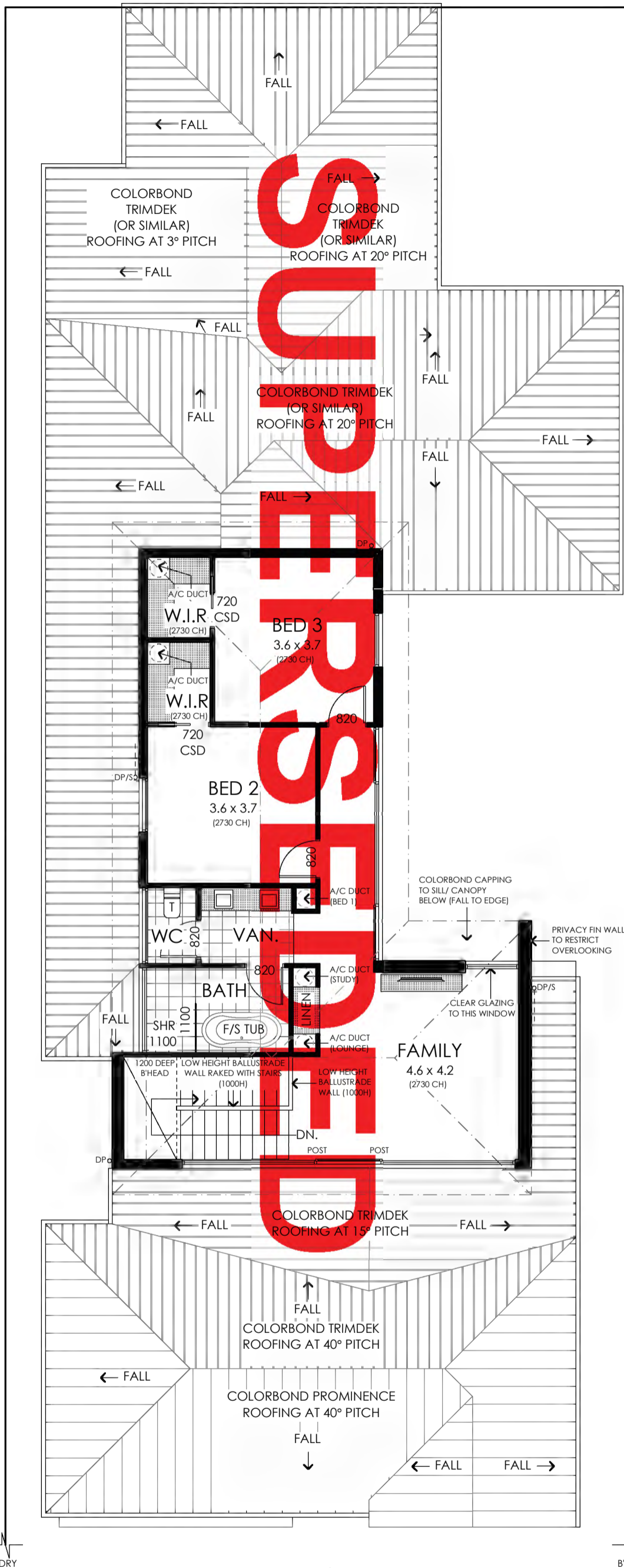
DP 90 Ø ROUND PVC DOWNPIPES (PAINTED)

DP/S DOWNPIPE WITH SPREADER ONTO LOWER ROOF

DP/RH DOWNPIPE WITH SELECTED COLORBOND/PAINTED ZINCALUME RAINHEAD

col. COLUMN AS PER ENGINEERING DETAILS

RBP BRICK PIER WITH COLUMN INTERNALLY OR CONCRETE FILLED & REINFORCED AS PER ENG. DETAILS



AMENDMENTS:

D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021

AREAS m2

GROUND LIVING	: 238.7
UPPER LIVING	: 93.5
ALFRESCO	: 36.8
GARAGE	: 47.3
PORCH	: 2.82
TOTAL	: 419.1

PLANNING ISSUE

girardi design

ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client: L & D MORRIS
 Project: PROPOSED NEW TWO STOREY DWELLING
 At: 4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 © COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

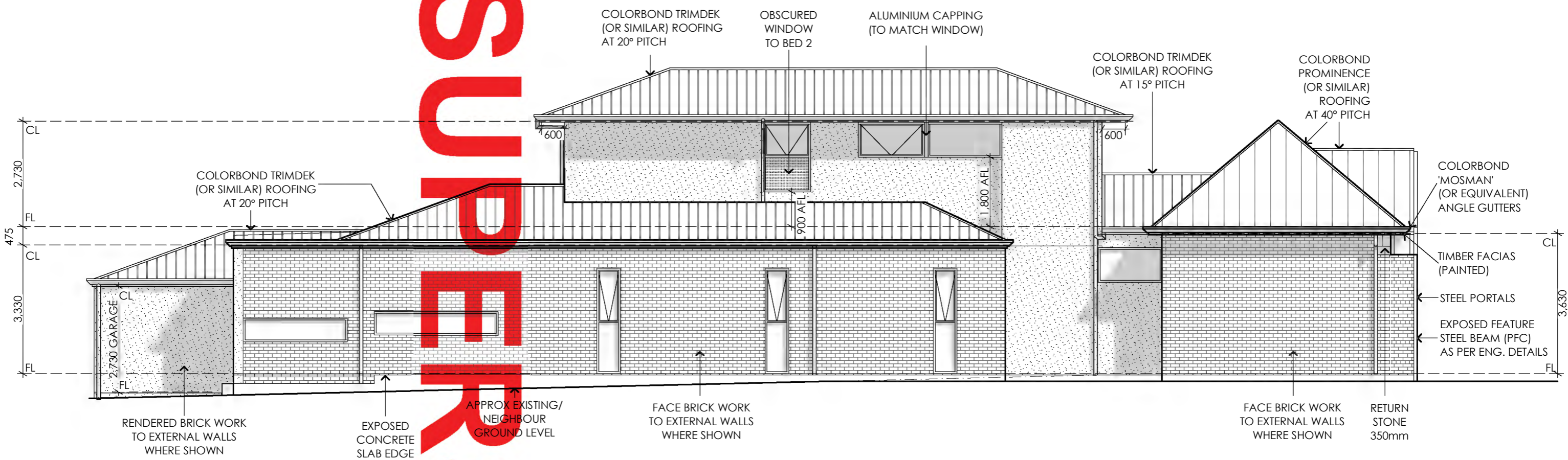
Designer: Clint Girardi
 Drawn: Michael Phillpott Date: 09 SEP 2021

Issue: E Drawing Number: PLA.03/10

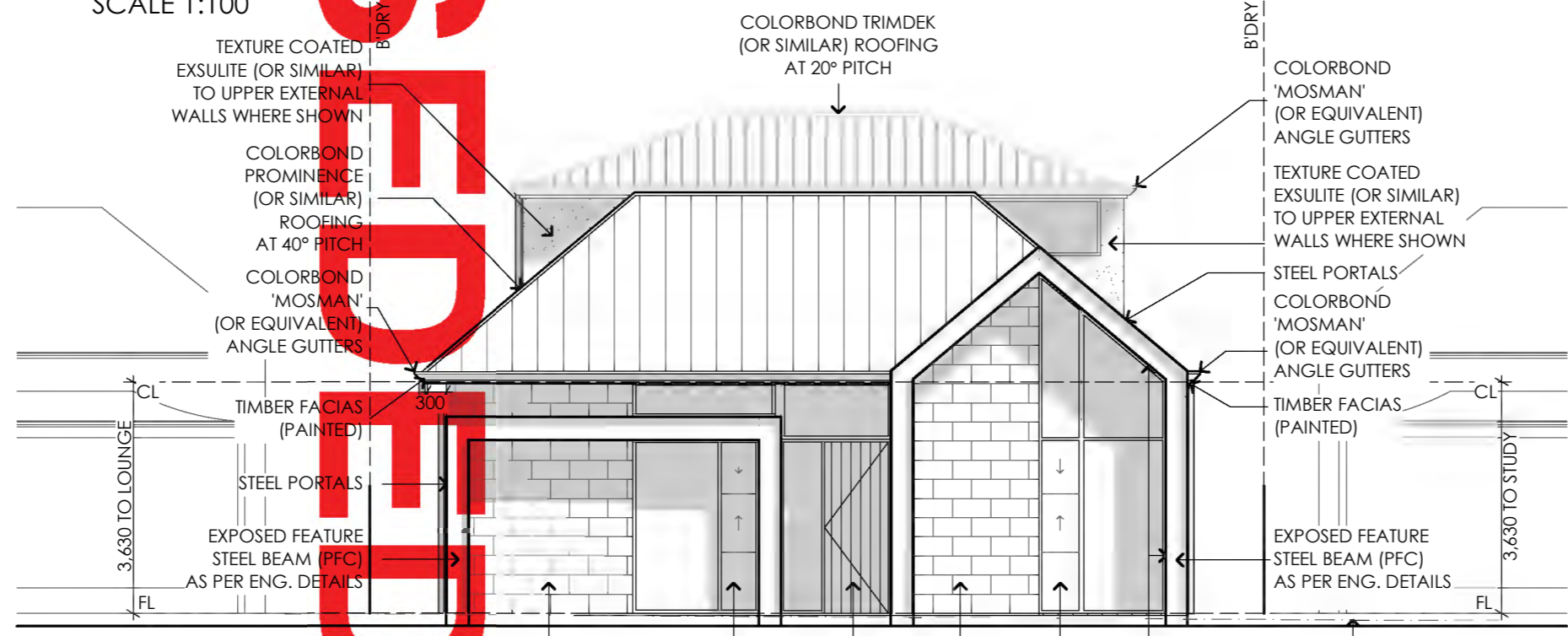
UPPER FLOOR PLAN
 SCALE 1:100



SUPERMOSMAN



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

PLANNING ISSUE



girardi design
ABN 23 284 686 378
UNIT 1, 292-294 UNLEY ROAD
HYDE PARK SA 5061
Phone: 0411 284 861
Email: clint@girardidesign.com.au
adam@girardidesign.com.au
Web: www.girardidesign.com.au

Client:
L & D MORRIS
Project:
PROPOSED NEW TWO STOREY DWELLING
At:
4 CLARENCE STREET HYDE PARK

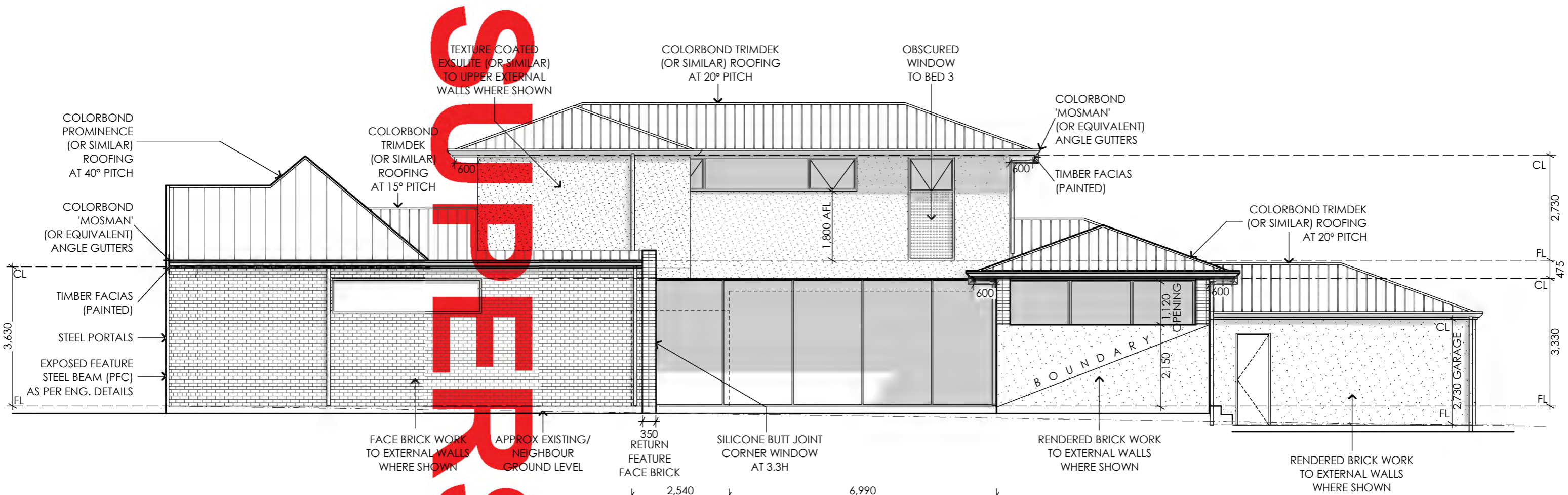
Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
Clint Girardi
Drawn: **Michael Phillipott** Date: **09 SEP 2021**

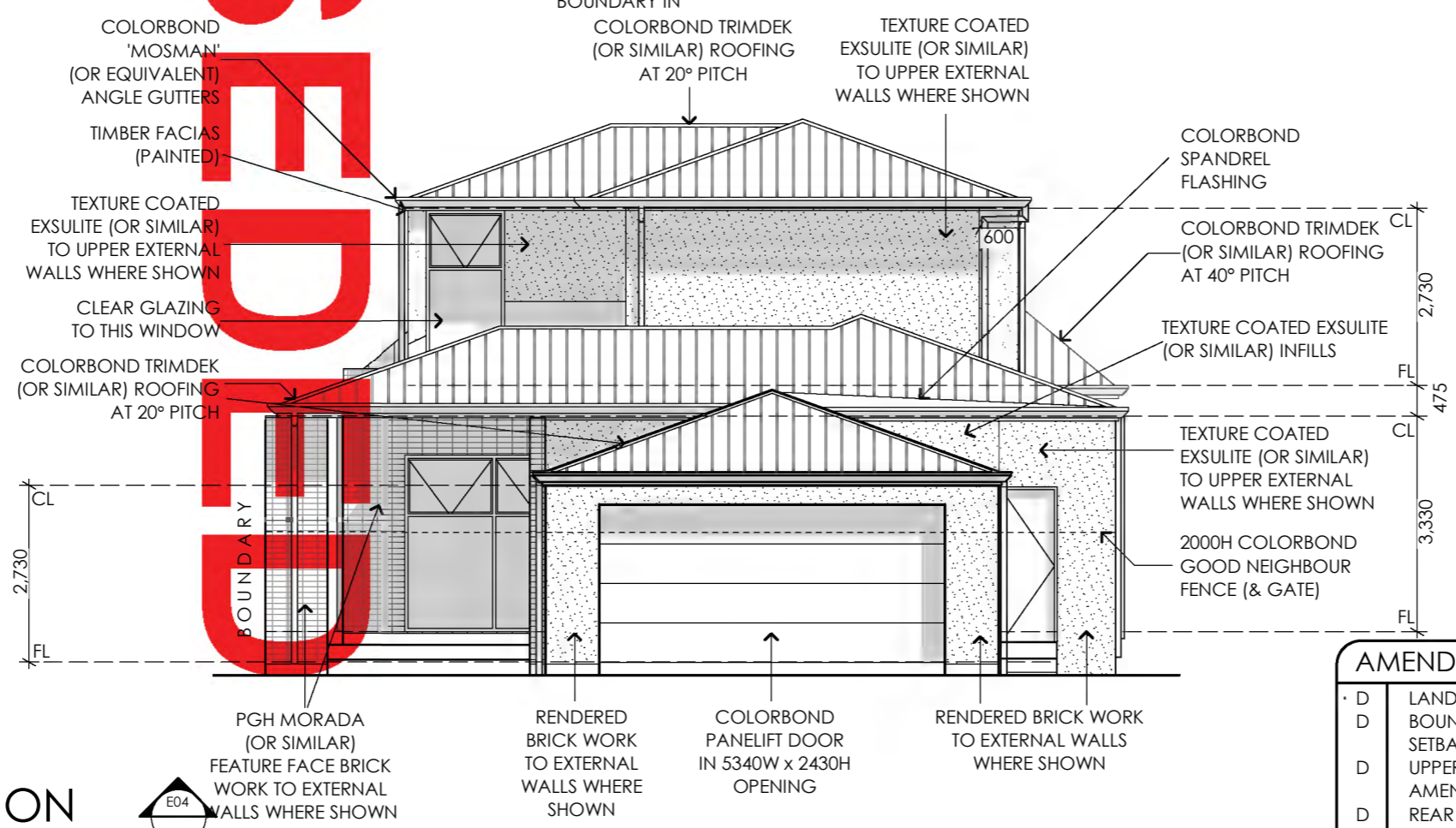
Issue: **E** Drawing Number: **PLA 04/10**

AMENDMENTS:

D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



AMENDMENTS:

D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021

PLANNING ISSUE

girardi design

ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
L & D MORRIS

Project:
PROPOSED NEW TWO STOREY DWELLING

At:
4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
Clint Girardi

Drawn: **Michael Phillpott** Date: **09 SEP 2021**

Issue: **E** Drawing Number: **PLA.05/10**

EXTERNAL COLOUR SCHEDULE

- WALLS (RENDERED) : TEXTURE COATED EXSULITE (OR SIMILAR) SURFMIST
- WALLS (STONE) : SANDSTONE BOULDERS
- WALLS (FEATURE BRICKWORK) : PGH MORADA IN WHITE (OR SIMILAR)
- WALLS (STANDARD BRICKWORK) : PGH APOLLO (OR SIMILAR)
- TIMBER : WESTERN RED CEDAR (OR SIMILAR)
- WINDOW FRAMES : MONUMENT
- ROOF/GUTTER/FASCIAS : COLORBOND MONUMENT (OR SIMILAR)
- EAVES/SOFFITS (FEATURE) : WESTERN RED CEDAR (OR SIMILAR)
- EAVES/SOFFITS (TYPICAL) : PAINTED WHITE
- ENTRY DOOR : WESTERN RED CEDAR (OR SIMILAR)
- CANOPY (STEEL) : PFC STEEL BEAM PAINTED IN MONUMENT
- FENCE (SIDES & REAR) : COLORBOND GOOD NEIGHBOUR IN MONUMENT
- PORCH/ FRONT EAVE SOFFIT : TIMBER BATTENS IN MONUMENT



AMENDMENTS:		
D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021

PLANNING ISSUE



girardi design

ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
L & D MORRIS

Project:
PROPOSED NEW TWO STOREY DWELLING

At:
4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
Clint Girardi

Drawn: **Michael Phillipott** Date: **09 SEP 2021**

Issue:	Drawing Number:
E	PLA.06/10

372

EXTERNAL COLOUR SCHEDULE

- WALLS (RENDERED) : TEXTURE COATED EXSULITE (OR SIMILAR) SURFMIST
- WALLS (STONE) : SANDSTONE BOULDERS
- WALLS (FEATURE BRICKWORK) : PGH MORADA IN WHITE (OR SIMILAR)
- WALLS (STANDARD BRICKWORK) : PGH APOLLO (OR SIMILAR)
- TIMBER : WESTERN RED CEDAR (OR SIMILAR)
- WINDOW FRAMES : MONUMENT
- ROOF/GUTTER/FASCIAS : COLORBOND MONUMENT (OR SIMILAR)
- EAVES/SOFFITS (FEATURE) : WESTERN RED CEDAR (OR SIMILAR)
- EAVES/SOFFITS (TYPICAL) : PAINTED WHITE
- ENTRY DOOR : WESTERN RED CEDAR (OR SIMILAR)
- CANOPY (STEEL) : PFC STEEL BEAM PAINTED IN MONUMENT
- FENCE (SIDES & REAR) : COLORBOND GOOD NEIGHBOUR IN MONUMENT
- PORCH/ FRONT EAVE SOFFIT : TIMBER BATTENS IN MONUMENT



SUPERSEDED

AMENDMENTS:		
D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021

PLANNING ISSUE



girardi design

ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
L & D MORRIS

Project:
PROPOSED NEW TWO STOREY DWELLING

At:
4 CLARENCE STREET HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

© COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

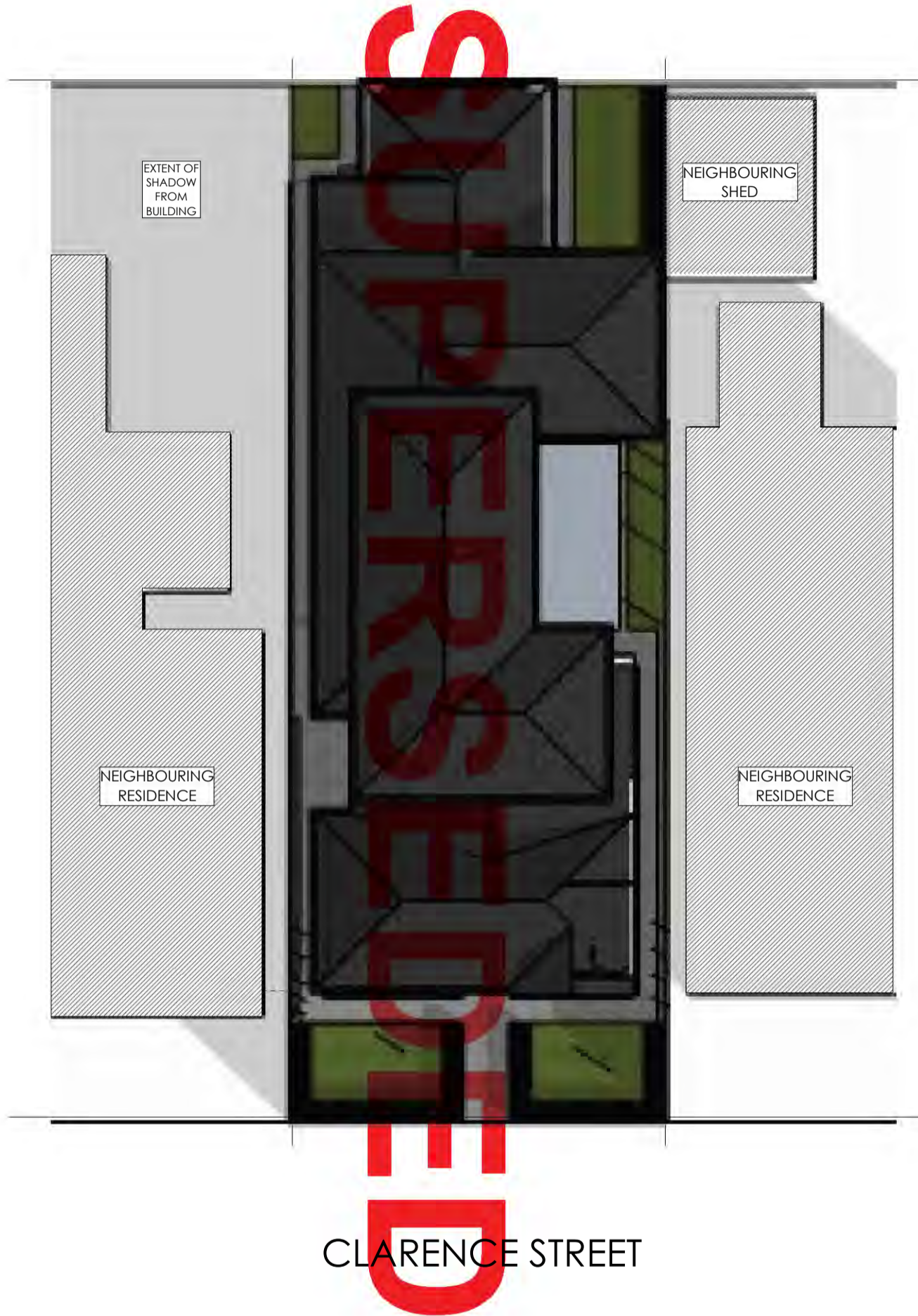
Designer:
Clint Girardi

Drawn: **Michael Phillipott** Date: **09 SEP 2021**

Issue: **E** Drawing Number: **PLA.07/10**

373

HARLEY STREET



CLARENCE STREET

SHADOW DIAGRAM
 JUNE 21, 9AM
 SCALE 1:200



AMENDMENTS:		
D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021

PLANNING ISSUE



girardi design

ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
adam@girardidesign.com.au
 Web: www.girardidesign.com.au

Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

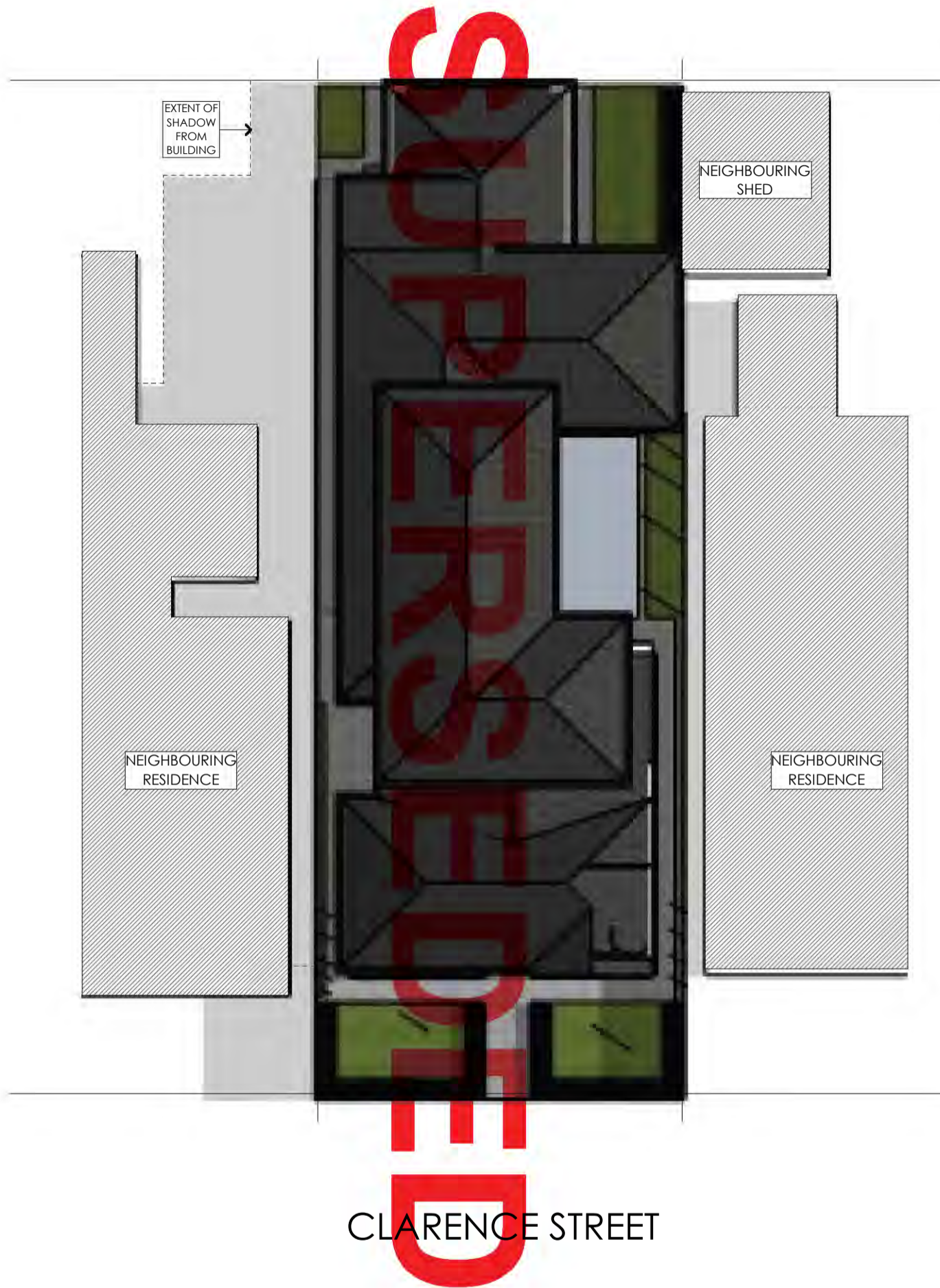
Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.

(C) COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillpott Date: 09 SEP 2021

Issue: E	Drawing Number: PLA.08/10
----------	---------------------------

HARLEY STREET



SHADOW DIAGRAM
 JUNE 21, 12PM
 SCALE 1:200



AMENDMENTS:

D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021

PLANNING ISSUE



ABN 23 284 686 378
 UNIT 1, 292-294 UNLEY ROAD
 HYDE PARK SA 5061
 Phone: 0411 284 861
 Email: clint@girardidesign.com.au
 adam@girardidesign.com.au
 Web: www.girardidesign.com.au

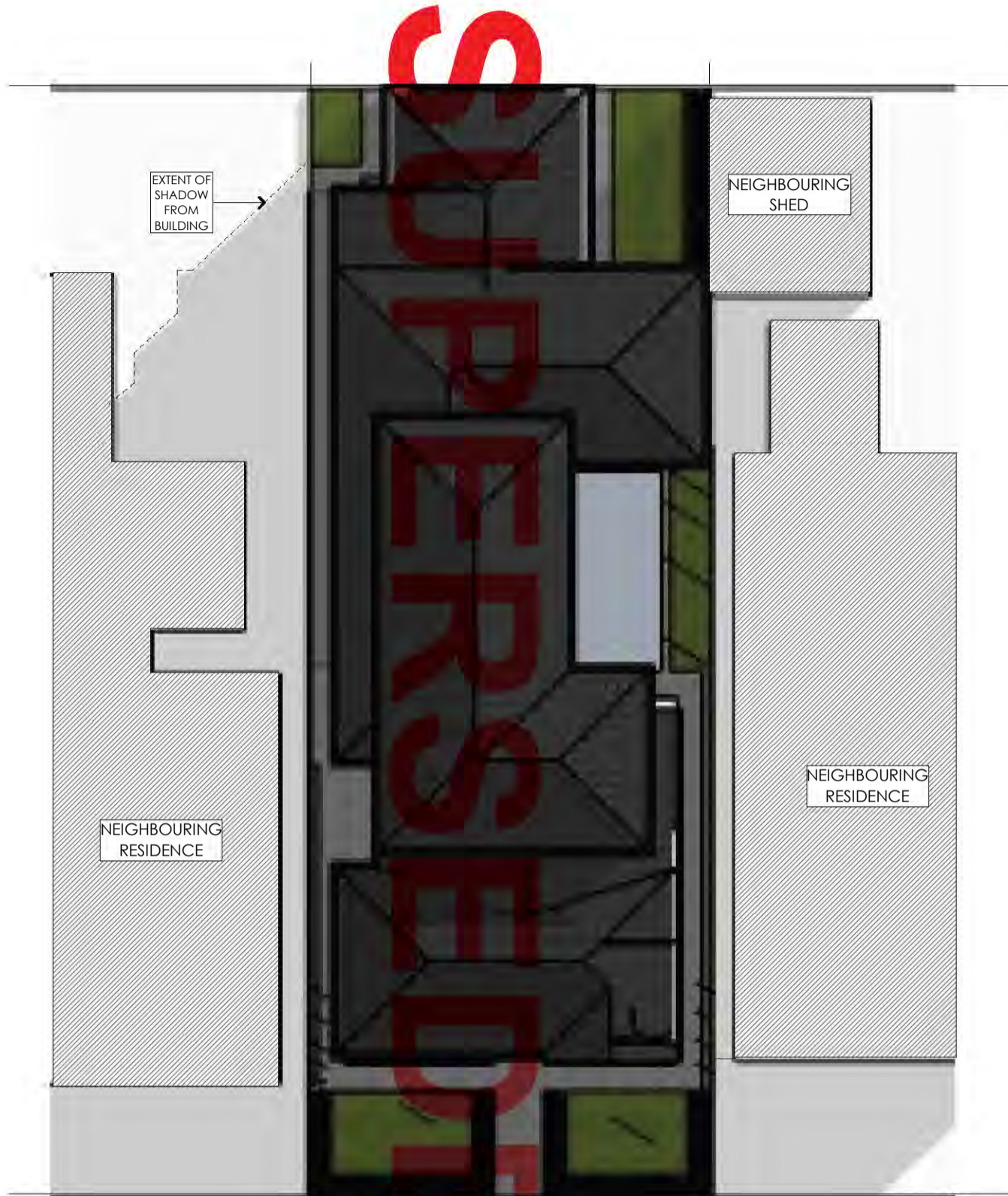
Client:
 L & D MORRIS
 Project:
 PROPOSED NEW TWO STOREY DWELLING
 At:
 4 CLARENCE STREET
 HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
 (C) COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
 Clint Girardi
 Drawn: Michael Phillpott Date: 09 SEP 2021

Issue: E Drawing Number: PLA.09/10

HARLEY STREET



CLARENCE STREET

SHADOW DIAGRAM

JUNE 21, 3PM
SCALE 1:200



AMENDMENTS:

D	LANDSCAPING NOTES	23/08/2021
D	BOUNDARY NEIGHBOUR SETBACKS (VERANDAH)	23/08/2021
D	UPPER ROOF PITCH NOTE AMENDED	23/08/2021
D	REAR ROOF PITCH AMENDED TO MATCH UPPER ROOF	23/08/2021
D	EXTERNAL COLOUR SCHEDULE AMENDED	23/08/2021
E	SUN SHADOW DIAGRAMS	09/09/2021

PLANNING ISSUE



ABN 23 284 686 378
UNIT 1, 292-294 UNLEY ROAD
HYDE PARK SA 5061
Phone: 0411 284 861
Email: clint@girardidesign.com.au
adam@girardidesign.com.au
Web: www.girardidesign.com.au

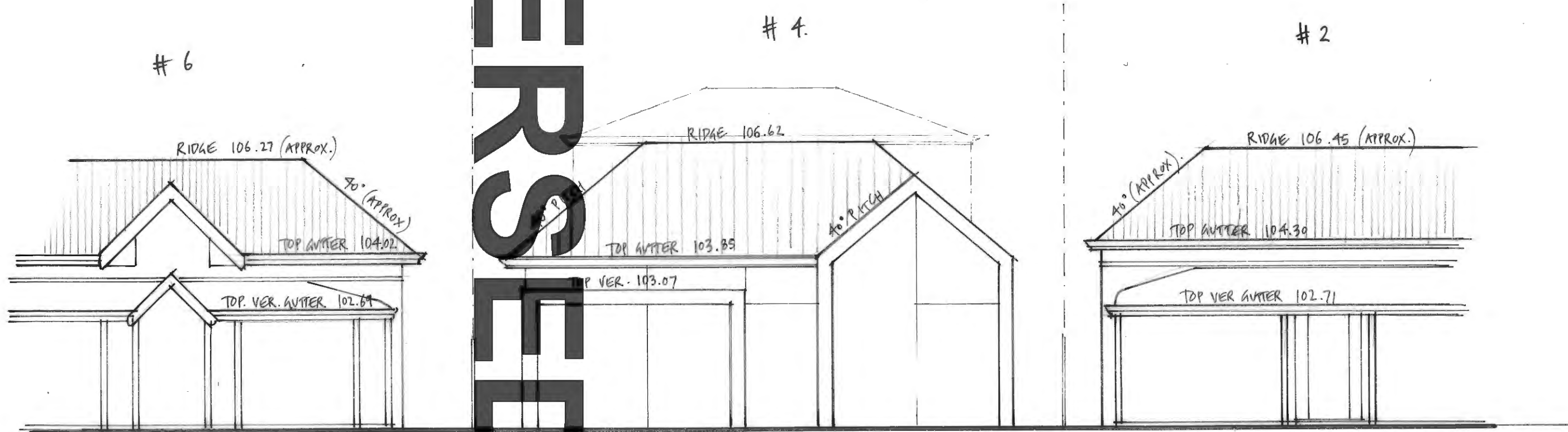
Client:
L & D MORRIS
Project:
PROPOSED NEW TWO STOREY DWELLING
At:
4 CLARENCE STREET
HYDE PARK

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify builder of any discrepancies.
(C) COPYRIGHT. These drawings are copyright and remain the exclusive property of Girardi Design. Reproduction of the whole or any part of these drawings without written permission is prohibited.

Designer:
Clint Girardi
Drawn: Michael Phillpott
Date: 09 SEP 2021

Issue: E
Drawing Number: PLA_10/10

SUPERSEDED



STREETSCAPE ELEVATION (CLARENCE ST.)
SCALE 1:100 @ A3

Design Context Report – 4 Clarence St, Hyde Park

The Site

The site is located at 4 Clarence St, Hyde Park in the City of Unley Council area. It is a regular/ rectangular shaped east-west allotment with a 14.02m frontage (East) x 38.86m deep (approx.) for a total of 544.8m². The site has dual street access with the rear boundary fronting Harley Street. The neighbouring dwellings are double fronted cottages with character in-tact. The remainder of the short 'cut-through' street (some 10 dwellings) are predominantly single fronted cottages.

Present Use

There is currently a modest single storey character-less dwelling on the site which will be demolished.



Planning Controls

This proposal is being assessed under the current Planning and Design Code SA.

The subject site is located in the Established Neighbourhood zone. New Detached Dwellings in this zone follow the Performance Assessed pathway.

The Established Neighbourhood Zone Assessment provisions request the following:

A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.

Historic Area Overlay desired Outcome 1 requests that:

Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement

With regard to Design, the Desired Outcome of the General Development Policies Assessment Provisions request that:

Development is:

- 1. contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area*
- 2. durable - fit for purpose, adaptable and long lasting*
- 3. 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*
- 4. 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*

Design Response

The design proposed looks to not only meet the needs and wishes of the owners, but importantly satisfy the intent of planning controls in contributing to the desired outcomes proposed for it's locality.

First and foremost, the design outcome provides vehicle access from the rear (secondary) street only, enabling garaging and driveways to not visually impede the primary streetscape frontage and in turn resolves the various relevant planning considerations that can be associated with that aspect of development in these areas.

Consequently, the built form character of the primary street façade is able to contextually complement that of the two neighbouring dwellings in both form and scale. The proposed plan layout design shares that of the neighbouring double fronted villa/cottage frontages, in that it has a central entry with a proportional main room each side. The two front rooms share the same front plane/ street setback as the flat frontage of the neighbour dwellings. For our proposed design we have recessed the porch area to not only provide weather protection upon entry, but to provide some visual depth to the verandah element.

The wall heights and proportions are again in unison with the neighbouring dwellings, that being approx 3.6m- 3.9m (12-13 feet) high to the eave/ ceiling level of the main building. A lowered roof is provided giving a similar visual separation between the upper and verandah roof, as per the neighbouring character dwellings. Vertical elements matching the neighbouring post locations are used to highlight the symmetry of the design and draw on those characteristics.

The roof form is consistent with the neighbouring dwellings, in that it is of similar scale, overall height and pitch to that of the adjoining neighbouring dwellings. The proposed design also incorporates a gable design, and whilst not central to the dwelling like the southern neighbour cottage/ villa, it does draw on the same visual feature to break the main roof line. The upper level building and roof is setback well beyond the frontage and largely camouflaged by the substantial lower level roof.

The dwelling will incorporate sandstone walling panels, again picking up on the features that are prevalent in the area.

Conclusion

This proposal has been carefully planned and designed, both satisfying the owner's wishes, and with the location and relevant planning controls in mind. We believe we have designed a building with architectural integrity that significantly improves the cohesiveness of the streetscape and the planning intent asked of this location. At no stage have we attempted to replicate the actual dwellings in the vicinity, however we have drawn inspiration from their form, scale and positive attributes in designing this home.

We also have had the benefit of working successfully on similar projects at 48 Mitchell Street, Millswood, and 20 Lanor Ave, Millswood, which have both received very positive feedback publicly and by Council's Development Assessment panel respectively. These experiences, ideas and inspiration have been fundamental in bringing together this design that our client's love and look forward to calling their home.



Clint Girardi
Girardi Design



Open Space Services

Arboriculture, Horticulture & Playground Safety Specialists

4 CLARENCE STREET, HYDE PARK

Private Tree Report – July 2021

Owner/Builder

David Morris

David.morris@sa.gov.au

0478302322

Arborist

Barry Rolton

36 Murray Street

Willaston S.A.



Executive Summary

Open Space Services was contracted to report on the subject tree currently effecting the development of the site identified as 4 Clarence Street, Hyde Park in regards to its health and what impacts the tree can withstand before any affects the development will have on it.

On inspecting the tree, I could see that the tree was at the end of its natural life, the side closest to the building had separated along the fold and a large void now exists. The foliage is also sparce and has been under constant drop with no areas of regeneration of foliage.

I am recommending the removal on two points; the tree is at the end of its natural life and the tree is in the way of the property useful development of infill use.

Contents

Executive Summary	1
Area Map	3
Agonis flexuosa	4
Habitat	6
Development Control	6
Objectives.....	6
Principles of Development Control	7
Recommendation	7
Glossary	8
Reference and Standards	9

Area Map

Drone use could not be undertaken as this is a restricted area, Google earth images had to be utilised instead.



Agonis flexuosa

Common Name: Weeping Myrtle

Height: 7 metres

Width: 8 metres

Measure at 1000mm: 4130mm

Status: Significant

DBH to Age format: 12 x DBH

Recommendation: Removal

The Weeping Myrtle is a species from the southern sate of Western Australia, the species is used extensively for street and park trees. Mostly the tree is a very good species and is up there with some of the best street and park trees for areas of human habitat.



This tree has been a good selected species for this back yard, the canopy would have delivered a good shade cast to the section of the property and the root system has not shown a great deal of damage to the building that I could see.

The tree is at the end of its safe useful life and has started to decline, several areas are an indicator of this, including the current state of the canopy which has significant loss of foliage which is reducing the amount of energy production to keep the tree in a sustained state of growth.

This has then caused the tree to decrease in its growth rate and restrict its growth where it's not sustainable in itself which is the state of end of life that it has come to. There is no remedial works or any type of work that can be carried out to stop this from progressing, the tree is at the end of its life will fail as it dies and nothing will stop that.



The folds in the trunk of the tree shows one area that is failing towards the house, as the trunk wood shrinks, further failure will become more prevalent.





The area that has split and separated on the house side has internal decay which has areas of White Ants that will also be weakening the internal wood structure. This is common for this tree when it gets to the old mature stage where the folds start to separate from each other.

This species is known for the way that it lays down as it comes to the end of its life, as the trunk shrinks and the folds separate, the individual limbs along with the folds will fail in a radial manner and where the remaining foliage comes in contact with the ground, the capsules release the seeds and are then protected by the thatch of the canopy, this allows the new seeds to germinate with protection of the parent tree.

Habitat

The tree is not within a connected corridor that can be linked with surrounding trees, the tree is also not the species that is conducive with habitat hollows as they are prone to fold separation and failure and not of branch failure which is the prelude to hollows

Development Control

Objectives

1. The conservation of regulated trees that provide important aesthetic and/or environmental benefit.
2. Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:

- a. significantly contributes to the character or visual amenity of the locality
 - The tree is a large old mature specimen located in the rear yard of the property, being only a small tree in height, the tree is barely visible to the street, the foliage is also sparse due to the decline in aged health.
- b. indigenous to the locality
 - The tree is a Western Australian tree and is not indigenous and was a planted specimen.
- c. a rare or endangered species
 - The tree is not a rare or endangered species.
- d. an important habitat for native fauna.
 - The tree is not a habitat tree or a corridor

Principles of Development Control

1. Development should have minimum adverse effects on regulated trees.
2. A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:
 - a. the tree is diseased and its life expectancy is short
 - The tree is at the end of its natural lifespan and is showing signs of age decline with the defoliation and the failure in the folds of the tree.
 - b. the tree represents a material risk to public or private safety
 - The tree does pose a material risk to the owner's and to property, as the tree declines due to age, the limbs will fail as they split at the folds in the trunk.
 - c. the tree is causing damage to a building
 - The tree is not causing damage to a building
 - d. development that is reasonable and expected would not otherwise be possible
 - The tree is in an area which reduces the footprint for a new building and will need to be removed to allow for best use for residential infill.
 - e. the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.
 - Remedial works will not stop the age decline of this tree.

Tree damaging activity other than removal should seek to maintain the health, aesthetic appearance and structural integrity of the tree.

Recommendation

I am recommending that the tree be removed due to the tree being an age that the folds are starting to fail, one large section has failed and is currently providing a void within the separation and Decay and White Ants are currently active. The tree has reached its end of life and will decline significantly until its completely dead.

Glossary

Apical Dominance:

Suppression of lateral growth in preference to elongation of the terminal bud.

Branch Collar:

A thick ring of tissue that forms around the base of a branch between the stem and branch.

Callus:

Repair tissue produced in response to wounding.

Canopy:

Comprises more than one crown, joined with other crowns, e.g. forest canopy.

Critical Root Zone:

This area contains the supporting root structure and (CRZ): should remain unaltered by any form of construction work, including digging, filling or chemical flow unless instructed from a consulting arborist.

Crotch:

The point formed by the junction of 2 parts of a tree, such as by a branch and stem.

Crown:

That part of the tree containing the branches and foliage.

Decurrent:

Trees that lack a central leader, the crown being made up of a number of branches.

DBH:

This is a common measure in the tree industry; it stands for Diameter at Breast Height and is 1.3 metres from ground level.

Epicormic growth:

A survival response, shoots occurring on stems, branches and on suckers from the tree base, generally a symptom of over pruning, flush cuts, topping or a stressed tree.

Phototropism:

The behaviour of a plant to grow towards the greatest source of light, often causing the tree to lean.

Flushcut:

Pruning technique where the branch is removed with the branch collar (i.e. stem tissue) contrary to the AS4373.

Girdling root:

A root that encircle the base of the trunk – impeding growth and support.

Root crown:

The point at which the trunk and roots meet.

Scaffold branch:

The major structural support branches that attach to the stem or leader.

Secondary branching:

Branch network connecting the scaffold limbs to the finer branches containing the foliage.

Tree Protection Zone (TPZ):

This area is to be maintained in accordance with the protection Specification. Limited work may take place in this area and only in conjunction with that detailed within the design requirements of a consulting Arborist.

Vascular system:

Made up of the cambium, phloem and xylem these cells provide the transport of water, minerals and production of new cells as well as support.

Reference and Standards

Reference



Australian Heritage Places Inventory
<http://www.heritage.gov.au>



South Australian Development Act 1993
<http://www.legislation.sa.gov.au>



South Australian Development Plans
<http://www.planning.sa.gov.au>



South Australian Native Vegetation Act 1991
<http://www.legislation.sa.gov.au>



Arboriculture 4th Edition
Integrated management of Landscape Trees, Shrubs, and Vines
Harris, Clark and Matheny 2004



Ornamental Flowering Trees
Raymond J Rowell
1991



What Garden Pest or Disease is That
New Holland Publishers Pty
1985



Native eucalypts of South Australia
Dean Nicolle



Melaleucas
Ivan Holliday



Encyclopedia Of Australian Plants: Volume 1 to 9
W. Rodger Elliot / David L Jones

Standards



Pruning of Amenity Trees
Australian Standards
AS4373-2007



Protection of trees on development sites
Australian Standards
AS4970-2009



Product	Register Search (CT 5261/528)
Date/Time	26/03/2021 04:42PM
Customer Reference	
Order ID	20210326009138

REAL PROPERTY ACT, 1985



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5261 Folio 528

Parent Title(s)	CT 2299/87		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	12/04/1995	Edition 2	Edition Issued 26/08/1996

Estate Type

FEE SIMPLE

Registered Proprietor

YVONNE HELEN WALTER
OF 4 CLARENCE STREET HYDE PARK SA 5061

Description of Land

ALLOTMENT 28 FILED PLAN 10797
IN THE AREA NAMED HYDE PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

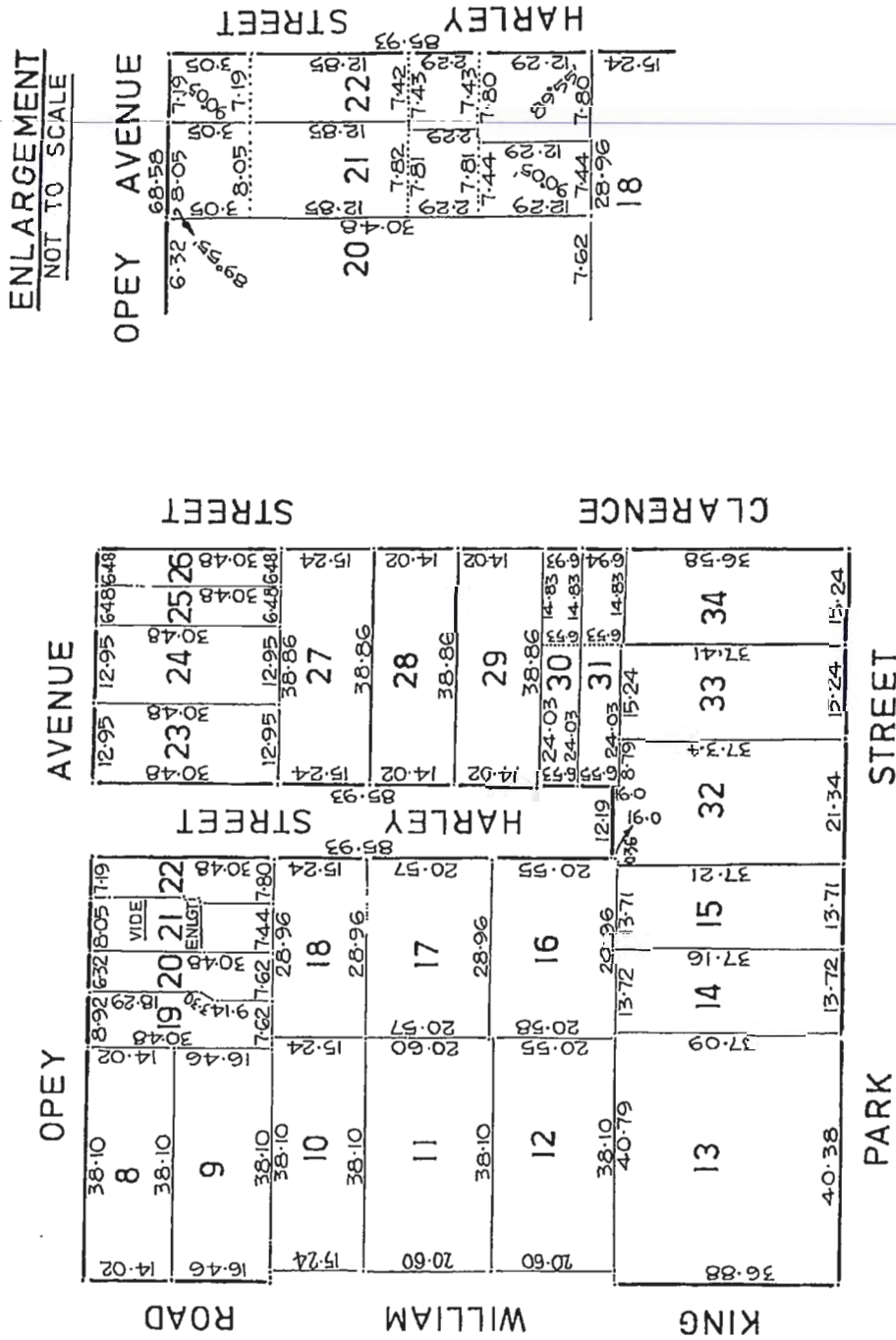
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 52614528)
26/03/2021 04:42PM
20210326009138



ATTACHMENT 6

21017966 4 Clarence Street Hyde Park Comments on Proposed Amendments

Planning Application: 21017966
Location and Proposal: 4 Clarence Street
Proposal: Demolish Existing Dwelling
Replacement Dwelling
Zone: Established Neighbourhood
Overlay: Historic Area Overlay
To: Julie Lewis and Matt King
Senior Consultant URPS
Date: 29 November 2021

Background:

The Planning and Design Statement politely sought some design changes that:

- Reduced the dominant character impact on 2 Clarence Street;
- Improved the contextual design response;
- Improved the character contribution to Clarence and Harley Streets through improved restrained, simplified and more coherent design that better acknowledges the subtle cohesive, intimate character that until now remains relatively unchanged.

I have appreciated the opportunity to meet with Clint Girardi and discuss the Representations and review the design changes prior to going to panel.

I note the amendments have now been altered to a more final version, Version F titled Full Redesign.
I have reviewed my Performance Assessment and Conclude as follows:

21017966 4 Clarence Street Hyde Park Comments on Proposed Amendments

Conclusion

I am able to support the demolition for the following reasons:

- The dwelling on the Subject Land does not conform with the values described in the Historic Area Statement.

While prepared to acknowledge and support the amended design for the replacement dwelling for the reasons provided below, the fundamental issues with height, number of levels, forward placement and site coverage remain, albeit with some reductions. I am not in a position to make the final assessment, which is the responsibility from the CAP or Council Planner.

The reasons for the improvements are:

- The amended proposal is an improved, sufficiently contextually responsive;
- It incorporates materials, detailing and elements that are more characteristic of Clarence Street;
- It is less overscale, has some of the traditional proportions, is less dominant, not as high than first submitted , but remains insufficiently setback to the building line of adjacent dwellings;
- The amended proposal better adopts the scale of the nearby cottages of Clarence Street and responds to the cohesive character;

However, the proposal appears to have been placed on to a smaller allotment and is clearly a now modified design that is suited to a larger allotment such as the Millswood examples provided.

The following amendments are appreciated:

- Deletion of gable or at least its reduction in size or symmetrical placement;
- ~~Alternative softer traditional colours;~~
- Open front fence;
- Increased set back from front boundary;

21017966 4 Clarence Street Hyde Park Comments on Proposed Amendments

- Reconsider layout of upper storey to better integrate as a single storey appearance as was achieved at 48 Park Street;
- Consider a flat roof to the upper level to reduce height and visual bulk;
- Increase wall height of Alfresco area to 3m and set back flat roof boundary by one metre;
- Alter the proposed Alfresco roof to flat in addition to the set back;
- Consider a landscape buffer between the two Alfresco Areas;
- Change roof profile to corrugated in galvanised Windspray or Basalt;
- Reconsider and rationalise roof forms generally to result in a less complex bulky appearance from Clarence and Harley Streets.

Having considered the **amended** proposal against the provisions of the Planning and Design Code, I **no longer** seek design changes but confirmation of softer wall colours to Ground Floor north and south and the Alfresco **because**:

- **The amended design has reduced** the dominant character impact on 2 Clarence Street;
- **Improved** the contextual design response;
- **Improved** the character contribution to Clarence and Harley Streets through improved restrained, simplified and more coherent design that better acknowledges the subtle cohesive, intimate character that until now remains relatively unchanged.

Please note I appreciated the opportunity to discuss potential design amendments with the designer. I trust the above reassessment and tabulated comments provides Clint and his clients the assurance that we have not undertaken this task lightly, given it due consideration within the timeframes offered by Council.

Ultimately the CAP or Council Planner will decide on the issues of overdevelopment, height, levels, front setback and site coverage. Please note that alleviating concerns that we might have does not necessarily represent or imply the views or opinions of other representors.

In discussion with [REDACTED] I note:

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

Girardi Design Amendments	Proposed Amendment	Response	Preliminary Comment on Sketch Proposal
<ul style="list-style-type: none"> • Front asymmetric gable removed; • Verandah added to entire frontage (1.3m deep) 	<ul style="list-style-type: none"> • Deletion of gable or at least its reduction in size or symmetrical placement; 	<ul style="list-style-type: none"> • Remove gable; • Provide more modest façade; • Verandah • Symmetrical frontage 	<ul style="list-style-type: none"> • satisfied
<ul style="list-style-type: none"> • Front wall/ gutter height increased to better match neighbouring dwellings • Roofing to main building form at 37.5 degrees in lieu of 40 degrees (better resemble neighbour dwellings) • Roof planes returned to side elevations to give roof depth (to match neighbour 'M' roofs) 	<ul style="list-style-type: none"> • Reduce the dominant character impact on 2 Clarence Street; • Improve the contextual design response; • Improve the character contribution to Clarence and Harley Streets through improved restrained, simplified and more coherent design that better acknowledges the subtle cohesive, intimate character that 	<ul style="list-style-type: none"> • is modern farmhouse design a good fit for Clarence Street which has solely Victorian and Turn of the Century original villas 	<ul style="list-style-type: none"> • satisfied

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

	until now remains relatively unchanged.		
<ul style="list-style-type: none"> • Front vertical picket fence added - basalt (possible stone entry piers TBC) 	<ul style="list-style-type: none"> • Open front fence; 		<ul style="list-style-type: none"> • satisfied
<ul style="list-style-type: none"> • Basalt roof in lieu of Monument • Corrugated roofing in lieu of modern flat pan roofing 	<ul style="list-style-type: none"> • Change roof profile to corrugated in galvanised Windspray or Basalt; 	<ul style="list-style-type: none"> • Shale Grey or Gull Grey roof. You mentioned that your clients want the second level to perform well thermally. The lighter the colour of the roof, the cooler the house will stay in summer. 	<ul style="list-style-type: none"> • Partially satisfied
<ul style="list-style-type: none"> • Basalt Roof; • Black windows; • Basalt Scyon • sandstone 	<ul style="list-style-type: none"> • Alternative softer traditional colours; 	<ul style="list-style-type: none"> • A light colour such as Balsa Stone or Handmade Linen for the fascias, verandah posts and infill walling, 	<ul style="list-style-type: none"> • Colours not soft and traditional • No colours or finishes have been provided for North and South side Walls at ground level.

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

		<p>to complement the sandstone used as a feature at the front of the house.</p> <ul style="list-style-type: none"> • suggest that Handmade Linen half or quarter rest of the exterior walls including those that face Harley Street. • Basalt or monument for gutters and front picket fence 	
<ul style="list-style-type: none"> • Front entry to align with main front wall façade line • House front setback increased by 350mm to 5.7m 	<ul style="list-style-type: none"> • Increased set back from front boundary; 	<ul style="list-style-type: none"> • My main concern is the appearance and “fit” of the proposed design for the Clarence Streetscape. 	<ul style="list-style-type: none"> • Front setback is less than that for 2 and 4 Clarence Street; • New building remains further forward;
<ul style="list-style-type: none"> • Overall building height (to upper level ridge) 	<ul style="list-style-type: none"> • Reconsider layout of upper storey to better integrate as a single 	<ul style="list-style-type: none"> • My understanding of the Planning and Design Code is that 	<ul style="list-style-type: none"> • Improvement noted; • Height is still exceeds maximum building height as per Unley Council Planning and

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>reduced by approx 700mm</p>	<p>storey appearance as was achieved at 48 Park Street;</p> <ul style="list-style-type: none"> Consider a flat roof to the upper level to reduce height and visual bulk; 	<p>this character area should not have 2 storey houses and should not be built above 5.7 metres</p>	<p>Design Code – should not exceed 5.7 metres.</p>
<ul style="list-style-type: none"> Alfresco moved 1000mm off of northern boundary to allow 1m planted 'buffer' between neighbouring outdoor areas. BBQ area relocated away from neighbour boundary Wall added to Alfresco for additional privacy/separation between external living spaces Flat roof (5 degree low pitch) to Alfresco and rear of dwelling to reduce overall height 	<ul style="list-style-type: none"> Increase wall height of Alfresco area to 3m and set back hipped roof off boundary by one metre; Alter the proposed Alfresco roof to flat in addition to the set back; Consider a landscape buffer between the two Alfresco Areas; the proposed landscaping and irrigation against the northern boundary, if regularly irrigated, especially by a spray system, could lead to deterioration of our 	<ul style="list-style-type: none"> This area is proposed to be built right to the Northern boundary. This also has a pitched roof (also black) which will block any view of sky or trees from my alfresco area and from inside my property, looking South. Consideration could be given to setting the roof back from the common boundary changing the roof style to a flat roof, so it is less intrusive. 	<ul style="list-style-type: none"> satisfied

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

	<p>southern walls. This could be remedied by relocating the tree planting landscaped beds from alongside the pool to the side boundary adjacent the Alfresco Area.</p>	<ul style="list-style-type: none"> • There will be a barbeque hard up against the Southern fence of our alfresco, so we may have smoke and fumes pervading our alfresco space. • My suggestion for this area would be to plant a line of mature, fast growing trees on the boundary to provide a buffer between the BBQ and our alfresco area. Screen Master or Wonder Screen, would provide an instant green screen for both parties. Replanting would fulfill to a small degree DO 1 (d) "landscaping to improve community 	
--	--	--	--

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

		health, urban heat, environmental performance and biodiversity".	
<ul style="list-style-type: none"> Overall living/ garage area reduced by 18.2m² (-8.9m² lower, -3.8m² upper, - 5.5m² garage). Verandah area and Alfresco areas increased. 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Planning and Design code states that there should not be development of the land over 50% of the total block size of 545m² 	<ul style="list-style-type: none"> Site coverage still exceeds the DTS by 6%; Increased area in north west corner is more useable; Reduction in area acknowledged; verandah acknowledged; Increase in Area of Alfresco is of less concern with the higher wall on boundary.
<ul style="list-style-type: none"> Southern side setback increased from 900mm to 1000mm 			<ul style="list-style-type: none"> Needs to be discussed with owners of number 6 Clarence Street
<ul style="list-style-type: none"> Upper level setbacks increased to be minimum 3 metres (previously 2.2m from northern boundary) 	<ul style="list-style-type: none"> Reconsider and rationalise roof forms generally to result in a less complex bulky appearance from Clarence and Harley Streets. 	<ul style="list-style-type: none"> should not have 2 storey houses and should not be built above 5.7 metres 	<ul style="list-style-type: none"> Improvement in the design is acknowledged; Maximum number of levels is one.

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<ul style="list-style-type: none"> • Upper level rear wall brought forward approx 1.4m • Upper level form simplified with modern component (parapet walls with Basalt cladding) over pool and to western façade, with remaining upper level further hidden within pitched roof section. 			
<ul style="list-style-type: none"> • Garage moved south to increase yard space for larger planting to be established 			<ul style="list-style-type: none"> • 3 trees have been removed from the back yard, and only one tree will be replanted in back yard area according to the latest sketch plans.

21017966 4 Clarence Street Hyde Park Comments on Proposed Amendments

THE PROPOSED **AMENDED** REPLACEMENT DWELLING

I have undertaken a brief revised Performance Assessment of the amended Replacement Building below by considering the Desired Outcome and Performance Outcomes for the Established Neighbourhood Zone and Historic Area Overlay and Part 4 General Design Policies. The amended design is described below. **Please note I have made amendments in red.**

DESCRIPTION

The dwelling is proposed over two main levels. The Ground Level is mainly on one level but the Garage, is lower to address the Harley Street boundary. The dwelling extends from **5700** from the front boundary to having the garage on the rear boundary. The proposal incorporates a 1300 wide Verandah.

The site plan indicates the set back of 2 and 4 Clarence Street to be approximately **6000** with open, **wider** traditional and lower verandahs forward of that. Landscape is shown to the front garden and along the north boundary.

The future pool is understood to be a separate application that will occur in advance of the dwelling construction.

The Clarence Street facing portion, that is set back from side boundaries by 1200mm is **symmetrical** in plan and includes an entrance porch, hallway and corridor, off which are Bed 1 Study and ensuite facilities to the north side and a Lounge to the south side. Immediately behind the Lounge are a powder room and staircase to the upper level.

The open plan living, dining, kitchen and laundry are within **1000** of the southern boundary, creating an area for the pool and alfresco on the north side.

The Alfresco Area is proposed to have a wall constructed on the boundary to a height of **3000**. The drawings indicate a **low pitch** roof coverage that is on the boundary.

21017966 4 Clarence Street Hyde Park Comments on Proposed Amendments

The upper level is shown as having two bedrooms and bathroom area that are accessed through a family area. The first floor plan indicates the roof forms to the ground area, which show:

- hipped roof to the front portion with return depths like its neighbours;
- flat or low pitched roofs elsewhere.

The streetscape elevation indicates the following relative heights:

	6	2	4	Comment
Ridge	106.27	106.45	106.62	Proposed ridge is slightly higher
Gutter	104.2	104.3	104.12	Proposed gutter almost matches
Floor	-	-	100.016	Relative to 2 and 6 not provided

The street facing east elevation to Clarence street indicates:

- Timber entrance door that is 2700 high with glass fanlight above to the underside of the gutter;
- **corrugated** roofing with angled gutters;
- Upper storey with **low pitch** roof;
- Upper storey walls **scyon** with windows;
- Aluminium framed windows.

The North Elevation indicates:

- The return portion **increased with corrugated**

21017966 4 Clarence Street Hyde Park Comments on Proposed Amendments

- The two storey portion (*less obvious and better integrated*)
- North facing glass at Ground Level
- A rendered wall on boundary for the Alfresco.

The form of the proposal is a *more coherent*, produce a *more reasonable* height, levels, scale and *less* bulk.

It is less obvious as a two storey residence. The two storey will be less visible to Clarence Street, Harley Street and the rear yard of 2 Clarence Street, altering the existing treed setting. *More landscape detail is required (assumed to be coming on developed plans)*

The proposed materials for the street facing element include:

- black painted steel;
- black painted steel verandah, fence and gutters
- stone in unconventional composition;
- black aluminium windows;
- *brickwork to side walls ? colour or render;*
- Scyon to upper floors.

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

REVIEW OF KEY EXISTING PROVISIONS FOR A DETACHED DWELLING

Established Neighbourhood Zone

Code	Outcome
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
<p>The proposed replacement new building incorporates a single storey front portion that has improved in design, with coherence, simplicity, proportions and composition, materials and compatible form that are considered to be more sympathetic to the predominant single storey built form character and development patterns.</p> <p>The composition of solid to void expression is more compatible. The symmetrical portion of such proportions and lesser setback is an improved form.</p>	
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.
<p>The proposal now has a front fence and the taller and solid portions of the dwelling will still be set further forward than the traditional front walls of the dwellings to each side, occurring approximately half way across each verandah. The proposed verandah is noted as having open ends.</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1 Development does not result in site coverage exceeding: Maximum site coverage is 50 per cent</p>
<p>Not fully Satisfied: the site coverage exceeds 50 percent by a significant amount. The site coverage demonstrates over development of this small allotment and results in a building that was designed for a larger allotment being squeezed in to fit, pushed forward resulting in lesser front setbacks and visual dominance</p>	
<p>PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: Maximum building height is 5.7m Maximum building height is 1 level</p>
<p>Not satisfied because the building is two levels and a greater building height than 5700. Upper level is better integrated</p> <p>The proposed building height is estimated as being over 7.1 metres. The dwelling is two levels that will be less visible from within the Overlay.</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 5.1 The building line of a building is set back from the primary street boundary:</p> <ul style="list-style-type: none"> (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building
<p>Not Satisfied: the proposed building remains set further forward than the equivalent tall portions or main building line of the adjacent dwellings.</p>	
<p>PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1 Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</p>
<p>Satisfied</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 8.1 Buildings are set back from side boundaries to provide:</p> <ol style="list-style-type: none">1. separation between buildings in a way that complements the established character of the locality2. access to natural light and ventilation for neighbours.	<p>DTS/DPF 8.1</p> <p>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</p>
<p>satisfied for the southern wall to the Living Area is set back by 1000; upper levels increased to 3000</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 9.1 Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none">(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.	<p>DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none">(a) 4m for the first building level(b) 6m for any second building level.
<p>Satisfied:</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 10.1 Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way):</p> <ul style="list-style-type: none">(a) are set back at least 0.5m behind the building line of the associated dwelling(b) are set back at least 5.5m from the boundary of the primary street(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
<p>Satisfied.</p> <p>The proposal <u>does not indicate any alterations to the existing very wide spoon drain crossover</u>. A reduction to the narrower width could potentially improve on street carparking in Harley street. This could mean moving the garage further to the south to allow an additional on street carpark and reduce the current crossover.</p> <p>Amended plans need to show the reduced cross over street tree and additional street vehicle park?</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</p>	<p>DTS/DPF 10.2 None are applicable.</p>
<p>Better satisfied due to integrated upper level design and lower profile design, the palette of materials, roof forms simplified when viewed from both Harley Street, Clarence Street and Opey Avenue.</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 11.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 10.2 None are applicable.</p> <p>(a) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:</p> <ol style="list-style-type: none">1. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and2. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>(b) have a wall height or post height not exceeding 3m above natural ground level, and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling</p> <p>(c) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(d) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.</p>
<p>Satisfied</p>	

Part 3 - Overlays

Historic Area Overlay

DO 1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.
<p>The proposal does not offer conservation, nor adaptive reuse understandably. However the amended proposed replacement dwelling better acknowledges the prevailing, coherent, subtle yet strong, intimate and simple character of Clarence Street.</p> <p>However the post 1954 replacement dwelling, as a consequence of the demolition of a symmetrical cottage, and through its own modesty allows the dwellings of 2 and 6 Clarence Street to establish a design framework, based on documentary evidence, and prominence to the street, surrounded by single front cottages to both sides.</p> <p>The reduced forward placement on the allotment, materials and colours give the proposal an improved character with the gentle, unbroken, understated and unassuming prevailing character of Clarence Street</p> <p>The proposal does have a symmetrical frontage and verandah. The proposal better acknowledges the coherent eras and forms that are part of the pattern of development as acknowledged in the Historic Area Statement.</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.</p>	<p>DTS/DPF 1.1 None are applicable.</p>
<p>The proposed replacement dwelling provides an improved form, composition, scale, bulk, materials and proportions that are not evident in Clarence Street.</p> <p>The cues adopted include a symmetrical frontage, with wide entry and hipped roof form more in keeping with the nearby intimate scale cottage forms that are closely spaced.</p> <p>The proposal better acknowledges the coherence of eras and forms that are part of the pattern of development as acknowledged in the Historic Area Statement.</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>better satisfied:</p> <p>The amended two storey building will be less visible from Clarence Street and Harley Street.</p> <p>The scale and form of the building is more in keeping with the more intimate scale, delicate detailing and simple forms of Clarence Street and the visible historic forms to the rear of the northern allotments to Park Street, Opey Avenue and Harley Street.</p>	
<p>PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>The proposal demonstrates an intent to match with building and wall heights. the overall building height is 7100 in an area where 5700 is deemed to satisfy.</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.</p>	<p>DTS/DPF 2.3 None are applicable.</p>
<p>The proposal has paid particular attention to the street facing element of Clarence Street, and the amendments propose a complementary design. There is a verandah.</p> <p>The views from Harley Street appear mitigated and incorporate a better integrated of roof forms including a two storey roof.</p>	
<p>PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.</p>	<p>DTS/DPF 2.4 None are applicable.</p>
<p>The proposal is remains set further forward than the adjacent dwellings and the prevailing front setbacks.</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 2.5 Materials are either consistent with or complement those within the historic area.</p>	<p>DTS/DPF 2.5 None are applicable.</p>
<p>The materials and colours are not consistent with or complementary to the simple traditional materials that are evident.</p> <p>The inconsistency includes:</p> <ul style="list-style-type: none"> • black painted steel; black steel posts; black fascia beam; black gutters; vertical cladding in basalt for upper storey and garage. 	
<p>PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.</p>	<p>DTS/DPF 4.1 None are applicable.</p>
<p>The rear Alfresco area is on the side boundary and constructed to the underside of the Alfresco roof: this is preferred to attenuate noise.</p>	

**21017966 4 Clarence Street Hyde Park
Comments on Proposed Amendments**

<p>PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.</p>	<p>DTS/DPF 6.1 None are applicable.</p>
<p>Not Satisfied: it is suggested that urban design improvement could occur to Harley Street to improve the carparking capacity, street trees and remove the wide crossover and spoon drain to the is allotment</p>	
<p>PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.</p>	<p>DTS/DPF 6.2 None are applicable.</p>
<p>The proposal exceeds the site coverage that is set to encourage appropriately scaled contextual development that maintains the valued settings that include cottage front gardens.</p> <p>The dwelling appears to be an imported version of other similar builds and is more appropriate for larger allotments in more recent generous allotments of suburbs like Millswood.</p>	

Part 4 - General Development Policies

Design in Urban Areas

DO 1	<p>Development is:</p> <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.
<p>The amended proposal is considered an improved contextually responsive because it is less dominant and the upper floor better integrated. The amended proposal responds better to the intimate scale of the nearby cottages,</p>	

ITEM NO:	3
DEVELOPMENT NO.:	21022942
APPLICANT:	Spiro Papaemanouil
ADDRESS:	2 BELGRAVE CT PARKSIDE SA 5063
NATURE OF DEVELOPMENT:	Construction of two double storey semi-detached dwellings
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Urban Corridor (Main Street) <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Design • Heritage Adjacency • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) • Minimum Building Height (Levels) • Maximum Building Height (Levels) • Minimum Building Height (Metres) • Minimum Primary Street Setback • Interface Height
LODGEMENT DATE:	17 Aug 2021
RELEVANT AUTHORITY:	Assessment Panel
PLANNING & DESIGN CODE VERSION:	2021.11
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes

RECOMMENDING OFFICER:	Chelsea Spangler Planning Officer
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Yes - Traffic, Assets & Arboricultural

CONTENTS:

ATTACHMENT 1: Relevant P&D Code Policies

ATTACHMENT 2: Applicant Documents

ATTACHMENT 3: Representations

ATTACHMENT 4: Response to Representations

ATTACHMENT 5: Internal Referral Advice - Traffic

DETAILED DESCRIPTION OF PROPOSAL:

The applicant seeks to construct two double storey semi-detached dwellings. Both dwellings include a balcony that will face the street, a garage and verandah attached to the rear.

BACKGROUND:

The subject site has been subject to a number of applications in recent years submitted under the *Development Act 1993*. These applications proposed development similar to the current proposal and are described as follows:

090/671/2018/C2 – *‘Construct 2 x two storey detached dwellings with garages and verandahs on common boundaries and the removal of one (1) street tree’.*

The above application was refused by CAP at its meeting held 16 April 2019. The applicant subsequently appealed the decision through the Environment, Resource and Development Court (ERDC). The applicant submitted a compromised proposal which was presented, in confidence, to CAP at its meeting held 20 August 2019. CAP resolved that the Environment Resources and Development Court be advised that they support the compromise, subject to conditions.

Prior to the compromised application being presented to CAP, one of the representors wrote to Council advising that they will be lodging an application to join the appeal. The ERDC advised of the joinder application on 22 August 2019 and a second joinder application was also subsequently received on 26 August 2019. The two joinder applications were heard by Commissioner Nolan who allowed one of the applicants to join the appeal proceedings. The appeal was adjourned to allow time for another application (090/573/2019) to be assessed and decided. The appeal was eventually withdrawn.

090/573/2019/C2 – *‘Construct two, two storey dwellings including garages and verandahs’.*

The applicant lodged this application which included proposal plans identical to those that had obtained support from CAP as part of the compromise process. The applicant had submitted this application to provide an alternative option to the adjourned appeal matter. The application was presented to the September 2019 CAP meeting where it was refused.

090/774/2019/C2 - *‘Construct 2 x two storey dwellings with associated garages and verandahs’*

This application proposed development that was identical to that which received support under appealed application 090/671/2018 and to those that were refused under application 090/573/2019. The applicant however provided additional written documentation for consideration. This application was refused by CAP on 18 February 2020, for the following reasons:

1. *The proposed development does not adequately minimise building massing at the interface of the adjacent residential zone.*
2. *The proposed garaging detracts from the associated dwellings and the prevailing built form of the locality.*
3. *The proposed development does not provide adequate Private Open Space in accordance with Council Wide Residential PDC 20.*
4. *The proposed development is at variance with the relevant Zone and Council Wide Residential PDC in that the boundary development exceeds recommended height and length.*
5. *The proposal does not provide adequate vehicle turning area to allow for the safe movement of vehicles and pedestrians.*
6. *The proposed development does not satisfy the minimum frontage width.*

Other associated applications:

090/949/2018/DIV – Land Division Consent was granted on 4 September 2019 for the creation of ‘2 Torrens Title allotments from 1 existing’. This approval has received an extension of time and is now due to lapse on 4 September 2022.

SUBJECT LAND & LOCALITY:

Site Description:

The subject site is located to the northern side of Belgrave Court, a short, dead-end street that is accessed via Unley Road to the west. The site is rectangular in shape with a frontage of 9.14 metres, a length of 30.07 metres and an overall site area of 275m².

The allotment has free and unrestricted rights over Allotment 138 on FP 14656, a small strip of land that is 1.3m wide and located along 2/3 of the eastern common boundary.

The site has historically been utilised for residential purposes with a single storey detached dwelling currently existing with a double crossover to the eastern side of the property.

The verge to the front of the property includes a street tree, light pole, a ‘no standing’ traffic sign and a variety of service pits. There is no on-street parking allowed along the northern side of Belgrave Court.

The

Location reference: 2 BELGRAVE CT PARKSIDE SA 5063

Title ref.: CT 5859/494 **Plan Parcel:** F14656 AL137 **Council:** CITY OF UNLEY



Locality

The subject site is located within the Urban Corridor (Main Street) Zone that desires a mix of land uses. This is evident within the locality with a mix of commercial uses including offices, shops, showrooms, restaurants, service industries located along Unley Road and to the western and southern side of the subject site.

The subject site abuts land within the Established Neighbourhood Zone to the east. This Zone is intended predominantly for residential land uses and the site is therefore adjacent to a variety of dwellings to the north and east. This includes detached, semi-detached and group dwellings as well as a residential flat building. It is noted that the adjacent land is also covered by the Historic Area Overlay which desires historic themes and characteristics to be reinforced through conservation and contextually responsive design. There are a number of character style dwellings within the locality, however these address Dunks Street to the north. None of the eastern adjacent dwellings are considered to be character dwellings or have been designed to be contextually responsive to the historic themes of the locality.

The heights of the buildings, including dwellings, within the locality do not exceed two storeys

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
 - New housing
 - Semi-detached dwelling: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed

- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
Semi-detached dwellings are not listed in Table 5 and are not considered to be minor development.

- **LIST OF REPRESENTATIONS**

	Name & Affected Property	Concerns & comments	Wish to be heard
1	██████████ 31 Dunks St, Parkside	<i>The construction of the 2 storey dwellings would obstruct the view of the open sky that I have enjoyed for several years in that direction from my garden. I would support 2 x single storey dwellings</i>	Yes
2	██████████ 6 Pine St, Parkside	<i>This proposal has been submitted a number of times and on each occasion, we have requested the windows overlooking the yards and private areas of the neighbouring properties be addressed. We acknowledge the east facing upper storey windows have a sill height of 1.5m however we require the windows to be frosted in order to overturn our objection.</i>	No
3	██████████ 8 Pine St, Parkside	<ol style="list-style-type: none"> 1. 3 previous applications were refused. This 4th application does not address any issues identified in the 3 previous refusals. 2. Building massing at the interface of the adjacent residential zone substantially exceeds the building envelope provided by the 30-degree plane 3. Impact of excessive massing on adjoining properties in residential zone 4. Boxing in of 8 Pine St 5. Overshadowing 6. Window placement and intrusion 7. Building length and height exceeds recommended length and height 8. Lack of sufficient private open space 9. Lack of parking and issues with safe movement of vehicles 10. Does not satisfy council-wide minimum frontage width provisions 	Yes

A full copy of each representation can be found within **Attachment 3**.

The applicant has provided a response to the representations, which can be found in **Attachment 4**. It is also noted that since the application was on notification, the proposal plans were amended to address concerns raised by the Traffic department. The following changes were made following the notification period:

- *Walls of the garages have been setback slightly and as such the length of the garage has been reduced to avoid setting the dwelling back.*
- *Turning path plans were provided from CIRQA*

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

Traffic

The current proposal has been altered from previous applications, due to a concern with the turning movements of vehicles into and out of the garages. The Traffic Officer has provided the comment based on the latest plans. A summary of these comments are as follows:

- *In accordance with the Planning & Design Code off-street car parking requirements indicate the parking generation for detached dwellings is 2 spaces. Given the applicant proposes to provide 2 off-street parking spaces for each dwelling, this is in accordance with the Planning & Design Code.**
- *The Australian Standard (AS2890.1-2004 – Section 5.4) provides internal dimensions for single vehicle garages however a two-vehicle tandem garage is not a typical design and no specific dimensions are provided in the Standards. With the proposed garage length of 10.8m, two B85 vehicles could physically be accommodated. If one B85 and one B35 vehicle were parked this would provide adequate space to walk around the front of both vehicles. This is considered acceptable, noting concerns that should the garages be used for storage then they would only accommodate one vehicle and as there is a low number of on-street parking spaces for the amount of development in the street, an increase in on-street parking would have a negative effect on other users of the street.*
- *Plans provided indicate the proposed crossover is within 0.5m of an existing light pole. This is considered acceptable in this case; however, it is recommended reducing the width of the northern section of the crossover so that at least 0.5m clearance is provided. Council will not make changes to on-street lighting to improve access to the property following construction if difficulty is experienced.*
- *Plans indicate a shared crossover with 5m width will be provided, which equates to 2.5m width for each dwelling. This is within the design standards and is considered acceptable.*
- *Manoeuvrability in and out of the garages has been checked by CIRQA using a B85 design vehicle. Manoeuvrability in or out of dwelling 2 garage is*

adequate. However, 3 movements will be required to enter the Dwelling 1 garage. The exit manoeuvre has been shown to only require 2 movements, which is considered adequate. This is mainly due to the constrained road width (6.7m) and the existing light post. This is not a major concern but the developer must accept that there will be some level of difficulty experienced, particularly for the resident of dwelling 1. Council will not make changes to on-street parking to improve access to the property following construction if difficulty is experienced.

- *Adequate sight distance to/from motorists on the frontage road is provided.*
- *Adequate sight distance to/from pedestrians on the footpath is provided.*

*It is noted that although the Traffic Officer refers to detached dwellings instead of semi-detached dwellings, the parking rate is identical for the two dwelling types.

A full copy of the response is provided in **Attachment 5**.

Assets

Council's assets officer has reviewed the proposal and advised that they are in support of the application subject to the following;

- The crossover being a minimum 1 metre away from the light pole to avoid impact on the electrical service pit unless the applicant agrees to relocate the pit or make it trafficable;
- The existing concrete driveway area would be required to return back to footpath with matching footpath pavers;
- All service pits and damages to Telstra Pit within in the existing crossover area would be required to be adjusted to match new footpath level;
- Additional kerbing that wraps around from the eastern edge of the new crossover to the eastern side property boundary shall be designed and constructed in consultation with Council.
- All works would be at the applicant's cost.

Arboricultural

The Council Arborist has previously provided the following comments under past applications:

- *I have visited the tree and site at 2 Belgrave Court, Parkside with respect to the proposed plans that require the removal of the street tree to facilitate the site's vehicle crossovers.*
- *I support the removal and replacement of the street tree providing the applicant cover the costs associated with works including but not limited to tree removal, stump removal, specimen purchase, tree replacement, site preparation, all of which totals \$2,221.85.*
- *The fee should be highlighted to the applicant prior to any development approvals to ensure it is not an unexpected and unwelcomed cost later in the development process.*

PLANNING ASSESSMENT

Consideration	Proposed	P&D Code Provision	Code Reference
Building Height (levels)	2 levels	3 levels minimum 5 levels maximum	Zone DPF 3.1, 3.2
Building Height (meters)	6.8m	11.5m minimum 18.5m maximum	Zone DPF 3.1, 3.2
Site Coverage	85%	Nil	Nil
Front Setback	0m to balcony of Dwell 1 1m to balcony of Dwell 2	0m	Zone DPF 2.6
Side Setback	0m to both side boundaries of both dwellings	0m	Zone DPF 2.8
Rear Setback	3m to verandah 4.2m to dwelling wall	3m	Zone DPF 2.9
Private Open Space	19.2m ² rear yard 5m ² balcony	24m² located behind the building line	Design DPF

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Attachment 1.

Quantitative Provisions

- Maximum Building Height (Metres) (Maximum building height is 18.5m)
- Minimum Building Height (Levels) (Minimum building height is 3 levels)
- Maximum Building Height (Levels) (Maximum building height is 5 levels)
- Minimum Building Height (Metres) (Minimum building height is 11.5m)
- Minimum Primary Street Setback (No minimum primary street setback)
- Interface Height (Development should be constructed within a building envelope provided by a 30 degree plane, measured 3m above natural ground at the boundary of an allotment)

Land Use

Performance Outcome PO1.1

A vibrant mix of land uses adding to the vitality of the area and extending activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

The applicant seeks to construct a pair of double storey semi-detached dwellings. The associated Designated Performance Feature (DPF) 1.1 envisages that any development comprises of one or more of a number of listed uses. 'Dwelling' is listed as one of those uses. Given the locality already contains a variety of land uses, the addition of dwellings will maintain the mix of land uses envisaged by PO1.1.

Furthermore, the following Performance Outcome related to residential land use is highlighted:

Performance Outcome PO1.5

Development of diverse medium density accommodation options either as part of a mixed use development or wholly residential development.

It is noted that 'medium net residential density' is defined as 35- 70 dwelling units per hectare. The proposed development has a density of 72.7 dwellings per hectare, which is marginally in excess of the medium density requirements. It is considered that the proposal is consistent with PO1.5.

Building Height

Performance Outcome PO 3.1

Building height is consistent with the form expressed in the Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer and otherwise positively responds to the local context including the site's frontage, depth, and adjacent primary corridor or street width.

Performance Outcome PO 3.2

Buildings designed to achieve optimal height and floor space yields, and maintain traditional main street form.

The proposed development has a height of 2 levels and 6.8 metres when measured from the ground level. This is well below the maximum height provisions; however, it is also below the minimum height provisions. Given the local context of the site, the height of the proposed development is considered to be acceptable as:

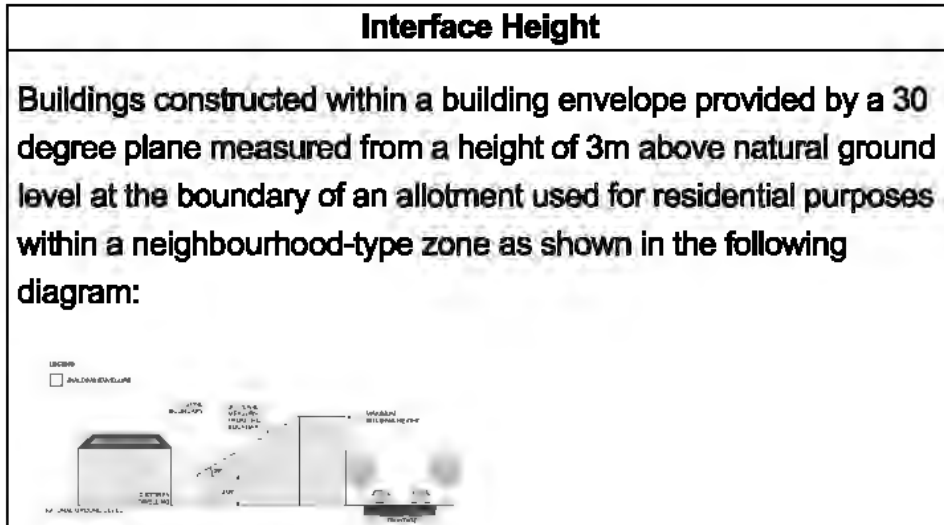
- The site does not have any frontage onto the 'main street' being Unley Road. Belgrave Court is a narrow side street that is accessed off Unley Road.
- The site abuts a residential zone along its eastern boundary and therefore interface height provisions also apply.
- There are no buildings either in the same Zone or the adjacent neighbourhood type Zone that exceed 2 levels in height. A majority of the nearby dwellings are 2 levels in height.

Interface Height

Performance Outcome PO 4.1

Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.

Designated Performance Feature DPF 4.1



As the site abuts land located in a neighbourhood-type zone, the above interface height provisions apply. In regards to DPF 4.1 it is noted that:

- The proposal plans show that Dwelling 2 does encroach into the 30 degree plane when measured from the ground level of the nearby residential allotments. The encroachment is part of the upper level of Dwelling 2.
- Given there is a strip of land located along 2/3 of the eastern side boundary, only the properties addressed as 4 & 6 Pine Street abut the subject land along its eastern boundary. The length of Dwelling 2 that is located on the boundary to these two properties is 4.72 metres. The length of the upper level and the component that encroaches into the 30 degree plane is only 1.6 metres and only impacts 6 Pine St.
- The eastern abutting strip of land is vacant and not used for any residential purposes. It does have a right of way easement over it, though the history and ownership of this strip of land is unknown (after thorough investigation). None of the adjacent allotments solely rely on this easement for access rights, nor are they intrinsically linked to this strip of land. Historically, this strip of land appears as if it was part of the same land as the subject site, 2 Belgrave Court.

Noting that DPF 4.1 is only one solution to achieve Performance Outcome 4.1, an assessment of the proposal against the Performance Outcome has considered that:

- The upper level of Dwelling 2 is setback 1m from the eastern boundary of the allotment.
- The subject eastern side boundary is actually the rear boundary for the eastern adjacent allotments (except 4 Belgrave Court). The dwellings on those allotments are well setback from the rear boundary.

- 4 Belgrave Court does not have an exclusive frontage to a public street but rather fronts onto 2 Belgrave Court. The garage of 4 Belgrave Court is also located very close to the boundary to 2 Belgrave Court.
- In instances where neighbouring allotments are perpendicular to each other, concerns often arise regarding impacts to visual amenity. Unfortunately, this is the nature of these type of allotments and is further compounded when the affected allotments are also narrow. Each of the adjacent allotments will still have access to sunlight and their northern aspects.
- The strip of land provides a gap between the subject site and most of the eastern residential properties, so there will be no boundary development to adjacent residential properties other than to part of 4 & 6 Pine Street.
- Reducing the proposed dwelling/s to a single level would result in a poor built form outcome to the street as the frontage would be dominated by the garage.
- The eastern façade of Dwelling 2 is articulated with windows along the upper level and differing materials between the ground and upper levels.

Given the above considerations, it is considered that the dwellings have been designed to mitigate impacts of massing on the adjacent residential development as much as possible. This has been weighted against the orientation of the subject site and the adjacent allotments and the context of the locality.

Design & Appearance

There are a number of provisions that relate to the design and appearance. In assessing the proposal against these provisions, it is noted that:

- Both of the dwellings have windows of habitable rooms that face the primary street
- Both dwellings have an entry door that will provide a legible entry point for visitors
- The living areas of both dwellings will have outlook towards the private open space areas
- The bin storage is located within the garage and will not be visible from public view
- A range of materials have been utilised for the front façade to create interest and to respond to local context, which is varied.

Overlooking/ Visual Privacy

The windows of the upper level facing east have a sill height of 1.7 metres. The windows of the upper level facing north (rear boundary) have a sill height of 1.5 metres. This either meets or exceeds the requirements of Design - General Development Provisions DPF 10.1 and therefore it is considered that the development has been designed to mitigate direct overlooking.

No screening has been provided to the side of the balcony of Dwelling 2 although it would direct overlook into the dwelling at 4 Belgrave Court. This screening is required and as such is a recommended condition of the Planning Consent.

Heritage Adjacency

The subject site has been identified as being within the Heritage Adjacency Overlay. The nearest Heritage Place is a Local Heritage Place addressed as 71 Unley Road. The subject site does not abut or face this property. The proposed development will have no impact upon this Local Heritage Place, or its setting.

CONCLUSION

The proposed development warrants Planning Consent as it demonstrates merit when assessed against all relevant policies.

RECOMMENDATION

Approval

It is recommended that the Council Assessment Panel resolve that:

5. 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
6. Development Application Number 21022942, by Spiro Papaemanouil is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS - Planning Consent

Condition 1

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

Condition 2

All stormwater from the building and site shall be disposed of so as not to adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

Condition 3

The construction of the crossing place(s)/alteration to existing crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant. All driveway crossing places are to be paved to match

existing footpath and not constructed from concrete unless approved by council. Refer to council web site for the City of Unley Driveway Crossover specifications.

Condition 4

Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

Condition 5

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 6

Prior to the issue of full Development Approval, a detailed landscaping plan indicating the species and location of proposed trees and shrubs on the site, shall be submitted to and approved by Council.

Once approved, the landscaping must be established prior to the occupation of the development and shall be irrigated, maintained and nurtured with any dead, diseased or dying plants being replaced within the next available growing season and to the reasonable satisfaction of the Council.

Condition 7

That a 1.7m high privacy screen be erected along the eastern side of the balcony to Dwelling 2 prior to occupation. Further details to be submitted to and approved by Council prior to the issue of full Development Approval.

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Planning Consent

Advisory Note 1

It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

Advisory Note 2

The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.

Advisory Note 3

The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations. The applicant is reminded that unless specifically stated, conditions in previous relevant development approvals remain active.

Advisory Note 4

The applicant shall contact Council's Infrastructure Section on 8372 5460 to arrange for the removal of the street tree. The work shall be carried out by Council at full cost to the applicant.

Advisory Note 5

That any necessary alterations to existing public infrastructure (stobie poles, lighting, traffic signs and the like) shall be carried out in accordance with any requirements and to the satisfaction of the relevant service providers.

It is noted that the proposed crossover is located within 0.5m of a street light. It is recommended that the width of the northern section of the crossover is reduced so that a 0.5m clearance to the street light is provided. Council will not make changes to on-street lighting to improve access to the property if difficulty is experienced.

Advisory Note 6

The applicant shall undertake their own investigations as to whether the electrical services pit can be made trafficable or requires relocation at the applicant's expense.

Advisory Note 7

The concrete driveway area shall be returned to footpath with matching footpath pavers at the applicant's expense.

Advisory Note 8

Additional kerbing that wraps around from the eastern edge of the new crossover to the eastern property boundary shall be designed and constructed in consultation with Council at the applicant's expense.

Advisory Note 9

The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

Advisory Note 10

That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the applicant.

OFFICER MAKING RECOMMENDATION

Name: Chelsea Spangler

Title: Planning Officer

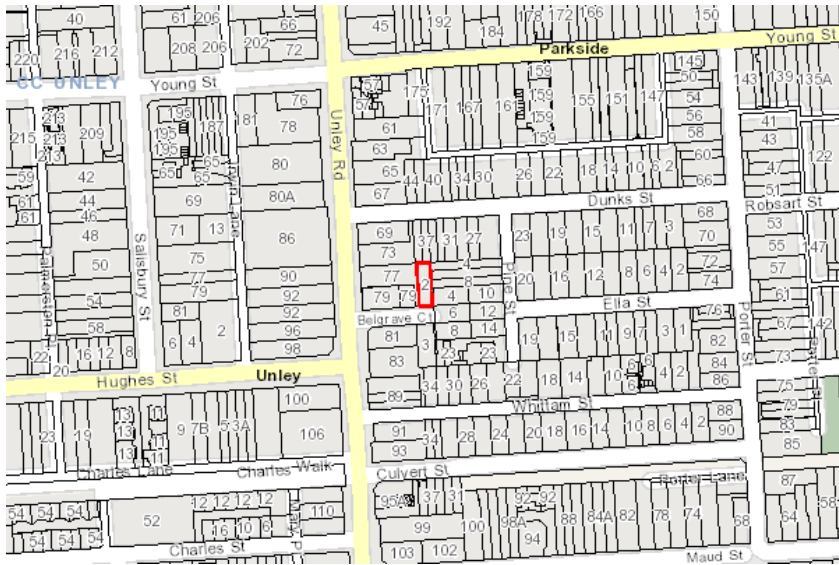
ATTACHMENT 1

2 BELGRAVE CT PARKSIDE SA 5063

Address:

Click to view a detailed interactive [SAILIS](#) in SAILIS

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



Property Zoning Details

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 18.5m*)

Minimum Building Height (Levels) (*Minimum building height is 3 levels*)

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

Minimum Building Height (Metres) (*Minimum building height is 11.5m*)

Minimum Primary Street Setback (*No minimum primary street setback*)

Interface Height (*Development should be constructed within a building envelope provided by a 30 degree plane, measured 3m above natural ground at the boundary of an allotment*)

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)

Affordable Housing

Building Near Airfields

Design

Heritage Adjacency

Noise and Air Emissions

Prescribed Wells Area

Regulated and Significant Tree

Traffic Generating Development

Zone

Urban Corridor (Main Street)

Development Pathways

- Urban Corridor (Main Street)

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Consulting room
- Internal building work
- Office
- Partial demolition of a building or structure

- Shade sail
- Shop
- Solar photovoltaic panels (roof mounted)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Consulting room
- Office
- Replacement building
- Shop

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Consulting room
- Demolition
- Dwelling
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies
 - or
 - (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.
- Licensed Premises
- Office
- Residential flat building
- Shop
- Student Accommodation
- Tourist accommodation
- Tree-damaging activity

4. Impact Assessed - Restricted

Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Urban Corridor (Main Street) Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development.
DO 2	Built form positively contributing to: <ul style="list-style-type: none"> (a) a streetscape that is visually interesting at human-scale comprising articulated buildings with a high level of fenestration and balconies oriented towards the street

- (b) a fine-grain public realm comprising buildings with active frontages that are designed to reinforce the street rhythm, that consider the facades, articulation and massing of existing buildings and any spaces between them, and provide narrow tenancy footprints at ground level.

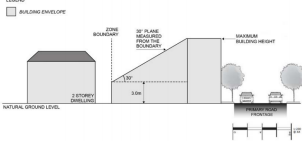
Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>A vibrant mix of land uses adding to the vitality of the area and extending activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Consulting Room (c) Dwelling (d) Hotel (e) Educational Establishment (f) Licensed Premises (g) Office (h) Pre-school (i) Residential Flat Building (j) Retirement Facility (k) Shop (l) Student Accommodation (m) Supported Accommodation (n) Tourist Accommodation
<p>PO 1.2</p> <p>Retail, office, entertainment and recreation related uses that provide a range of goods and services to the local community and the surrounding district.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Ground floor uses contribute to a safe, active and vibrant main street.</p>	<p>DTS/DPF 1.3</p> <p>Shop, office, or consulting room uses located on the ground floor level of buildings fronting the primary road corridor.</p>
<p>PO 1.4</p> <p>Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.</p>	<p>DTS/DPF 1.4</p> <p>Dwellings developed in conjunction with non-residential uses, and sited:</p> <ul style="list-style-type: none"> (a) at upper levels of buildings with non-residential uses located at ground level <p style="text-align: center;">or</p> <ul style="list-style-type: none"> (b) behind non-residential uses on the same allotment.
<p>PO 1.5</p> <p>Development of diverse medium density accommodation options either as part of a mixed use development or wholly residential</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>

development.	
<p>PO 1.6</p> <p>Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, health, community and cultural facilities, and visitor and residential accommodation.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.</p>	<p>DTS/DPF 1.7</p> <p>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:</p> <ul style="list-style-type: none"> (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses; (b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m² and has direct frontage to an arterial road, it achieves either (i) or (ii): <ul style="list-style-type: none"> (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared (e) off-street vehicular parking exists in accordance with the rate(s) 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 to the nearest whole number, except in any of the following circumstances: <ul style="list-style-type: none"> (i) the building is a local heritage place (ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made); or (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Built Form and Character	
<p>PO 2.1</p> <p>Buildings sensitively frame the main street and public spaces, provide overall visual relief from building height and mass, and maintain a human scale for pedestrians.</p>	<p>DTS/DPF 2.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m, or higher where it matches the existing street wall of adjoining buildings (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.
<p>PO 2.2</p> <p>Buildings and structures designed to complement and respond to the established fine-grained main street character by:</p> <ul style="list-style-type: none"> (a) ensuring the verandah profile and materials of construction are consistent with and positively respond to adjacent traditional main street buildings (b) complementing the traditional shop-front elements, such as narrow buildings and tenancy footprints, with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels [base stall boards] and recessed entries. 	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the main street and maximise passive surveillance.</p>	<p>DTS/DPF 2.3</p> <p>The ground floor primary frontage of buildings provides at least 60% of the street frontage as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation.</p>
<p>PO 2.4</p> <p>Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.</p>	<p>DTS/DPF 2.4</p> <p>Buildings that provide a continuity of verandahs, canopies, awnings or other pedestrian shelters to contribute to pedestrian comfort.</p>
<p>PO 2.5</p> <p>Buildings are adaptable and flexible to accommodate a range of residential and non-residential land uses on the ground floor.</p>	<p>DTS/DPF 2.5</p> <p>The ground floor of buildings contains a minimum floor to ceiling height of 3.5m.</p>
<p>PO 2.6</p> <p>Buildings sited on the primary street boundary to achieve a continuity of built form frontage to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but vibrant spaces.</p>	<p>DTS/DPF 2.6</p> <p>Buildings with a 0m setback from the primary street boundary, with the exception of minor setbacks to accommodate outdoor dining areas.</p>
<p>PO 2.7</p> <p>Buildings with no setback from the secondary street boundary to contribute to a consistent established streetscape.</p>	<p>DTS/DPF 2.7</p> <p>Buildings with a 0m setback from the secondary street boundary.</p>
<p>PO 2.8</p> <p>Buildings with no side boundaries setback to achieve a continuity of street façade to the main street.</p>	<p>DTS/DPF 2.8</p> <p>Buildings with a 0m setback from the side boundary.</p>
<p>PO 2.9</p> <p>Buildings set back from rear boundaries (other than street boundaries) to minimise negative impacts on neighbouring</p>	<p>DTS/DPF 2.9</p> <p>Buildings setback from rear boundaries as follows:</p>

<p>properties, including access to natural sunlight and ventilation.</p>	<p>(a) 5m or more where the subject land directly abuts an allotment of a different zone or (b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.</p>				
<p>PO 2.10 Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.</p>	<p>DTS/DPF 2.10 Buildings setback from the rear access way: (a) no requirement where the access way is not less than 6.5m wide or (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.</p>				
<p>Building Height</p>					
<p>PO 3.1 Building height is consistent with the form expressed in the Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer and otherwise positively responds to the local context including the site's frontage, depth, and adjacent primary corridor or street width.</p>	<p>DTS/DPF 3.1 Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s):</p> <table border="1" data-bbox="831 875 1520 1032"> <tr> <td style="text-align: center;">Maximum Building Height (Levels)</td> </tr> <tr> <td>Maximum building height is 5 levels</td> </tr> <tr> <td style="text-align: center;">Maximum Building Height (Metres)</td> </tr> <tr> <td>Maximum building height is 18.5m</td> </tr> </table> <p>In relation to DTS/DPF 3.1, in instances where:</p> <p>(a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other</p> <p>(c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>	Maximum Building Height (Levels)	Maximum building height is 5 levels	Maximum Building Height (Metres)	Maximum building height is 18.5m
Maximum Building Height (Levels)					
Maximum building height is 5 levels					
Maximum Building Height (Metres)					
Maximum building height is 18.5m					
<p>PO 3.2 Buildings designed to achieve optimal height and floor space yields, and maintain traditional main street form.</p>	<p>DTS/DPF 3.2 New development is not less that the following building height:</p> <table border="1" data-bbox="831 1697 1520 1776"> <tr> <td style="text-align: center;">Minimum Building Height (Levels)</td> </tr> <tr> <td>Minimum building height is 3 levels</td> </tr> </table> <p>In relation to DTS/DPF 3.2, in instances where:</p> <p>(a) more than one value is returned in the same field, refer to the <i>Minimum Building Height (Levels) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(b) no value is returned (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 3.2 is met.</p>	Minimum Building Height (Levels)	Minimum building height is 3 levels		
Minimum Building Height (Levels)					
Minimum building height is 3 levels					

Interface Height	
<p>PO 4.1</p> <p>Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 4.1</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;">Interface Height</p> <p>Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:</p>  </div> <p>Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:</p>
<p>PO 4.2</p> <p>Buildings on an allotment fronting a road that is not the primary corridor (ie a State maintained road) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
Significant Development Sites	
<p>PO 5.1</p> <p>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor and over 1500m² in area, which may include one or more allotments) to achieve increased development yield, provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.</p>	<p>DTS/DPF 5.1</p> <p>Development on significant development sites (a site with a frontage over 25m to a primary road corridor and over 1500m² in area, which may include one or more allotments) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:</p> <ul style="list-style-type: none"> (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area (b) includes more than 15% of dwellings as affordable housing or (c) includes at least: <ul style="list-style-type: none"> (i) three of the following: <ul style="list-style-type: none"> A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site C. active uses are located on the public street frontages of the building, with any above ground car parking located behind D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments; E. a child care centre. (ii) three of the following: <ul style="list-style-type: none"> A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;

	<ul style="list-style-type: none"> B. living landscaped vertical surfaces of at least 50m² supported by services that ensure ongoing maintenance C. passive heating and cooling design elements including solar shading integrated into the building D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings.
<p>PO 5.2</p> <p>Development on a significant development site (a site with a frontage over 25m to a primary road corridor and over 1500m² in area, which may include one or more allotments) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.</p>	<p>DTS/DPF 5.2</p> <p>Development on a significant development site (a site with a frontage over 25m to a primary road corridor and over 1500m² in area, which may include one or more allotments) that:</p> <ul style="list-style-type: none"> (a) is constructed within the zone's Interface Building Height provision as specified DTS/DPF 4.1 (b) locates non-residential activities and higher density elements towards the primary road corridor (c) locates taller building elements towards the primary road corridor.
<p>Movement, parking and access</p>	
<p>PO 6.1</p> <p>Development does not result in additional crossovers on the main street, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.</p>	<p>DTS/DPF 6.1</p> <p>Vehicular access to be provided:</p> <ul style="list-style-type: none"> (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones <p style="text-align: center;">or</p> <ul style="list-style-type: none"> (b) where it consolidates or replaces existing crossovers.
<p>PO 6.2</p> <p>Development is designed to ensure car parking is located to avoid negative impacts on the main street rhythm and activation.</p>	<p>DTS/DPF 6.2</p> <p>Vehicle parking garages located behind buildings away from the primary main street frontage.</p>
<p>Advertisements</p>	
<p>PO 7.1</p> <p>Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality (e) are sited and designed to not detract from the main street character. 	<p>DTS/DPF 7.2</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) (b) do not have a sign face that exceeds 6m² per side.

<p>PO 8.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 8.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 8.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met.
--	---

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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
<p>1. A kind of 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.</p>	<p>None specified.</p>
<p>2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) deck (d) dwelling (e) fence (f) office (g) residential flat building (h) retaining wall (i) shade sail (j) shop (k) solar photovoltaic panels (roof mounted) 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Urban Corridor (Main Street) DTS/DPF 3.1 or 2. does not satisfy Urban Corridor (Main Street) DTS/DPF 4.1 or 3. involves the construction of a building of 4 or more building levels and the site of the development is: <ul style="list-style-type: none"> (a) adjacent land to a neighbourhood-type zone and (b) adjoins an allotment containing an existing low-rise building used for residential purposes.

(l) water tank.	
4. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) replacement building (c) tree damaging activity.	None specified.
5. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.

incorporates affordable housing.	
<p>PO 1.2</p> <p>Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.</p>	<p>DTS/DPF 1.2</p> <p>Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where:</p> <ul style="list-style-type: none"> (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
<p>PO 1.3</p> <p>Affordable housing is distributed throughout the development to avoid an overconcentration.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
Built Form and Character	
<p>PO 2.1</p> <p>Affordable housing is designed to complement the design and character of residential development within the locality.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Affordable Housing Incentives	
<p>PO 3.1</p> <p>To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.</p>	<p>DTS/DPF 3.1</p> <p>The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.</p>
<p>PO 3.2</p> <p>To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.</p>	<p>DTS/DPF 3.2</p> <p>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone

	<p>(q) Waterfront Neighbourhood Zone</p> <p>and up to 30% in any other zone, except where:</p> <p>(a) the development is located within the Character Area Overlay or Historic Area Overlay or</p> <p>(b) other height incentives already apply to the development.</p>
<p>Movement and Car Parking</p>	
<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <p>(a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either:</p> <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. <p>or</p> <p>(b) 1 carpark per dwelling for any other dwelling.</p> <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</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>Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the <i>South Australian Housing Trust Regulations 2010</i>).</p>	<p>Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i>.</p>	<p>To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.</p>	<p>Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure</p>

Airport Building Heights (Regulated) Overlay**Assessment Provisions (AP)**

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

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 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	DTS/DPF 1.2 Development does not include exhaust stacks.

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
Any of the following classes of development: (a) building located in an area identified as	The airport-operator company for the relevant airport within the meaning	To provide expert assessment and direction to the relevant authority on	Development of a class to which Schedule 9 clause 3 item 1 of the Planning,

<p>'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i></p> <p>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>.</p>	<p>of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>potential impacts on the safety and operation of aviation activities.</p>	<p>Development and Infrastructure (General) Regulations 2017 applies.</p>
---	---	--	---

Building Near Airfields Overlay

Assessment Provisions (AP)

<h2 style="text-align: center;">Desired Outcome</h2>	
<p>DO 1</p>	<p>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.</p>

<h2 style="text-align: center;">Performance Outcome</h2>	<h2 style="text-align: center;">Deemed-to-Satisfy Criteria / Designated Performance Feature</h2>
<p>PO 1.1</p> <p>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
<p>PO 1.2</p> <p>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.</p>	<p>DTS/DPF 1.2</p> <p>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
<p>PO 1.3</p>	<p>DTS/DPF 1.3</p>

Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.

The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.

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
None	None	None	None

Design Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Medium to high rise buildings and state significant development demonstrate high quality design.	DTS/DPF 1.1 None are applicable.

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

<p>Except where the development comprises a variation to an application that has previously:</p> <ul style="list-style-type: none"> (a) been referred to the Government Architect or Associate Government Architect or (b) been given development authorisation under the <i>Planning, Design and Infrastructure Act 2016</i> or <i>Development Act 1993</i> <p>any of the following classes of development:</p> <ul style="list-style-type: none"> (a) development within the area of the overlay located within the Corporation of the City of Adelaide where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$10,000,000 (b) development within the area of the overlay located within the City of Port Adelaide Enfield where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$3 000 000 (c) development within all other areas of the overlay that involves the erection or construction of a building that exceeds 4 building levels. 	<p>Government Architect or Associate Government Architect</p>	<p>To provide expert design advice to the relevant authority on how the development:</p> <ul style="list-style-type: none"> (a) responds to its surrounding context and contributes to the quality and character of a place (b) contributes to inclusiveness, connectivity, and universal design of the built environment (c) enables buildings and places that are fit for purpose, adaptable and long-lasting (d) adds value by positively contributing to places and communities (e) optimises performance and public benefit (f) supports sustainable and environmentally responsible development. 	<p>Development of a class to which Schedule 9 clause 3 item 22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
--	---	--	--

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.
Land Division	

<p>PO 2.1</p> <p>Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place.</p>	<p>DTS/DPF 2.1</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>Development that may materially affect the context of a State Heritage Place.</p>	<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 adjacent 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>

Noise and Air Emissions Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Community health and amenity is protected from adverse impacts of noise and air emissions.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1	DTS/DPF 1.1

<p>Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source using measures such as:</p> <ul style="list-style-type: none"> (a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers (b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source (c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met (d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades). 	<p>Sensitive receivers satisfy all of the following:</p> <ul style="list-style-type: none"> (a) do not adjoin a: <ul style="list-style-type: none"> (i) Designated Road: Type A (ii) Designated Road Corridor: Type B (iii) Designated Road: Type R (iv) Train Corridor (v) Tram Corridor (b) adjoining development incorporating music includes noise attenuation measures to achieve a noise level in any bedroom exposed to music noise (L10) less than: <ul style="list-style-type: none"> (i) 8 dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum; and (ii) 5 dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels.
<p>PO 1.2</p> <p>Development incorporating a sensitive receiver adjoining high air pollution sources use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants.</p>	<p>DTS/DPF 1.2</p> <p>Sensitive receivers do not adjoin any of the following:</p> <ul style="list-style-type: none"> (a) Designated Road: Type A (b) Designated Road: Type B (c) Designated Road: Type R (d) Train Corridor (e) Tram Corridor.
<p>PO 1.3</p> <p>Development incorporating a sensitive receiver adjoining high noise and/or air pollution sources locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational establishments and pre-schools away from the emission source.</p>	<p>DTS/DPF 1.3</p> <p>Open space associated with a sensitive receiver is not adjoining any of the following:</p> <ul style="list-style-type: none"> (a) Designated Road: Type A (b) Designated Road: Type B (c) Designated Road: Type R (d) Train Corridor (e) Tram Corridor (f) Development incorporating music.

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
None	None	None	None

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Sustainable water use in prescribed wells areas.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.

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>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. 	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i>.</p>			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
<p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short 	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

<ul style="list-style-type: none"> (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <ul style="list-style-type: none"> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Ground work affecting trees</p>	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

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
None	None	None	None

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments

	<ul style="list-style-type: none"> (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
<p>PO 1.3</p> <p>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p>	<p>DTS/DPF 1.3</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.

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 all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more. 	<p>Commissioner of Highways.</p>	<p>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.</p>	<p>Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Part 4 - General Development Policies

Advertisements

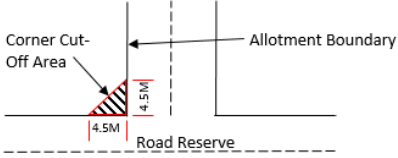
Assessment Provisions (AP)

Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m² per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height

	<p>(iii) are not attached to the roof of the building.</p> <p>(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</p> <p>(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building</p> <p>(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.</p>
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <p>(a) concealed by the associated advertisement and decorative detailing or</p> <p>(b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.</p>
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <p>(a) achieves Advertisements DTS/DPF 1.1</p> <p>(b) are integrated with a bus shelter.</p>
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>Proliferation of Advertisements</p>	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p> <p>(a) are attached to a building</p> <p>(b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached</p> <p>(c) do not result in more than one sign per occupancy that is not flush with a wall.</p>

Advertising Content	
<p>PO 3.1</p> <p>Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.</p>	<p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
Amenity Impacts	
<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p>
Safety	
<p>PO 5.1</p> <p>Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS/DPF 5.1</p> <p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>
<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	<p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram  <p>The diagram illustrates a road corner with a 4.5M Road Reserve and a 4.5M Corner Cut-Off Area. An Allotment Boundary is shown to the right of the road.</p>
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal:

	<ul style="list-style-type: none"> (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome	
DO 1	Animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Horse Keeping	
<p>PO 2.1</p> <p>Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p>	<p>DTS/DPF 2.2</p>

Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	Stables, horse shelters and associated yards are sited in accordance with all of the following: <ul style="list-style-type: none"> (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: <ul style="list-style-type: none"> (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: <ul style="list-style-type: none"> (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. 	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome	
DO 1	Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6	DTS/DPF 1.6

Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 None are applicable.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:	DTS/DPF 2.7 None are applicable.

<ul style="list-style-type: none"> (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline. 	
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>
<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>None are applicable.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <ul style="list-style-type: none"> (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal. 	<p>DTS/DPF 2.11</p> <p>None are applicable.</p>
<p>Navigation and Safety</p>	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>Environmental Management</p>	
<p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 None are applicable.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.

PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 1	Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities are designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.</p>	<p>DTS/DPF 1.1</p> <p>Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:</p> <ul style="list-style-type: none"> (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: <ul style="list-style-type: none"> a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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

Assessment Provisions (AP)

Desired Outcome

DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (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.
------	---

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (<u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u>) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as	DTS/DPF 1.5 None are applicable.

fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	
Safety	
<p>PO 2.1</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
Landscaping	
<p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
Environmental Performance	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>

	mechanical systems, such as heating and cooling.	
PO 4.3	Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design		
PO 5.1	Development is sited and designed to maintain natural hydrological systems without negatively impacting: <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. 	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems		
PO 6.1	Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that 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.
Carparking Appearance		
PO 7.1	Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	DTS/DPF 7.1 None are applicable.
PO 7.2	Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3	Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4		DTS/DPF 7.4

Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (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.
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).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5	DTS/DPF 8.5

<p>Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.</p>	<p>None are applicable.</p>
<p>Fences and Walls</p>	
<p>PO 9.1 Fences, walls and retaining walls are of 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.</p>	<p>DTS/DPF 9.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (in building 3 storeys or less)</p>	
<p>PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
<p>PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2 One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
<p>All Residential development</p>	
<p>Front elevations and passive surveillance</p>	
<p>PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1 Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from

	<p>a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m² facing the primary street.</p>
<p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
<p>Outlook and amenity</p>	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
<p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>Ancillary Development</p>	
<p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser

	<p style="text-align: center;">extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p style="padding-left: 20px;">(i) a total area as determined by the following table:</p> <table border="1" data-bbox="1007 734 1520 1263"> <thead> <tr> <th style="background-color: #1a3d54; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #1a3d54; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p style="padding-left: 20px;">(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking 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>										
<p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>										

Garage appearance	
<p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>
Dwelling additions	
<p>PO 16.1</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 16.1</p> <p>Dwelling additions:</p> <ul style="list-style-type: none"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking 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 (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land

	B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive 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.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2	DTS/DPF 19.2

<p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
<p>PO 19.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 19.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

Waste storage											
<p>PO 20.1</p> <p>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 20.1</p> <p>None are applicable.</p>										
Design of Transportable Dwellings											
<p>PO 21.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 21.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>										
Group dwelling, residential flat buildings and battle-axe development											
Amenity											
<p>PO 22.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 22.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m²</td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m²</td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m²</td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										
<p>PO 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 22.2</p> <p>None are applicable.</p>										
<p>PO 22.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 22.3</p> <p>None are applicable.</p>										
<p>PO 22.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 22.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>										
Communal Open Space											
<p>PO 23.1</p>	<p>DTS/DPF 23.1</p>										

Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street

	(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 26.5	DTS/DPF 26.5
Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.
PO 26.6	DTS/DPF 26.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1	DTS/DPF 27.1
Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	None are applicable.
Movement and Access	
PO 28.1	DTS/DPF 28.1
Development is designed to support safe and convenient access and movement for residents by providing: <ul style="list-style-type: none"> (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. 	None are applicable.
Communal Open Space	
PO 29.1	DTS/DPF 29.1
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.
PO 29.2	DTS/DPF 29.2
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
PO 29.3	DTS/DPF 29.3
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4	DTS/DPF 29.4
Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	None are applicable.
PO 29.5	DTS/DPF 29.5

Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 29.6 Communal open space is designed and sited to:	DTS/DPF 29.6 None are applicable.
(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings	
(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 28.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2	DTS/DPF 31.2

<p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 32.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
<p>Dwelling (at ground level)</p>	<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
<p>Dwelling (above ground level)</p>	<p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p>
<p>Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park</p>	<p>Total area: 16m², which may be used as second car parking space, provided on each site intended for residential occupation.</p>

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>Development is:</p> <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.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
<p>PO 1.1</p> <p>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from 	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>

adjacent sensitive land uses.	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are 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.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.

<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <p>(a) the quantity and quality of surface water and groundwater</p> <p>(b) the depth and directional flow of surface water and groundwater</p> <p>(c) the quality and function of natural springs.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <p>(a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) use an area also used as a driveway</p> <p>(c) encroach within an area used for on-site car parking or result in less on-site car parking than that 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>
Car parking appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <p>(a) limiting protrusion above finished ground level</p> <p>(b) screening through appropriate planting, fencing and mounding</p> <p>(c) limiting the width of openings and integrating them into the building structure.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature</p>

	canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (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.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.

PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located,	DTS/DPF 11.2 None are applicable.

enclosed and designed to be screened from view from the public domain, open space and dwellings.	
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7	DTS/DPF 12.7

<p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. 																						
<p>PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8 None are applicable.</p>																						
<p>Landscaping</p>																							
<p>PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p>																						
<p>PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="834 1227 1519 1765"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m²</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m²</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m²</td> </tr> </tbody> </table> <p>Tree size and site area definitions</p> <table border="1" data-bbox="834 1816 1519 2078"> <tbody> <tr> <td>Small tree</td> <td>4-6m mature height and 2-4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> <tr> <td>Large tree</td> <td>12m mature height and >8m canopy spread</td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²	Small tree	4-6m mature height and 2-4m canopy spread	Medium tree	6-12m mature height and 4-8m canopy spread	Large tree	12m mature height and >8m canopy spread
Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones																				
<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²																				
300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²																				
>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²																				
Small tree	4-6m mature height and 2-4m canopy spread																						
Medium tree	6-12m mature height and 4-8m canopy spread																						
Large tree	12m mature height and >8m canopy spread																						

	Site area	The total area for development site, not average area per dwelling
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3	None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4	Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental		
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1	None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2	None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3	None are applicable.
Car Parking		
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1	Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2	DTS/DPF 15.2	

Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	None are applicable.
Overlooking/Visual Privacy	
<p>PO 16.1</p> <p>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:</p> <ul style="list-style-type: none"> (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. 	<p>DTS/DPF 16.1</p> <p>None are applicable.</p>
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
<p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 18.2</p> <p>None are applicable.</p>
Ancillary Development	
<p>PO 19.1</p> <p>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.</p>	<p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is

situated:

- (i) in front of any part of the building line of the dwelling to which it is ancillary
or
 - (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (d) in the case of a garage or carport, the garage or carport:
- (i) is set back at least 5.5m from the boundary of the primary street
 - (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
 - A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
 - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
- (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
and
 - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure
- (h) have a wall height or post height not exceeding 3m above natural ground level
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour
- (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
- (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site
<150	10%
150-200	15%

	<table border="1" data-bbox="1008 107 1519 253"> <tr> <td data-bbox="1008 107 1337 163">201-450</td> <td data-bbox="1337 107 1519 163">20%</td> </tr> <tr> <td data-bbox="1008 163 1337 253">>450</td> <td data-bbox="1337 163 1519 253">25%</td> </tr> </table> <p data-bbox="943 286 1485 349">(ii) the amount of existing soft landscaping prior to the development occurring.</p>	201-450	20%	>450	25%
201-450	20%				
>450	25%				
<p data-bbox="124 427 197 450">PO 19.2</p> <p data-bbox="124 477 798 573">Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p data-bbox="831 427 954 450">DTS/DPF 19.2</p> <p data-bbox="831 477 1334 499">Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li data-bbox="855 539 1509 600">(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space <li data-bbox="855 607 1509 725">(b) less on-site car parking 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 data-bbox="124 775 197 797">PO 19.3</p> <p data-bbox="124 824 782 954">Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p data-bbox="831 775 954 797">DTS/DPF 19.3</p> <p data-bbox="831 824 1501 884">The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> <li data-bbox="855 925 1477 1043">(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or <li data-bbox="855 1050 1453 1111">(b) located at least 12m from the nearest habitable room located on an adjoining allotment. 				
Residential Development - Low Rise					
External appearance					
<p data-bbox="124 1261 197 1283">PO 20.1</p> <p data-bbox="124 1310 727 1370">Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p data-bbox="831 1261 954 1283">DTS/DPF 20.1</p> <p data-bbox="831 1310 1214 1332">Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li data-bbox="855 1373 1509 1433">(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling <li data-bbox="855 1440 1445 1500">(b) are set back at least 5.5m from the boundary of the primary street <li data-bbox="855 1507 1469 1541">(c) have a garage door / opening width not exceeding 7m <li data-bbox="855 1547 1509 1666">(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. 				
<p data-bbox="124 1715 197 1738">PO 20.2</p> <p data-bbox="124 1765 807 1861">Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p data-bbox="831 1715 954 1738">DTS/DPF 20.2</p> <p data-bbox="831 1765 1501 1928">Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> <li data-bbox="855 1968 1453 2029">(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line <li data-bbox="855 2036 1485 2096">(b) a porch or portico projects at least 1m from the building wall <li data-bbox="855 2103 1326 2136">(c) a balcony projects from the building wall 				

	<ul style="list-style-type: none"> (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
--	--

<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>
---	--

Private Open Space

<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
---	--

<p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p>
---	---

Landscaping

<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #0056b3; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										

Car parking, access and manoeuvrability

<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads

	(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1	DTS/DPF 26.1

<p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>Buildings:</p> <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
<p>PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
<p>Private Open Space</p>	
<p>PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>Residential amenity in multi-level buildings</p>	
<p>PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.</p>	<p>DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.</p>
<p>PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. 	<p>DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
<p>PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p>
<p>PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable</p>	<p>DTS/DPF 28.5 Light wells:</p>

<p>living amenity is provided.</p>	<ul style="list-style-type: none"> (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms. 				
<p>PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6 None are applicable.</p>				
<p>PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7 None are applicable.</p>				
<p>Dwelling Configuration</p>					
<p>PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. 				
<p>PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2 None are applicable.</p>				
<p>Common Areas</p>					
<p>PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1 Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. 				
<p>Group Dwellings, Residential Flat Buildings and Battle axe Development</p>					
<p>Amenity</p>					
<p>PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">Number of bedrooms</th> <th style="width: 50%; text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area		
Number of bedrooms	Minimum internal floor area				

	<table border="1"> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </table>	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Studio	35m ²								
1 bedroom	50m ²								
2 bedroom	65m ²								
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom								
<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>								
<p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>								
<p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 31.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>								
Communal Open Space									
<p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>								
<p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>								
<p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 32.3</p> <p>None are applicable.</p>								
<p>PO 32.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 32.4</p> <p>None are applicable.</p>								
<p>PO 32.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	<p>DTS/DPF 32.5</p> <p>None are applicable.</p>								

Car parking, access and manoeuvrability

<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 33.5</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Soft landscaping	
<p>PO 34.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 34.1</p> <p>Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>
<p>PO 34.2</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 34.2</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) are constructed of a minimum of 50% permeable or porous material

	(b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 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.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	

Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: <ul style="list-style-type: none"> (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. 	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise 	DTS/DPF 39.6 None are applicable.

<p>overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p>	
<p>Site Facilities / Waste Storage</p>	
<p>PO 40.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.</p>	<p>DTS/DPF 40.1</p> <p>None are applicable.</p>
<p>PO 40.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 40.2</p> <p>None are applicable.</p>
<p>PO 40.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 40.3</p> <p>None are applicable.</p>
<p>PO 40.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.</p>	<p>DTS/DPF 40.4</p> <p>None are applicable.</p>
<p>PO 40.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 40.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 40.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 40.6</p> <p>None are applicable.</p>
<p>PO 40.7</p> <p>Services, including gas and water meters, are conveniently located and screened from public view.</p>	<p>DTS/DPF 40.7</p> <p>None are applicable.</p>
<p>Student Accommodation</p>	
<p>PO 41.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 41.1</p> <p>Student accommodation provides:</p> <ul style="list-style-type: none"> (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with

	<p>Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas</p> <p>(v) bicycle parking at the rate of one space for every 2 students.</p>
<p>PO 41.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p>	<p>DTS/DPF 41.2</p> <p>None are applicable.</p>
All non-residential development	
Water Sensitive Design	
<p>PO 42.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
<p>PO 42.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 43.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>

Laneway Development	
Infrastructure and Access	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. 	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m ² / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

Desired Outcome

DO 1	Commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.
------	--

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to	DTS/DPF 2.2 Commercial forestry plantations:

<p>minimise the impact of commercial forestry plantations on surface water resources.</p>	<ul style="list-style-type: none"> (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). 															
<p>Fire Management</p>																
<p>PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.</p>	<p>DTS/DPF 3.1 Commercial forestry plantations provide:</p> <ul style="list-style-type: none"> (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 															
<p>PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.</p>	<p>DTS/DPF 3.2 Commercial forestry plantation fire management access tracks:</p> <ul style="list-style-type: none"> (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. 															
<p>Power-line Clearances</p>																
<p>PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:</p> <table border="1" data-bbox="831 1559 1517 2121"> <thead> <tr> <th data-bbox="831 1559 1102 1749">Voltage of transmission line</th> <th data-bbox="1102 1559 1230 1749">Tower or Pole</th> <th data-bbox="1230 1559 1517 1749">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1749 1102 1839">500 kV</td> <td data-bbox="1102 1749 1230 1839">Tower</td> <td data-bbox="1230 1749 1517 1839">38m</td> </tr> <tr> <td data-bbox="831 1839 1102 1928">275 kV</td> <td data-bbox="1102 1839 1230 1928">Tower</td> <td data-bbox="1230 1839 1517 1928">25m</td> </tr> <tr> <td data-bbox="831 1928 1102 2018">132 kV</td> <td data-bbox="1102 1928 1230 2018">Tower</td> <td data-bbox="1230 1928 1517 2018">30m</td> </tr> <tr> <td data-bbox="831 2018 1102 2121">132 kV</td> <td data-bbox="1102 2018 1230 2121">Pole</td> <td data-bbox="1230 2018 1517 2121">20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m
Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines														
500 kV	Tower	38m														
275 kV	Tower	25m														
132 kV	Tower	30m														
132 kV	Pole	20m														

	66 kV	Pole	20m
	Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

Desired Outcome	
DO 1	Renewed residential environments replace older social housing and provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.

Primary Street Setback	
<p>PO 3.1</p> <p>Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.</p>	<p>DTS/DPF 3.1</p> <p>Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.</p>
Secondary Street Setback	
<p>PO 4.1</p> <p>Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.</p>	<p>DTS/DPF 4.1</p> <p>Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.</p>
Boundary Walls	
<p>PO 5.1</p> <p>Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.</p>	<p>DTS/DPF 5.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: <ul style="list-style-type: none"> (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p>
Side Boundary Setback	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Boundary Setback	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours 	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.

<p>(c) private open space (d) space for landscaping and vegetation.</p>	
Buildings elevation design	
<p>PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
<p>PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2 Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street
<p>PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3 None are applicable.</p>
<p>PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4 None are applicable.</p>
<p>PO 8.5 Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 	<p>DTS/DPF 8.5 None are applicable.</p>
Outlook and amenity	
<p>PO 9.1 Living rooms have an external outlook to provide a high standard of</p>	<p>DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external</p>

amenity for occupants.	outlook towards the street frontage or private open space.															
<p>PO 9.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>															
Private Open Space																
<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="831 568 1520 1527"> <thead> <tr> <th data-bbox="831 568 1037 719">Dwelling Type</th> <th data-bbox="1037 568 1262 719">Dwelling / Site Configuration</th> <th data-bbox="1262 568 1520 719">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 719 1037 1041">Dwelling (at ground level)</td> <td data-bbox="1037 719 1262 1041"></td> <td data-bbox="1262 719 1520 1041"> Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m </td> </tr> <tr> <td data-bbox="831 1041 1037 1527" rowspan="4">Dwelling (above ground level)</td> <td data-bbox="1037 1041 1262 1160">Studio</td> <td data-bbox="1262 1041 1520 1160">4m² / minimum dimension 1.8m</td> </tr> <tr> <td data-bbox="1037 1160 1262 1279">One bedroom dwelling</td> <td data-bbox="1262 1160 1520 1279">8m² / minimum dimension 2.1m</td> </tr> <tr> <td data-bbox="1037 1279 1262 1397">Two bedroom dwelling</td> <td data-bbox="1262 1279 1520 1397">11m² / minimum dimension 2.4m</td> </tr> <tr> <td data-bbox="1037 1397 1262 1527">Three + bedroom dwelling</td> <td data-bbox="1262 1397 1520 1527">15 m² / minimum dimension 2.6m</td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m	Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m	One bedroom dwelling	8m ² / minimum dimension 2.1m	Two bedroom dwelling	11m ² / minimum dimension 2.4m	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
Dwelling Type	Dwelling / Site Configuration	Minimum Rate														
Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m														
Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m														
	One bedroom dwelling	8m ² / minimum dimension 2.1m														
	Two bedroom dwelling	11m ² / minimum dimension 2.4m														
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m														
<p>PO 10.2</p> <p>Private open space positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 10.2</p> <p>At least 50% of the required area of private open space is accessible from a habitable room.</p>															
<p>PO 10.3</p> <p>Private open space is positioned and designed to:</p> <ul style="list-style-type: none"> (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space. 	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>															
Visual privacy																
<p>PO 11.1</p> <p>Development mitigates direct overlooking from upper level windows</p>	<p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with</p>															

<p>to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>another residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor. 										
<p>PO 11.2</p> <p>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 11.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases 										
<p>Landscaping</p>											
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="831 1429 1520 1688"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) at least 30% of land between the road boundary and the building line. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
<200	15%										
200-450	20%										
>450	25%										
<p>Water Sensitive Design</p>											
<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded 	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>										

<p>(c) manage runoff quality to maintain, as close as practical, pre-development conditions.</p>	
<p>Car Parking</p>	
<p>PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.</p>
<p>PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.</p>
<p>PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</p>
<p>PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.</p>
<p>Overshadowing</p>	
<p>PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<p>DTS/DPF 15.1 None are applicable.</p>
<p>Waste</p>	
<p>PO 16.1 Provision is made for the convenient storage of waste bins in a</p>	<p>DTS/DPF 16.1 A waste bin storage area is provided behind the primary building</p>

<p>location screened from public view.</p>	<p>line that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
<p>PO 16.2</p> <p>Residential flat buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. 	<p>DTS/DPF 16.2</p> <p>None are applicable.</p>
<p>Vehicle Access</p>	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space)

	<p>and the road boundary.</p> <p>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.</p>
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
<p>PO 17.5</p> <p>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ol style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>PO 17.6</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 17.6</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre</p>
<p>PO 17.7</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 17.7</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Storage	
<p>PO 18.1</p> <p>Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1</p> <p>Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ol style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
Earthworks	
<p>PO 19.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p>

<p>natural topography.</p>	<ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
<p>Service connections and infrastructure</p>	
<p>PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1 The site and building:</p> <ul style="list-style-type: none"> (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.
<p>Site contamination</p>	
<p>PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) <u>a site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that <ul style="list-style-type: none"> A. <u>site contamination</u> does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) <p style="text-align: center;">and</p> <ul style="list-style-type: none"> (ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of

the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: <ul style="list-style-type: none"> (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. 	DTS/DPF 2.1 None are applicable.
PO 2.2	DTS/DPF 2.2

Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-	DTS/DPF 5.1 None are applicable.

residential development, where practicable.	
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
Telecommunication Facilities	
<p>PO 6.1</p> <p>The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <ul style="list-style-type: none"> (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. 	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
Renewable Energy Facilities	
<p>PO 7.1</p> <p>Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

Renewable Energy Facilities (Wind Farm)	
<p>PO 8.1</p> <p>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1</p> <p>Wind turbine generators are:</p> <ul style="list-style-type: none"> (a) set back at least 2000m from the base of a turbine to any of the following zones: <ul style="list-style-type: none"> (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <ul style="list-style-type: none"> (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <ul style="list-style-type: none"> (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. 	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Renewable Energy Facilities (Solar Power)	
<p>PO 9.1</p> <p>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <ul style="list-style-type: none"> (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or 	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>

<p>perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p>																																				
<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="735 450 1520 1346"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th> </tr> </thead> <tbody> <tr> <td>50MW></td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW<50MW</td> <td>16ha-<80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW<10MW</td> <td>8ha to <16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW<5MW</td> <td>1.6ha to <8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> <tr> <td>100kW<1MW</td> <td>0.5ha<1.6ha</td> <td>10m</td> <td>500m</td> <td>100m</td> </tr> <tr> <td><100kW</td> <td><0.5ha</td> <td>5m</td> <td>500m</td> <td>25m</td> </tr> </tbody> </table> <p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹	50MW>	80ha+	30m	500m	2km	10MW<50MW	16ha-<80ha	25m	500m	1.5km	5MW<10MW	8ha to <16ha	20m	500m	1km	1MW<5MW	1.6ha to <8ha	15m	500m	500m	100kW<1MW	0.5ha<1.6ha	10m	500m	100m	<100kW	<0.5ha	5m	500m	25m
Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹																																
50MW>	80ha+	30m	500m	2km																																
10MW<50MW	16ha-<80ha	25m	500m	1.5km																																
5MW<10MW	8ha to <16ha	20m	500m	1km																																
1MW<5MW	1.6ha to <8ha	15m	500m	500m																																
100kW<1MW	0.5ha<1.6ha	10m	500m	100m																																
<100kW	<0.5ha	5m	500m	25m																																
<p>PO 9.4</p> <p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>																																			
<p>Hydropower / Pumped Hydropower Facilities</p>																																				
<p>PO 10.1</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>																																			
<p>PO 10.2</p> <p>Hydropower / pumped hydropower facility storage is</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>																																			

<p>designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p>	
<p>PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.</p>	<p>DTS/DPF 10.3 None are applicable.</p>
<p>Water Supply</p>	
<p>PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.</p>
<p>PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
<p>Wastewater Services</p>	
<p>PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	<p>DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
<p>PO 12.2 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 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>

Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air	DTS/DPF 1.3 None are applicable.

emissions.	
<p>PO 1.4</p> <p>Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.</p>	<p>DTS/DPF 1.4</p> <p>Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.</p>
<p>PO 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.</p>	<p>DTS/DPF 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.</p>
Waste	
<p>PO 2.1</p> <p>Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:</p> <ul style="list-style-type: none"> (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Soil and Water Protection	
<p>PO 3.1</p> <p>To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from:</p> <ul style="list-style-type: none"> (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies. 	<p>DTS/DPF 3.1</p> <p>Intensive animal husbandry operations are set back:</p> <ul style="list-style-type: none"> (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <ul style="list-style-type: none"> (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. 	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
General Land Use Compatibility									
<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>								
<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>								
Hours of Operation									
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. 	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" data-bbox="831 1126 1485 1989"> <thead> <tr> <th data-bbox="831 1126 1098 1216">Class of Development</th> <th data-bbox="1098 1126 1485 1216">Hours of operation</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1216 1098 1361">Consulting room</td> <td data-bbox="1098 1216 1485 1361">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="831 1361 1098 1507">Office</td> <td data-bbox="1098 1361 1485 1507">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="831 1507 1098 1989"> Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone </td> <td data-bbox="1098 1507 1485 1989">7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation								
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone 	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								
Overshadowing									
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential</p>								

<p>land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>Activities Generating Noise or Vibration</p>	
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <p>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>

<p>sensitive receivers</p> <p>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</p> <p>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</p> <p>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</p>					
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <p>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>				
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 1391 1485 1675"> <thead> <tr> <th data-bbox="831 1391 1098 1480">Assessment location</th> <th data-bbox="1098 1391 1485 1480">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1480 1098 1675">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1098 1480 1485 1675">Less than 8dB above the level of background noise (L_{90,15min}) in any octave band of the sound spectrum (LOCT_{10,15} < LOCT_{90,15} + 8dB)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT _{10,15} < LOCT _{90,15} + 8dB)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT _{10,15} < LOCT _{90,15} + 8dB)				
Air Quality					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				

<p>cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 	
Light Spill	
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
Solar Reflectivity / Glare	
<p>PO 7.1</p> <p>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Electrical Interference	
<p>PO 8.1</p> <p>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.</p>	<p>DTS/DPF 8.1</p> <p>The building or structure:</p> <ul style="list-style-type: none"> (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
<p>PO 9.1</p> <p>Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Sensitive receivers are located and designed to mitigate potential</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers are located at least 200m from the boundary of</p>

<p>impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.</p>	<p>a site used for land-based aquaculture and associated components in other ownership.</p>
<p>PO 9.4</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p>PO 9.5</p> <p>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.5</p> <p>Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:</p> <ul style="list-style-type: none"> (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
<p>PO 9.6</p> <p>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.</p>	<p>DTS/DPF 9.6</p> <p>None are applicable.</p>
<p>PO 9.7</p> <p>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.</p>	<p>DTS/DPF 9.7</p> <p>None are applicable.</p>
<p>Interface with Mines and Quarries (Rural and Remote Areas)</p>	
<p>PO 10.1</p> <p>Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.</p>	<p>DTS/DPF 10.1</p> <p>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

Land Division

Assessment Provisions (AP)**Desired Outcome**

DO 1	<p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.
------	--

Performance Outcome**Deemed-to-Satisfy Criteria / Designated Performance Feature**

All land division

Allotment configuration

PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.

PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to	DTS/DPF 3.7 None are applicable.

and from individual allotments and sites.	
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape	DTS/DPF 4.6 None are applicable.

feature.	
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway 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.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).

Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Land division creating 20 or more allotments 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.	DTS/DPF 10.3 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome

DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.
------	---

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: <ul style="list-style-type: none"> (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)**Desired Outcome**

DO 1	Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.
------	--

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.

Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.

PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome	
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.

<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <p>(a) that support the needs of local residents and workers, particularly in underserved locations</p> <p>(b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
--	--

Resource Extraction

Assessment Provisions (AP)

Desired Outcome	
DO 1	Resource extraction activities are developed in a manner that minimises human and environmental impacts.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Resource extraction activities avoid damage to cultural sites or artefacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Water Quality	
<p>PO 2.1</p> <p>Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Separation Treatments, Buffers and Landscaping	
<p>PO 3.1</p> <p>Resource extraction activities minimise adverse impacts upon</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>

sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) <p style="text-align: right;">and</p>

	(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).
--	---

Tourism Development

Assessment Provisions (AP)

Desired Outcome	
DO 1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3	DTS/DPF 2.3

Communal open space and centrally located recreation facilities are provided for guests and visitors.	12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. 	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)**Desired Outcome**

DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
------	--

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.

Vehicle Access	
<p>PO 3.1</p> <p>Safe and convenient access minimises impact or interruption on the operation of public roads.</p>	<p>DTS/DPF 3.1</p> <p>The access is:</p> <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
<p>PO 3.2</p> <p>Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Access points are sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 3.6</p> <p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>DTS/DPF 3.6</p> <p>Driveways and access points:</p> <ul style="list-style-type: none"> (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.

<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <ul style="list-style-type: none"> (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>Vehicle Parking Rates</p>	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
<p>Vehicle Parking Areas</p>	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>

PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3	DTS/DPF 9.3


<p>Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.</p>	<p>None are applicable.</p>
<p>Corner Cut-Offs</p>	
<p>PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p>

primary street	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.

Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m ² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.

Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	<p>6.5 spaces per 100m² of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m² of total floor area for all other Indoor recreation facilities.</p>
Industry/Employment Uses	
Fuel depot	<p>1.5 spaces per 100m² total floor area</p> <p>1 spaces per 100m² of outdoor area used for fuel depot activity purposes.</p>
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area

1 space per 100m² of outdoor area used for display purposes.

Warehouse

0.5 spaces per 100m² total floor area.

Other Uses

Funeral Parlour

1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.

Radio or Television Station

5 spaces per 100m² of total building floor area.

Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		

Development generally

All classes of development

No minimum.

No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:

1 space for each dwelling with a total floor area less than 75 square metres

2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres

3 spaces for each dwelling with a total floor area greater than 150 square metres.

Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.

Capital City Zone

City Main Street Zone

City Riverbank Zone

Adelaide Park Lands Zone

Business Neighbourhood Zone (within the City of Adelaide)

The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone

Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per	None specified.	City Living Zone

dwelling	Urban Activity Centre Zone
1 bedroom dwelling - 0.75 spaces per dwelling	Urban Corridor (Boulevard) Zone
2 bedroom dwelling - 1 space per dwelling	Urban Corridor (Business) Zone
3 or more bedroom dwelling - 1.25 spaces per dwelling	Urban Corridor (Living) Zone
0.25 spaces per dwelling for visitor parking.	Urban Corridor (Main Street) Zone
	Urban Neighbourhood Zone

Table 2 - Criteria:

The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(b) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(c) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <p>(i) City of Burnside</p> <p>(ii) City of Marion</p> <p>(iii) City of Mitcham</p> <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street) Zone</p> <p>(g) Urban Neighbourhood Zone</p>

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Table 3 - Off-Street Bicycle Parking Requirements

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

Class of Development	Bicycle Parking Rate
	<p>Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.</p>

Consulting Room

1 space per 20 employees plus 1 space per 20 consulting rooms for customers.

Educational establishment	<p>For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.</p> <p>For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.</p>
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

Schedule to Table 3

Designated Area	Relevant part of the State
	The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide
Strategic Innovation Zone	

Suburban Activity Centre Zone

Suburban Business Zone

Suburban Main Street Zone

Urban Activity Centre Zone

Urban Corridor (Boulevard) Zone

Urban Corridor (Business) Zone

Urban Corridor (Living) Zone

Urban Corridor (Main Street) Zone

Urban Neighbourhood Zone

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 1	Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: <ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations 	DTS/DPF 2.1 None are applicable.

<p>areas and potentially contaminated areas</p> <p>(c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.</p>	
<p>PO 2.2</p> <p>Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.</p>	<p>DTS/DPF 2.2</p> <p>Wastewater lagoons are set back 50m or more from watercourse banks.</p>
<p>PO 2.3</p> <p>Wastewater lagoons are designed and sited to:</p> <p>(a) avoid intersecting underground waters;</p> <p>(b) avoid inundation by flood waters;</p> <p>(c) ensure lagoon contents do not overflow;</p> <p>(d) include a liner designed to prevent leakage.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.</p>	<p>DTS/DPF 2.4</p> <p>Waste operations areas are set back 100m or more from watercourse banks.</p>
<p>Amenity</p>	
<p>PO 3.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Access routes to waste treatment and management facilities via residential streets is avoided.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Litter control measures minimise the incidence of windblown litter.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>Access</p>	
<p>PO 4.1</p> <p>Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Suitable access for emergency vehicles is provided to and within waste treatment or management sites.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>Fencing and Security</p>	
<p>PO 5.1</p> <p>Security fencing provided around waste treatment and management</p>	<p>DTS/DPF 5.1</p> <p>Chain wire mesh or pre-coated painted metal fencing 2m or more</p>

facilities prevents unauthorised access to operations and potential hazard to the public.	in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

--	--

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome	
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

No criteria applies to this land use. Please check the definition of the land use for further detail.

ATTACHMENT 2

Proposed Subdivision & Residential Development

2 Belgrave Court, Parkside, SA 5061

PLANNING CONSENT ISSUE

ARCHITECTURAL DRAWING SCHEDULE

PD01	OVERALL SITE PLAN
PD02	EXISTING / DEMOLITION PLAN
PD03	PROPOSED GROUND FLOOR PLAN
PD04	PROPOSED FIRST FLOOR PLAN
PD05	PROPOSED ELEVATIONS 1
PD06	PROPOSED ELEVATIONS 2



ASPEX BUILDING DESIGNERS Pty Ltd
Suite 5, 83 Fullarton Road, Kent Town SA 5067
08 8130 3700

admin@aspexdesigners.com.au
www.aspexdesigners.com.au

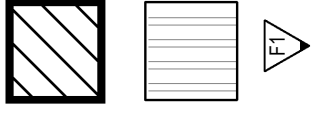
ABN 73 090 085 037

project no
PAP 3508

issue date
AUG 2018

568

LEGEND



IMPORTANT NOTES:
 STORM WATER ASSOCIATED WITH PROPOSED RESIDENCES TO DISCHARGE INTO EXISTING STORM WATER SYSTEM. STORM WATER WILL BE DISCHARGED INTO STREET WATER TABLE.

BRUSH FENCE NOTE:
 THERE ARE NO EXISTING OR PROPOSED BRUSH FENCES ON THE SITE WITHIN 3m OF PROPOSED DWELLING

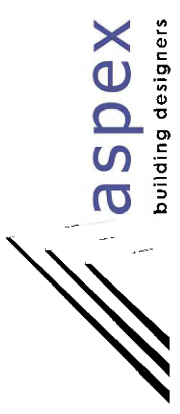
RWT
 1.0KL RAINWATER TANK TO MANUFACTURERS DETAILS PLUMBED INTO RESIDENCE WC OR LAUNDRY AS PER AS.3500

ENSURE FINISHED FLOOR LEVEL OF GROUND FLOOR SLAB IS A MIN. OF 300mm ABOVE THE EXISTING TOP OF KERB LEVEL

AREAS (m ²)	RES. 1	RES. 2
GROUND FLOOR LIVING	72.9	72.9
GARAGE	35.6	35.6
FIRST FLOOR LIVING	93.6	70.4
BALCONY	5.0	5.0
TOTAL FOOTPRINT	108.5	108.5
TOTAL	207.1	184.0
SITE	137.41	137.41
SITE COVERAGE	79.0%	79.0%
PRIVATE OPEN SPACE	19.2	+5.0
TOTAL P.O.S	24.2	24.2

Boundary information on this drawing has been provided via a detailed survey only. Prior to any building work commencing, it is the builder's responsibility to arrange a Boundary Identification survey to confirm all dimensions and set outs.

rev	details	date
C	ISSUE FOR PLANNING CONSENT	GZ 21/11/15
B	ISSUE FOR PLANNING CONSENT	GZ 21/06/01
A	ISSUE PRELIMINARY	GZ 21/05/14



ASPEX BUILDING DESIGNERS Pty Ltd
 Suite 5, 83 Fullarton Road, Kent Town SA 5067
 08 8130 3700
 admin@aspexdesigners.com.au
 www.aspexdesigners.com.au

ABN 73 090 085 037

© ASPEX BUILDING DESIGNERS Pty Ltd
 Verifying all dimensions & setouts is the responsibility of the contractors. This drawing should not be scaled. Discrepancies should be reported immediately to the designer. This drawing shall be read in-conjunction with all other drawings, documents and specifications.

PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT

address
 2 BELGRAVE COURT
 Parkside, SA

client
 Spiro Papaemanouli

sheet size
 A3

scale
 1:200

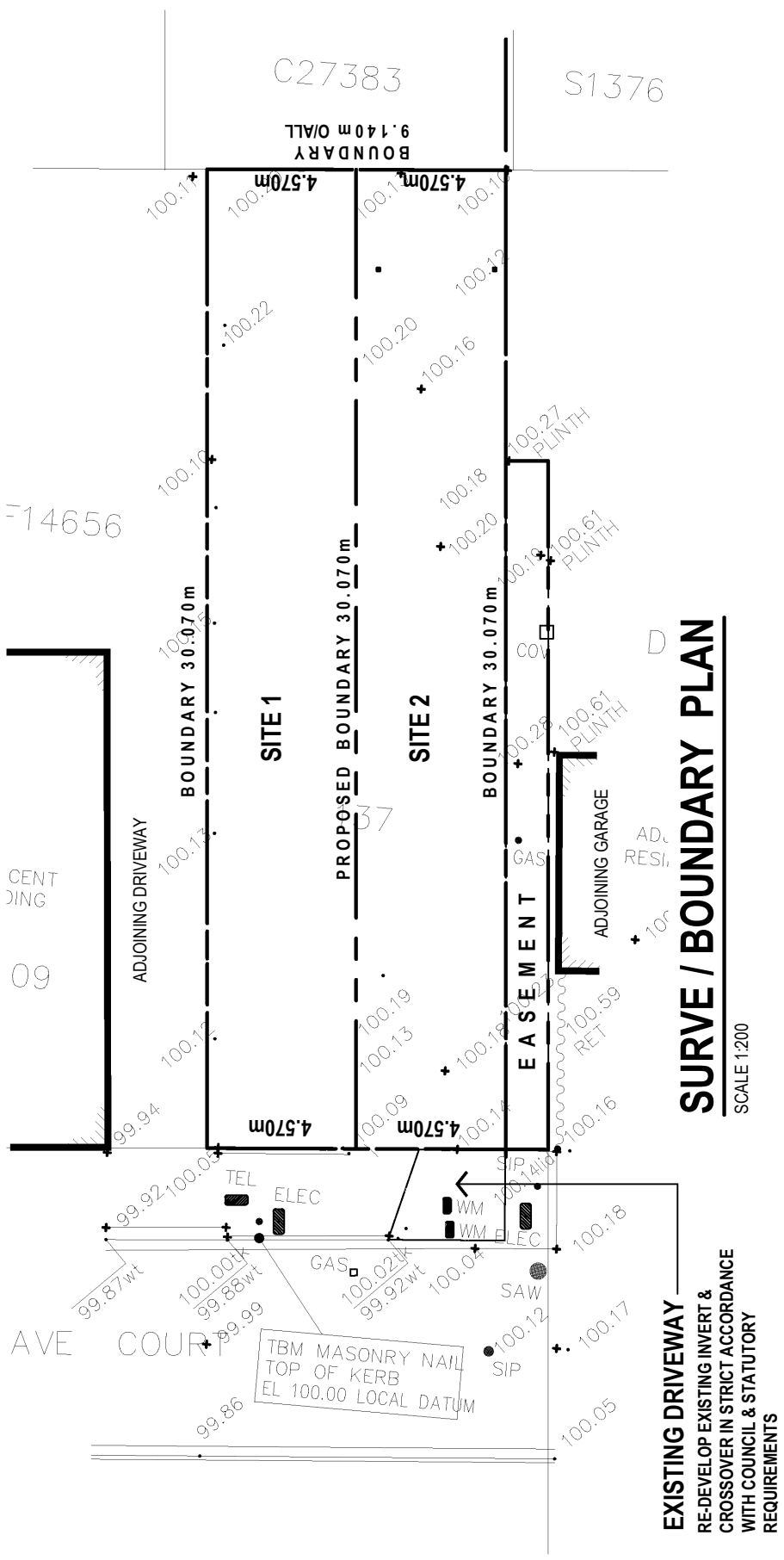
drawing title
OVERALL SITE PLAN

project no
PAP 3508

drawing no
PD01

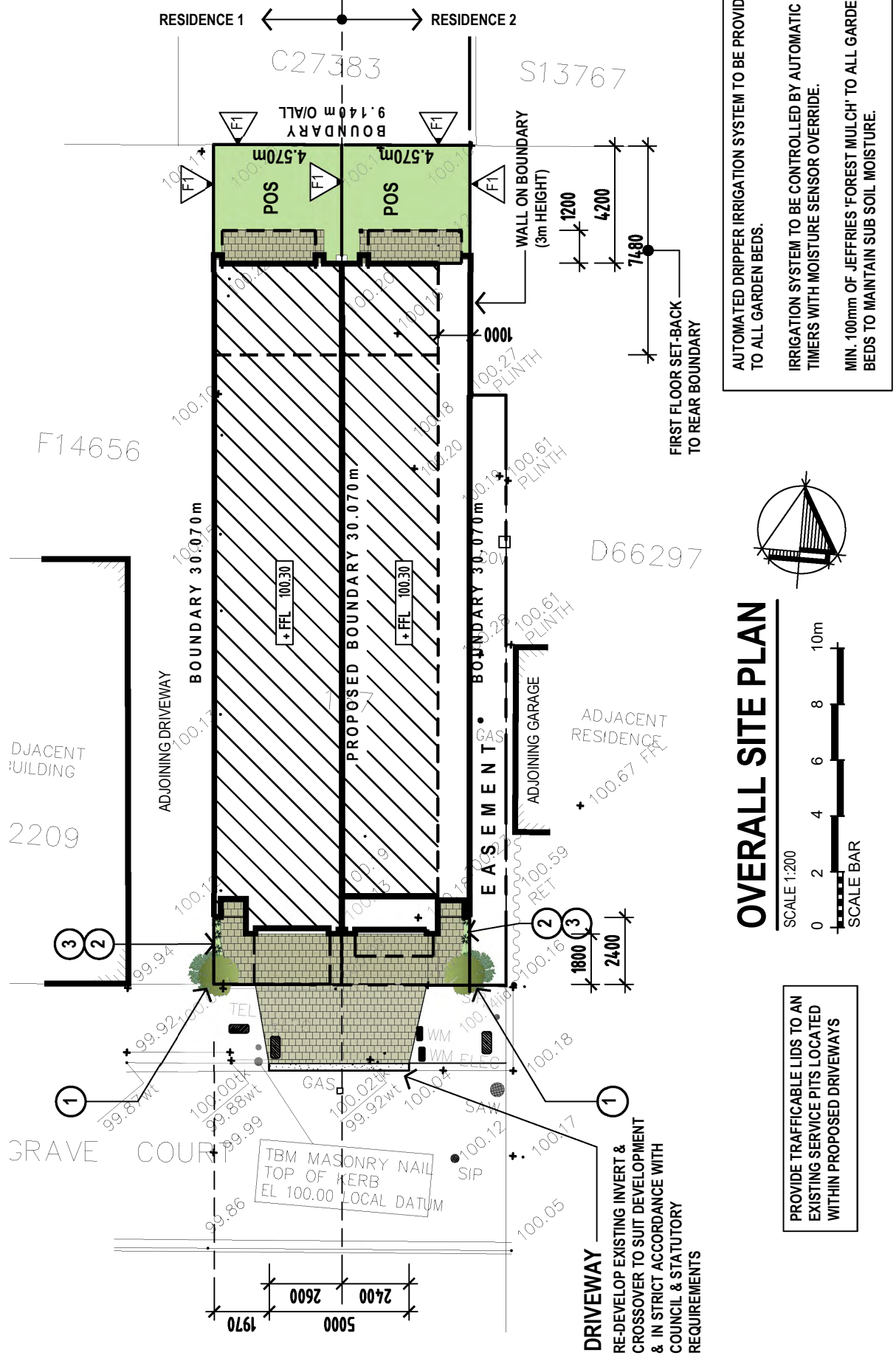
revision no
5

PLANNING CONSENT ISSUE



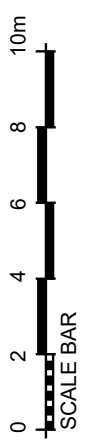
SURVEY / BOUNDARY PLAN

SCALE 1:200



OVERALL SITE PLAN

SCALE 1:200



EXISTING DRIVEWAY
 RE-DEVELOP EXISTING INVERT & CROSSOVER IN STRICT ACCORDANCE WITH COUNCIL & STATUTORY REQUIREMENTS

DRIVEWAY
 RE-DEVELOP EXISTING INVERT & CROSSOVER TO SUIT DEVELOPMENT & IN STRICT ACCORDANCE WITH COUNCIL & STATUTORY REQUIREMENTS

ADJUSTED DRIPPER IRRIGATION SYSTEM TO BE PROVIDED TO ALL GARDEN BEDS.

IRRIGATION SYSTEM TO BE CONTROLLED BY AUTOMATIC TIMERS WITH MOISTURE SENSOR OVERRIDE.

MIN. 100mm OF JEFFRIES 'FOREST MULCH' TO ALL GARDEN BEDS TO MAINTAIN SUB SOIL MOISTURE.



1 ORNAMENTAL PEAR (Pyrus Calleryana 'Capital') (3mH. x 2mW.)

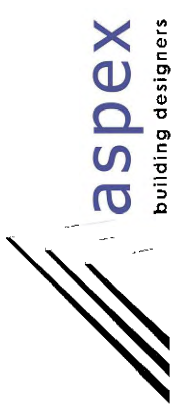
2 FEATURE EDGING PLANT - DWARF OYSTER PLANT (RHOEO SPATHECEA) LOW / GROUND COVER

3 ORNAMENTAL GRASSES

BRICK PATHWAY & DRIVEWAY

Boundary information on this drawing has been provided via a detailed survey only. Prior to any building work commencing, it is the builder's responsibility to arrange a Boundary Identification survey to confirm all dimensions and set outs.

rev	details	date
C	ISSUE FOR PLANNING CONSENT	GZ 21/11/15
B	ISSUE FOR PLANNING CONSENT	GZ 21/06/01
A	ISSUE PRELIMINARY	GZ 21/05/14



ASPEX BUILDING DESIGNERS Pty Ltd
 Suite 5, 83 Fullarton Road, Kent Town SA 5067
 08 8130 3700
 admin@aspexdesigners.com.au
 www.aspexdesigners.com.au

ABN 73 090 085 037

© ASPEX BUILDING DESIGNERS Pty Ltd
 Verifying all dimensions & setouts is the responsibility of the contractors. This drawing should not be scaled. Discrepancies should be reported immediately to the designer. This drawing shall be read in-conjunction with all other drawings, documents and specifications.

PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT

address
 2 BELGRAVE COURT
 Parkside, SA

client
 Spiro Papaemanouli

sheet size
 A3

scale
 1:200

drawing title
OVERALL SITE PLAN

project no
PAP 3508

drawing no
PD01

revision no
5

DEMOLITION NOTES

ANY REMOVAL OF ASBESTOS TO BE CARRIED OUT BY AN APPROVED CONTRACTOR.

ALL DEMOLISHED ITEMS ARE GENERALLY SHOWN DASHED.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATION AND DETAILED SCHEDULES.

IF DEMOLITION OR REMOVAL OF ANY ITEM RELATES TO HAVING POSSIBLE STRUCTURAL IMPLICATIONS, CONSULT THE DESIGNER AND / OR STRUCTURAL ENGINEER FOR ADVISE PRIOR TO CARRYING OUT THE WORK

LOCATE ALL SERVICES AND ASSOCIATED PIPEWORK, DUCTING, CABLING, FIXTURES etc. VERIFY THEIR REMOVAL AND/OR THEIR RELOCATION BEFORE COMMENCEMENT OF ANY BUILDING WORK.

ALL DEMOLITION WORK TO COMPLY WITH AS 2601. COORDINATE ALL WORK WITH ALL RELEVANT TRADES.

VERIFY AND CONFIRM ALL NEW AND EXISTING FLOOR LEVELS PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.

PROTECT ALL EXISTING SURFACES TO BE RETAINED AND ENSURE ANY SURFACES AFFECTED BY DEMOLITION WORK MUST BE MADE GOOD TO MATCH EXISTING.

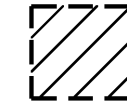
ERECT NECESSARY HOARDINGS TO PROTECT EXISTING BUILDING ITEMS TO BE RETAINED.

LIASE AND CO-ORDINATE WITH PROPRIETOR REGARDING ANY FURTHER ITEMS OTHER THAN THAT SCHEDULED THAT ARE TO BE RETAINED.

EXISTING FENCE TO BE ASSESSED ON SITE AND REPLACED IF REQUIRED

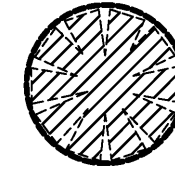
SITE TO BE CLEARED OF EXISTING VEGETATION TO MAKE WAY FOR PROPOSED DEVELOPMENT

DEMOLITION LEGEND

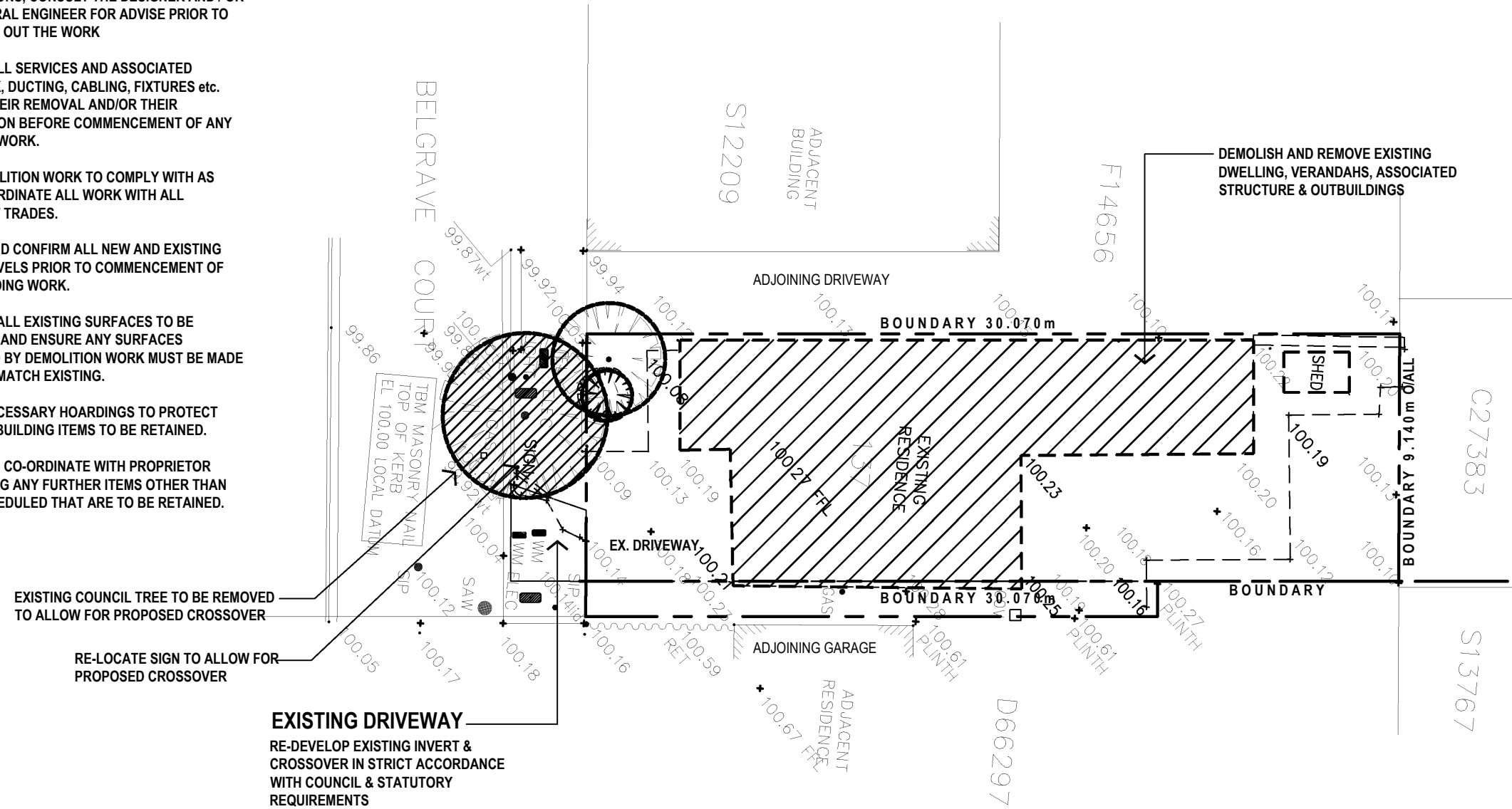


HATCH DENOTES EXTENT OF EXISTING BUILDINGS & OUT BUILDINGS TO BE DEMOLISHED

DASHED LINE DENOTES DEMOLITION AND OR REMOVAL OF ITEMS. THIS DRAWING TO BE READ IN-CONJUNCTION WITH ALL OTHER ASSOCIATED DRAWINGS.



CIRCLE WITH DIAGONAL LINES DENOTES EXISTING TREES TO BE REMOVED



Boundary information on this drawing has been provided via a detailed survey only. Prior to any building work commencing, it is the builder's responsibility to arrange a Boundary Identification survey to confirm all dimensions and set outs.

B	ISSUE FOR PLANNING CONSENT	GZ	21/06/01
A	ISSUE PRELIMINARY	GZ	21/05/14
rev	details	drn	date



ASPEX BUILDING DESIGNERS Pty Ltd
Suite 5, 83 Fullarton Road, Kent Town SA 5067
08 8130 3700

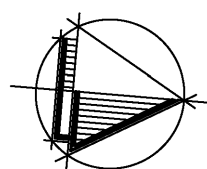
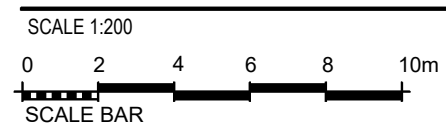
admin@aspexdesigners.com.au
www.aspexdesigners.com.au

ABN 73 090 085 037

© ASPEX BUILDING DESIGNERS Pty Ltd
Verifying all dimensions & setouts is the responsibility of the contractors. This drawing should not be scaled. Discrepancies should be reported immediately to the designer. This drawing shall be read in-conjunction with all other drawings, documents and specifications.

project	PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT		
address	2 BELGRAVE COURT Parkside, SA		
client	Spiro Papaemanouil		
sheet size	scale	drawn	
A3	1:200	GZ	
drawing title	EXISTING / DEMOLITION PLAN		
project no	drawing no	revision no	
PAP 3508	PD02	570 B	

EXISTING / DEMOLITION PLAN



PLANNING CONSENT ISSUE

RWT PROVIDE 1000L MIN. DETENTION TANK FOR STORMWATER RE-USE INSIDE RESIDENCE IN STRICTLY IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

GENERAL SITE NOTES

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BCA REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

STORMWATER DRAINAGE WITH MIN. 90Ø PVC DOWNPIPES TO BE CONNECT INTO SUITABLE WORKING ORDER EXISTING STORMWATER SYSTEM DRAINING TO STREET WATER TABLE.

CONTRACTOR TO CONNECT RWT TO A WATERCLOSET, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS AS PER BCA REQUIREMENTS EXCESS WATER USED FOR IRRIGATION. (RWT OVERFLOW TO BE CONNECTED TO STREET WATERTABLE).

REPAIR ANY DAMAGE TO COUNCIL PROPERTY DURING CONSTRUCTION TO COUNCIL'S REQUIREMENTS.

LEGEND

- P TOILET PAN
- V VANITY BASIN WITH ASSOC. JOINERY UNIT
- F REFRIGERATOR
- DW DISHWASHER
- SS STAINLESS STEEL SINK
- HP & UBO HOT PLATE & UNDER BENCH OVEN
- PTY PANTRY
- RH RANGE HOOD VENTED TO ATMOSPHERE
- OC OVER HEAD CUPBOARDS
- WM WASHING MACHINE
- TR INSET TROUGH
- RWH COLORBOND RAINWATER HEAD

DP NEW 90Ø UPVC COLORBOND DOWNPIPE

- FEATURE BRICKWORK
- NEW WALLS

EXHAUST FAN TO WC, BATH AND ENSUITE SWITCHED TO LIGHT TO PROVIDE VENTILATION AS PER BCA. VENT TO ATMOSPHERE.

DENOTES: SELF CONTAINED SMOKE ALARM COMPLYING WITH AS3786 1993. CONNECTED TO CONSUMER MAINS POWER, WITH A 9v BATTERY BACKUP. IF MORE THAN ONE ALARM IN THE DWELLING, THEY MUST BE INTER-CONNECTED.

LANDSCAPING AREA

C	ISSUE FOR PLANNING CONSENT	GZ	21/11/15
L	Res 2 revised	AR	30/10/19
B	ISSUE FOR PLANNING CONSENT	GZ	21/06/01
A	ISSUE PRELIMINARY	GZ	21/05/14
rev	details	drm	date



ASPEX BUILDING DESIGNERS Pty Ltd
Suite 5, 83 Fullarton Road, Kent Town SA 5067
08 8130 3700

admin@aspexdesigners.com.au
www.aspexdesigners.com.au

ABN 73 090 085 037

© ASPEX BUILDING DESIGNERS Pty Ltd
Verifying all dimensions & setouts is the responsibility of the contractors. This drawing should not be scaled. Discrepancies should be reported immediately to the designer. This drawing shall be read in-conjunction with all other drawings, documents and specifications.

project
PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT

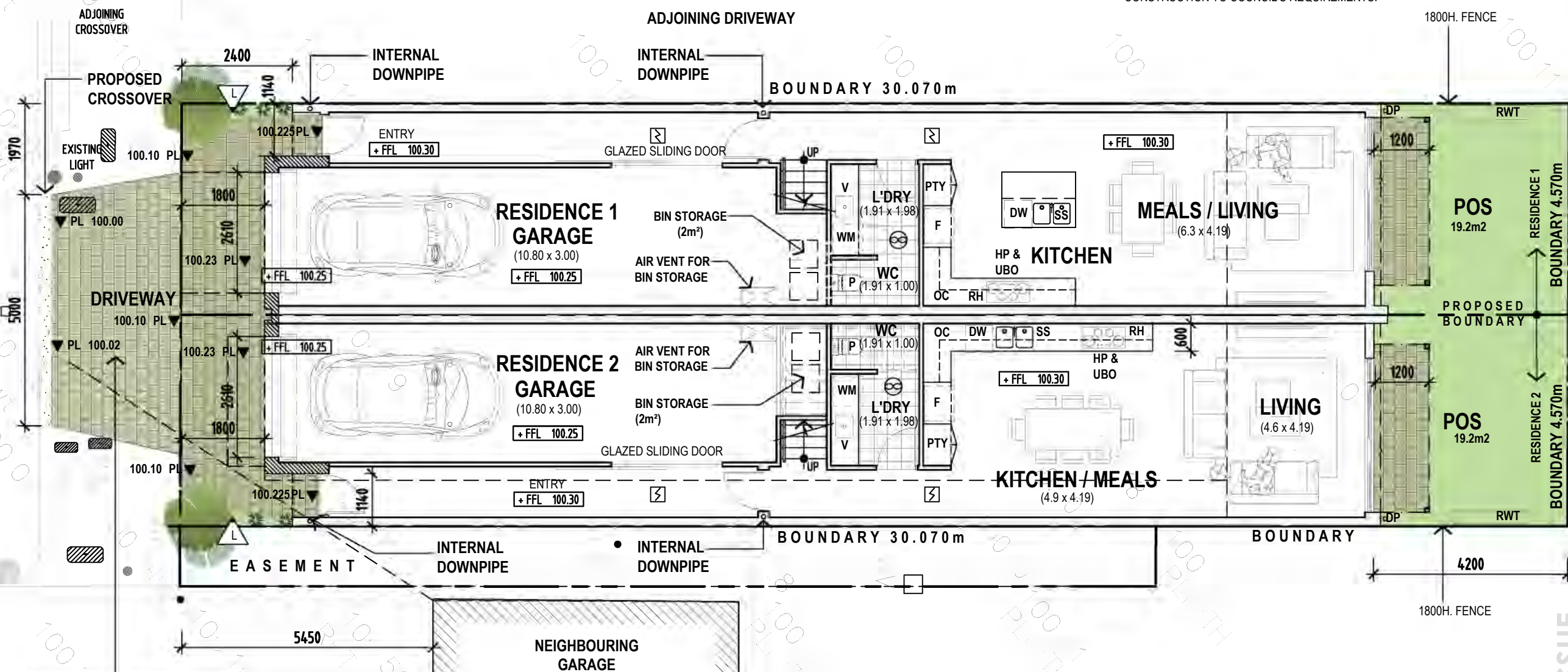
address
2 BELGRAVE COURT
Parkside, SA

client
Spiro Papaemanouil

sheet size scale drawn
A3 1:100 GZ

drawing title
PROPOSED GROUND FLOOR PLAN

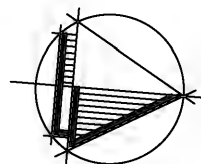
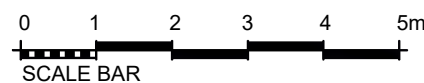
project no drawing no revision no
PAP 3508 PD03 571



PROVIDE TRAFFICABLE LIDS TO AN EXISTING SERVICE PITS LOCATED WITHIN PROPOSED DRIVEWAYS

GROUND FLOOR PLAN






SCALE 1:100



AREAS (m ²)	RES. 1	RES. 2
GROUND FLOOR LIVING	72.9	72.9
GARAGE	35.6	35.6
FIRST FLOOR LIVING	93.6	70.4
BALCONY	5.0	5.0
TOTAL FOOTPRINT	108.5	108.5
TOTAL	207.1	184.0
SITE	137.41	137.41
SITE COVERAGE	79.0%	79.0%
PRIVATE OPEN SPACE	19.2	19.2
	+5.0	+5.0
TOTAL P.O.S	24.2	24.2

PLANNING CONSENT ISSUE

LEGEND

- P TOILET PAN
- V VANITY BASIN WITH ASSOC. JOINERY UNIT
- SHR SHOWER
- B BATH
- L LINEN
- BH BULKHEAD
- DP NEW 90Ø UPVC COLORBOND DOWNPIPE
- RWH COLORBOND RAINWATER HEAD
- SL 'VELUX' - VENTILATED ROOF WINDOWS AS SELECTED
- AR AIR VENT FOR BIN STORAGE IN THE GARAGE
-  FEATURE BRICKWORK
-  NEW WALLS
-  DENOTES SELECTED CERAMIC FLOOR TILES
-  EXHAUST FAN TO WC, BATH AND ENSUITE SWITCHED TO LIGHT TO PROVIDE VENTILATION AS PER BCA. VENT TO ATMOSPHERE.
-  DENOTES: SELF CONTAINED SMOKE ALARM COMPLYING WITH AS3786 1993. CONNECTED TO CONSUMER MAINS POWER, WITH A 9v BATTERY BACKUP. IF MORE THAN ONE ALARM IN THE DWELLING, THEY MUST BE INTER-CONNECTED.

C	ISSUE FOR PLANNING CONSENT	GZ	21/11/15
B	ISSUE FOR PLANNING CONSENT	GZ	21/06/01
A	ISSUE PRELIMINARY	GZ	21/05/14
rev	details	drn	date



ASPEX BUILDING DESIGNERS Pty Ltd
 Suite 5, 83 Fullarton Road, Kent Town SA 5067
 08 8130 3700

admin@aspexdesigners.com.au
 www.aspexdesigners.com.au

ABN 73 090 085 037

© ASPEX BUILDING DESIGNERS Pty Ltd
 Verifying all dimensions & setouts is the responsibility of the contractors. This drawing should not be scaled. Discrepancies should be reported immediately to the designer. This drawing shall be read in-conjunction with all other drawings, documents and specifications.

project
PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT

address
 2 BELGRAVE COURT
 Parkside, SA

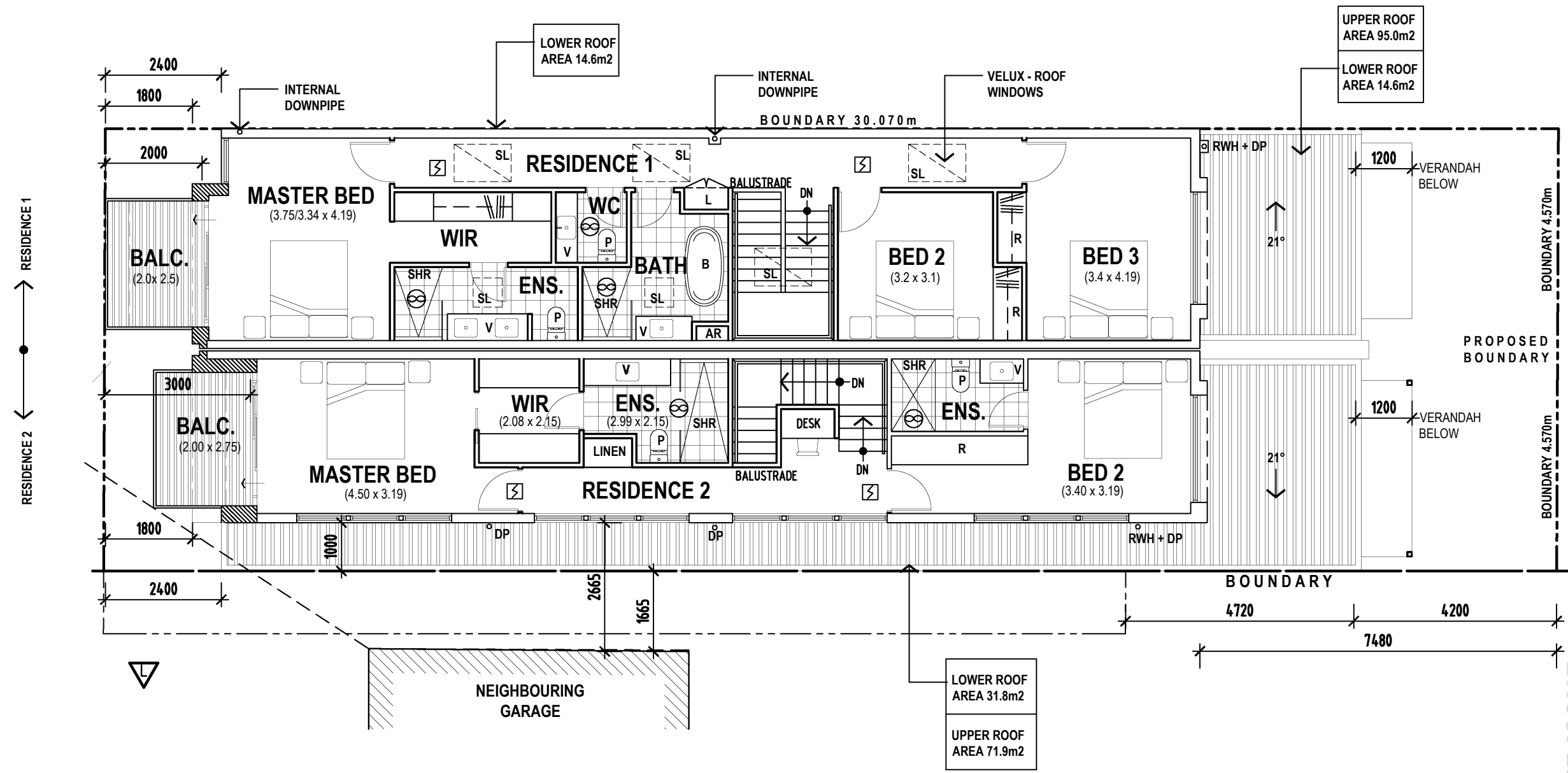
client
 Spiro Papaemanouil

sheet size A3 scale 1:100 drawn GZ

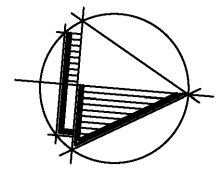
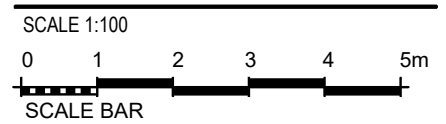
drawing title
PROPOSED FIRST FLOOR PLAN

project no PAP 3508 drawing no PD04572 revision no

PLANNING CONSENT ISSUE

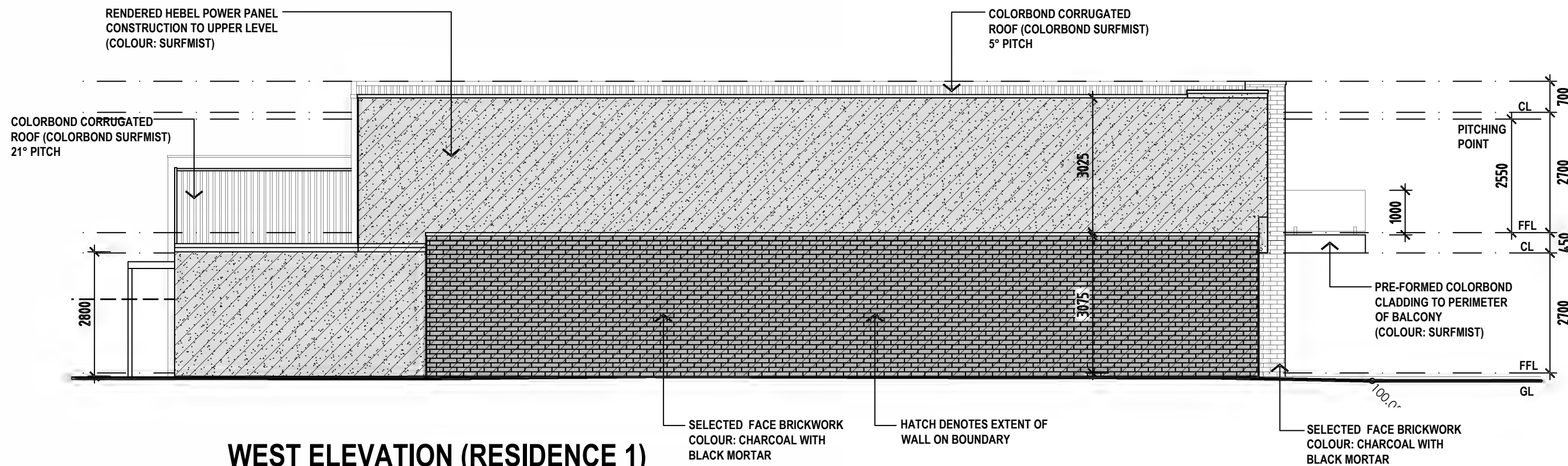


FIRST FLOOR PLAN



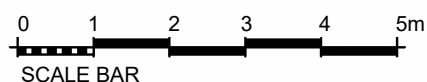
LEGEND

- CL CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- GL GROUND LEVEL
- DP NEW 90Ø UPVC COLORBOND DOWNPIPE
- DPS DOWNPIPE AND SPREADER
- RWH COLORBOND RAINWATER HEAD



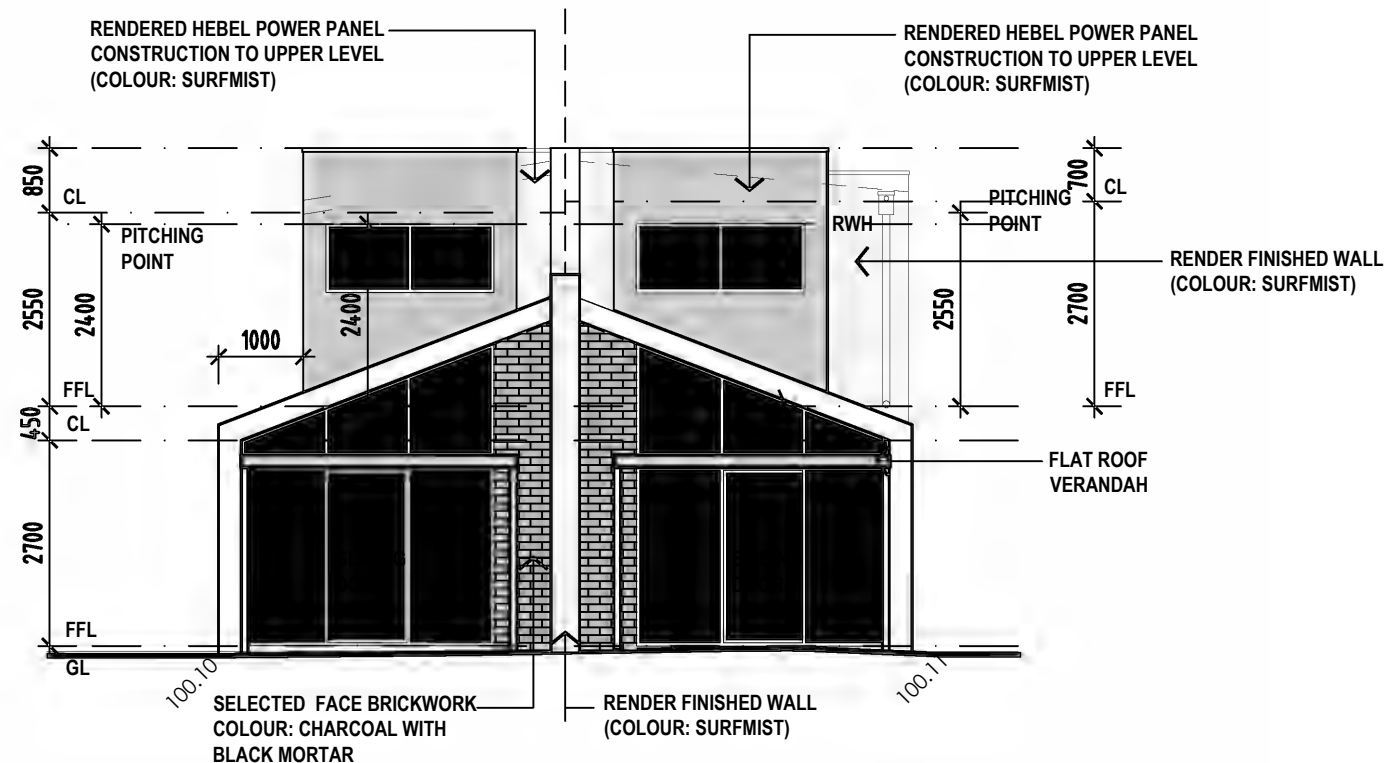
WEST ELEVATION (RESIDENCE 1)

SCALE 1:100



C	ISSUE FOR PLANNING CONSENT	GZ	21/11/15
B	ISSUE FOR PLANNING CONSENT	GZ	21/06/01
A	ISSUE PRELIMINARY	GZ	21/05/14
rev	details	dm	date

RESIDENCE 2 ← → RESIDENCE 1



NORTH ELEVATION

SCALE 1:100



ASPEX BUILDING DESIGNERS Pty Ltd
Suite 5, 83 Fullarton Road, Kent Town SA 5067
08 8130 3700

admin@aspexdesigners.com.au
www.aspexdesigners.com.au

ABN 73 090 085 037

© ASPEX BUILDING DESIGNERS Pty Ltd
Verifying all dimensions & setouts is the responsibility of the contractors. This drawing should not be scaled. Discrepancies should be reported immediately to the designer. This drawing shall be read in-conjunction with all other drawings, documents and specifications.

project
PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT

address
2 BELGRAVE COURT
Parkside, SA

client
Spiro Papaemanouil

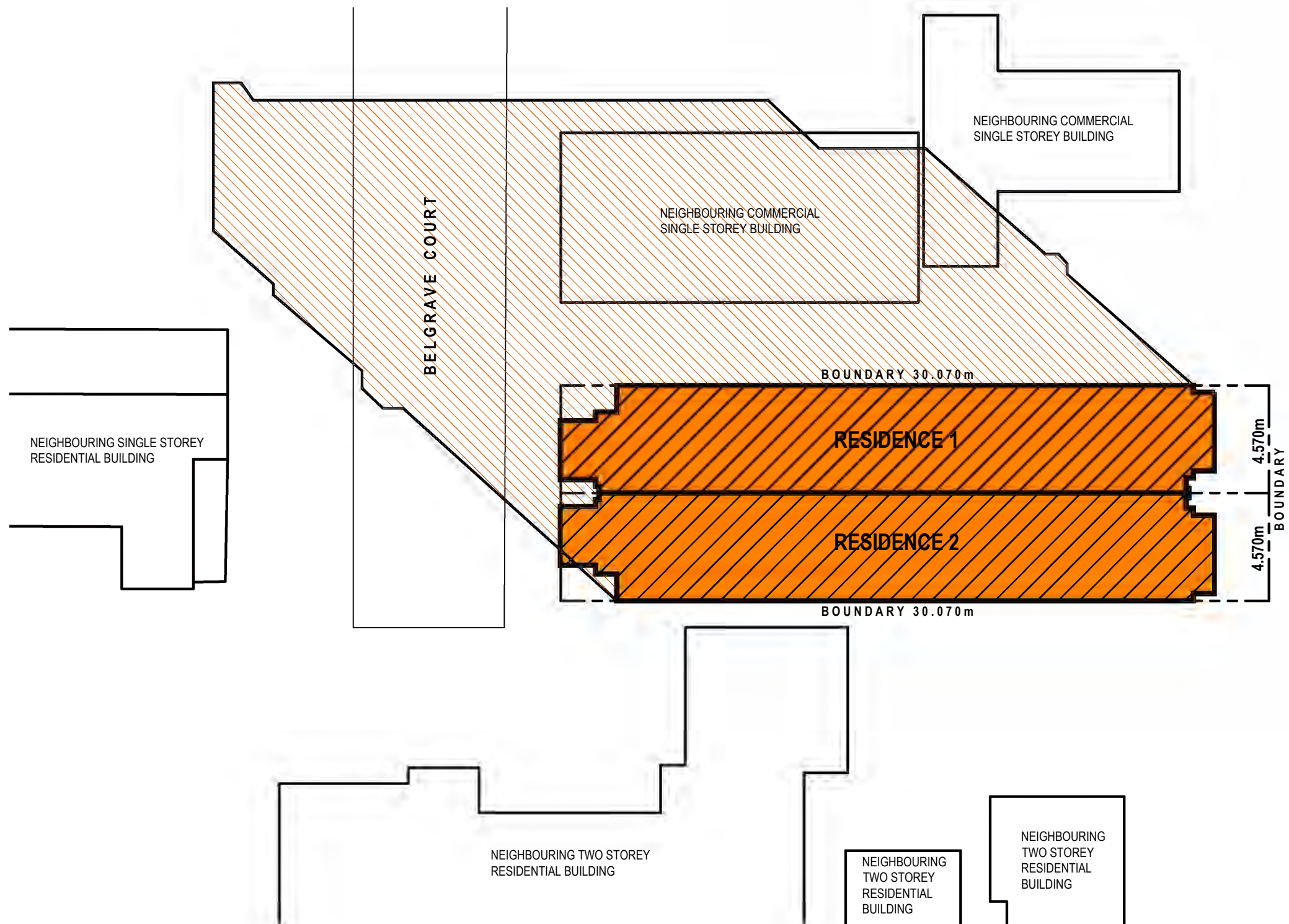
sheet size A3 scale 1:100 drawn GZ

drawing title
PROPOSED ELEVATIONS 2

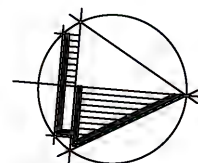
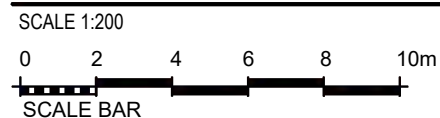
project no PAP 3508 drawing no PD06574 revision no

PLANNING CONSENT ISSUE

LEGEND



**WINTER SOLSTICE SHADOW DIAGRAM :
DATE 21st JUNE @ 9AM**



B	ISSUE FOR PLANNING CONSENT	GZ	21/06/01
A	ISSUE PRELIMINARY	GZ	21/05/14
rev	details	dm	date



ASPEX BUILDING DESIGNERS Pty Ltd
Suite 5, 83 Fullarton Road, Kent Town SA 5067
08 8130 3700

admin@aspexdesigners.com.au
www.aspexdesigners.com.au

ABN 73 090 085 037

© ASPEX BUILDING DESIGNERS Pty Ltd
Verifying all dimensions & setouts is the responsibility of the contractors.
This drawing should not be scaled. Discrepancies should be reported
immediately to the designer. This drawing shall be read in-conjunction
with all other drawings, documents and specifications.

PLANNING CONSENT ISSUE

project
**PROPOSED SUBDIVISION &
RESIDENTIAL DEVELOPMENT**

address
2 BELGRAVE COURT
Parkside, SA

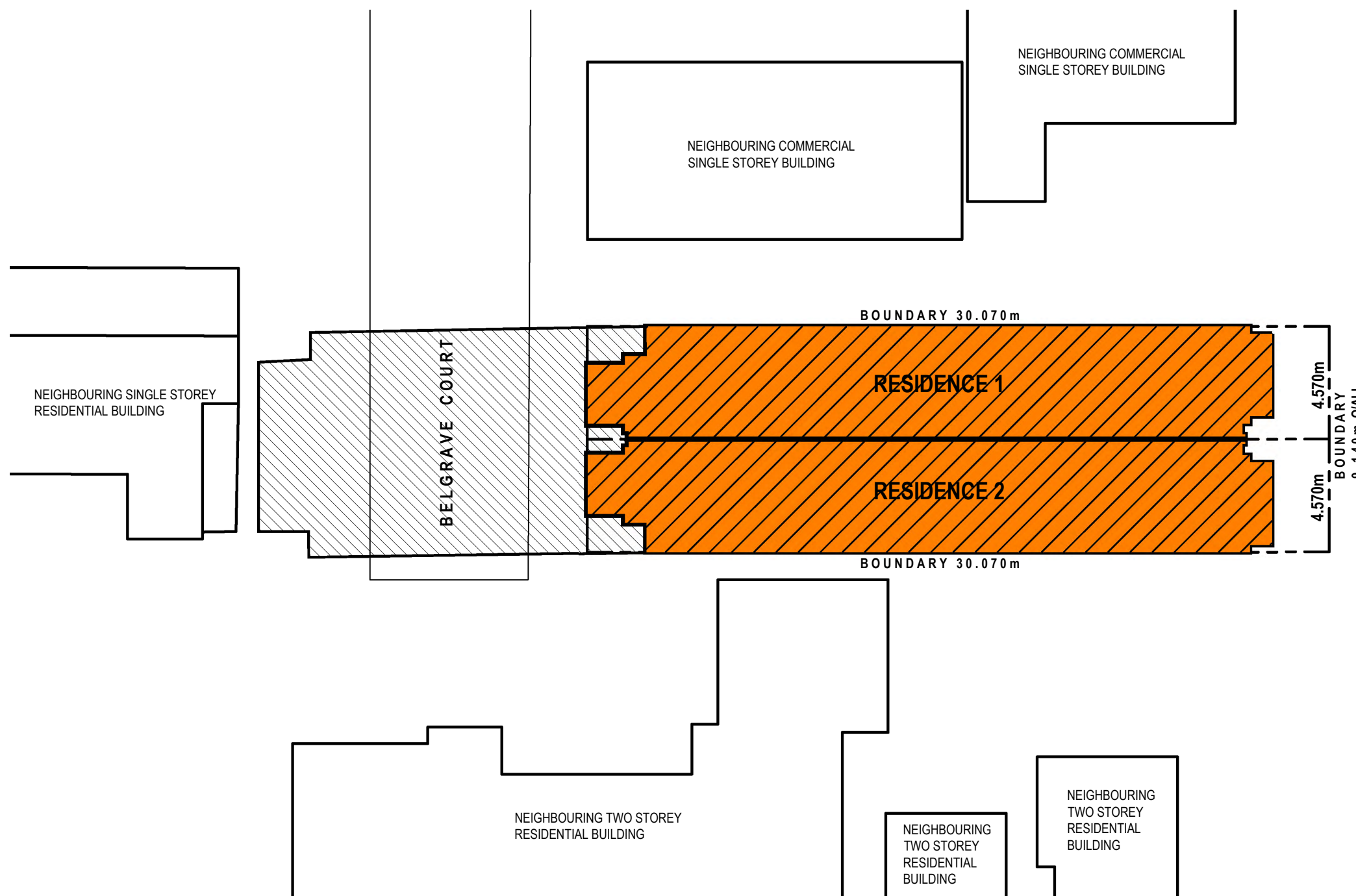
client
Spiro Papaemanouil

sheet size scale drawn
A3 1:200 AR

drawing title
SHADOW DIAGRAM (9AM)

project no drawing no revision no
PAP 3508 PD07575 B

LEGEND



B	ISSUE FOR PLANNING CONSENT	GZ	21/06/01
A	ISSUE PRELIMINARY	GZ	21/05/14
rev	details	drn	date



ASPEX BUILDING DESIGNERS Pty Ltd
Suite 5, 83 Fullarton Road, Kent Town SA 5067
08 8130 3700

admin@aspexdesigners.com.au
www.aspexdesigners.com.au

ABN 73 090 085 037

© ASPEX BUILDING DESIGNERS Pty Ltd
Verifying all dimensions & setouts is the responsibility of the contractors. This drawing should not be scaled. Discrepancies should be reported immediately to the designer. This drawing shall be read in-conjunction with all other drawings, documents and specifications.

PLANNING CONSENT ISSUE

project
PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT

address
2 BELGRAVE COURT
Parkside, SA

client
Spiro Papaemanouil

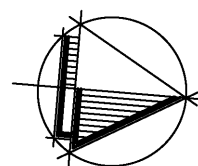
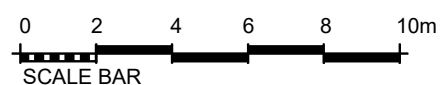
sheet size scale drawn
A3 1:200 AR

drawing title
SHADOW DIAGRAM (12PM)

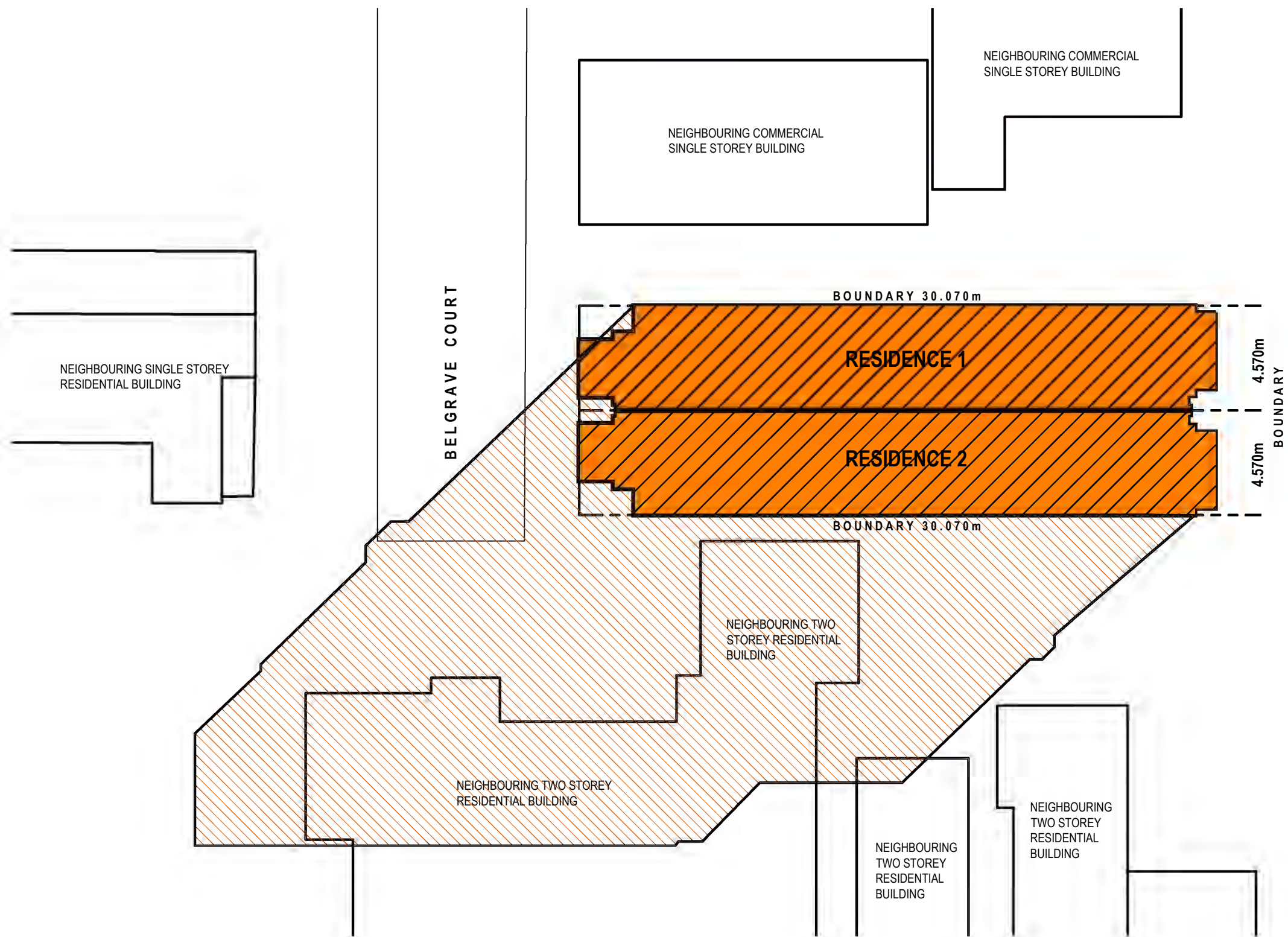
project no drawing no revision no
PAP 3508 PD08576 B

**WINTER SOLSTICE SHADOW DIAGRAM :
DATE 21st JUNE @ 12PM**

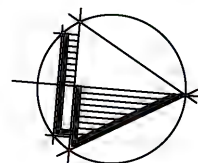
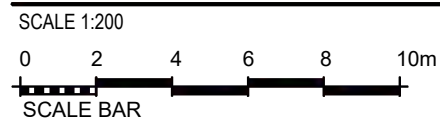
SCALE 1:200



LEGEND



**WINTER SOLSTICE SHADOW DIAGRAM :
DATE 21st JUNE @ 3PM**



B	ISSUE FOR PLANNING CONSENT	GZ	21/06/01
A	ISSUE PRELIMINARY	GZ	21/05/14
rev	details	drn	date



ASPEX BUILDING DESIGNERS Pty Ltd
Suite 5, 83 Fullarton Road, Kent Town SA 5067
08 8130 3700

admin@aspexdesigners.com.au
www.aspexdesigners.com.au

ABN 73 090 085 037

© ASPEX BUILDING DESIGNERS Pty Ltd
Verifying all dimensions & setbacks is the responsibility of the contractors.
This drawing should not be scaled. Discrepancies should be reported
immediately to the designer. This drawing shall be read in-conjunction
with all other drawings, documents and specifications.

PLANNING CONSENT ISSUE

project
**PROPOSED SUBDIVISION &
RESIDENTIAL DEVELOPMENT**

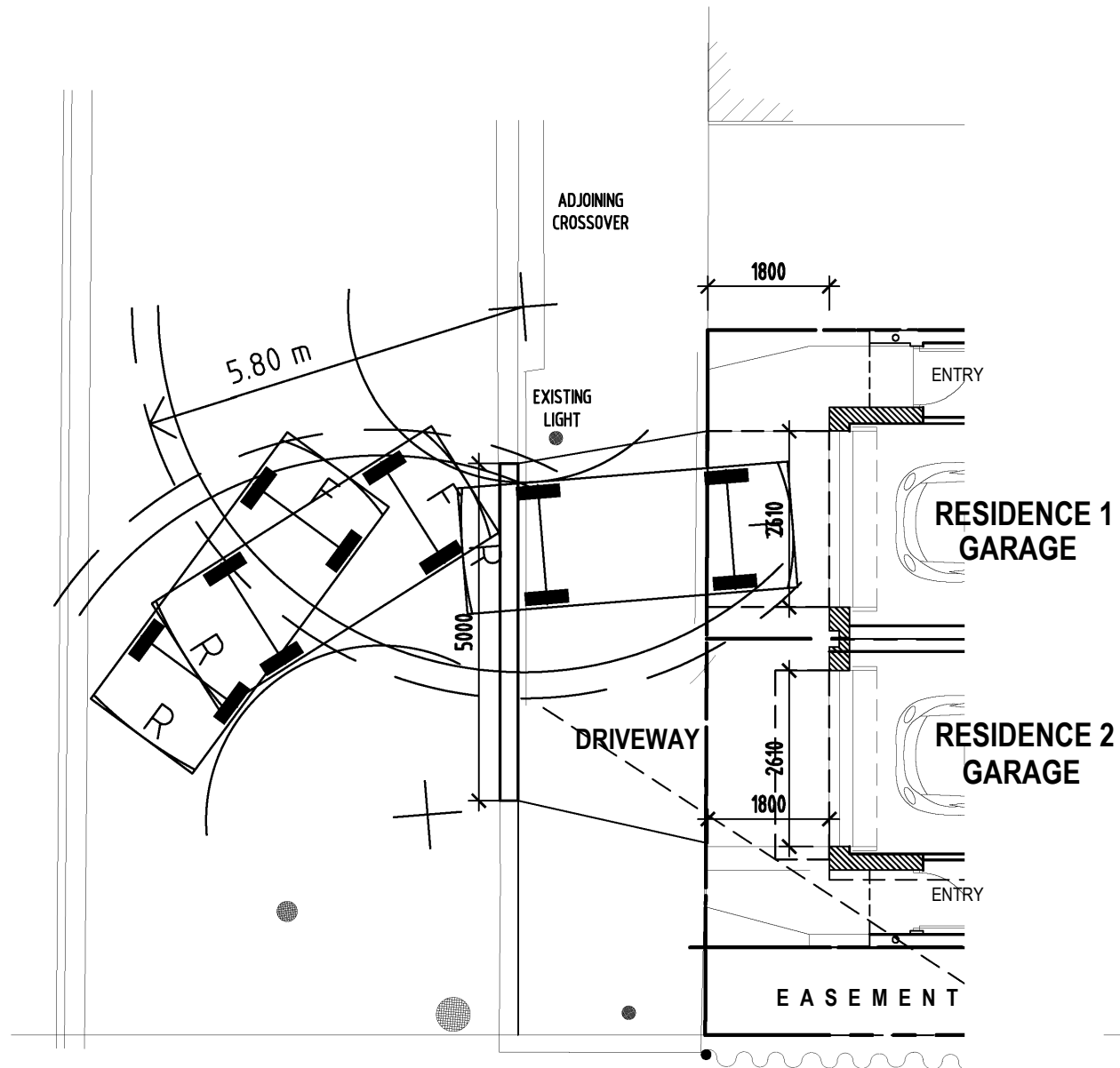
address
2 BELGRAVE COURT
Parkside, SA

client
Spiro Papaemanouil

sheet size scale drawn
A3 1:200 AR

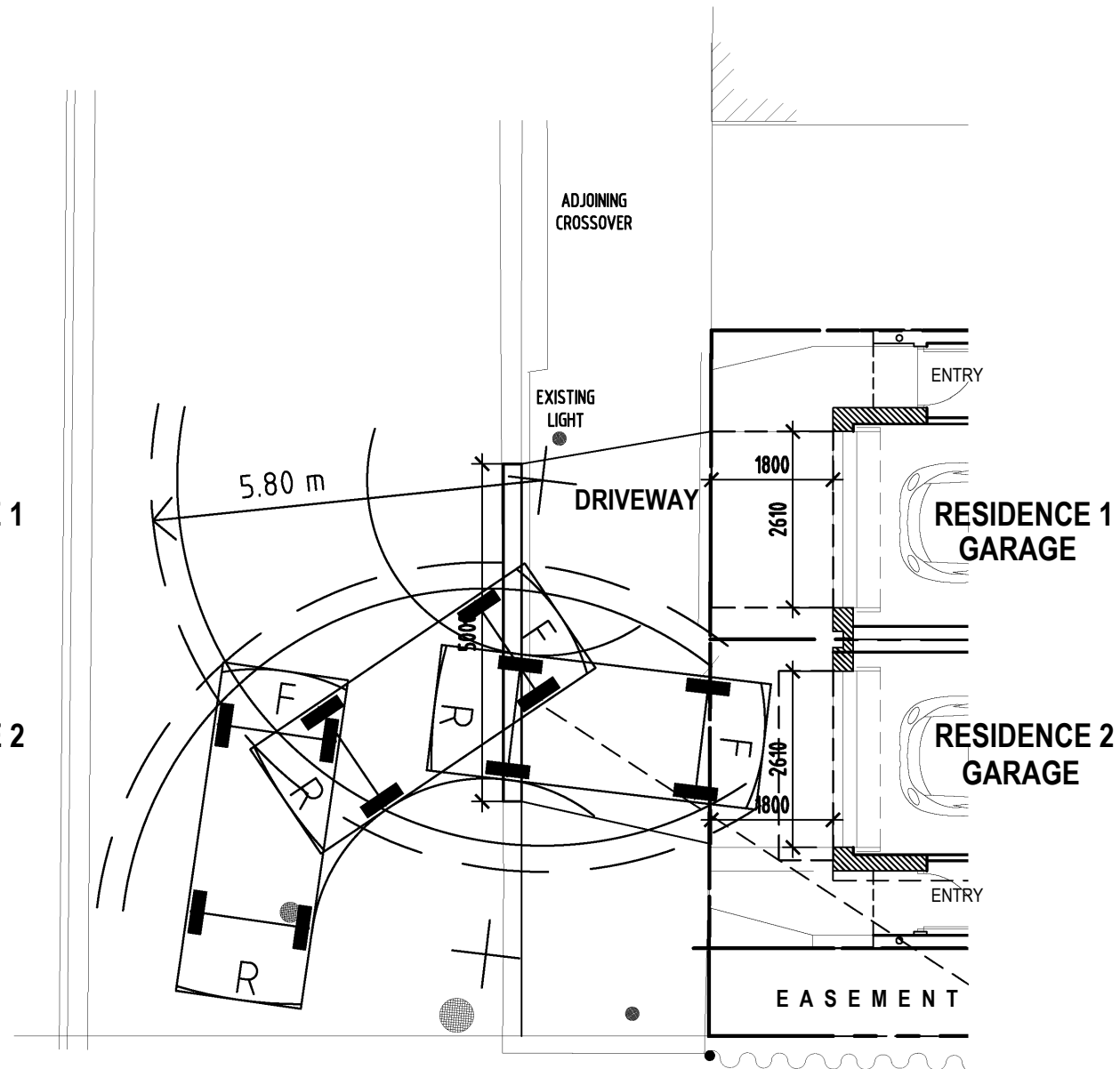
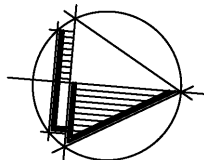
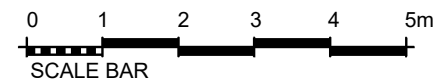
drawing title
SHADOW DIAGRAM (3PM)

project no drawing no revision no
PAP 3508 PD09577 B



**RESIDENCE 1
CAR MANEUVERING DIAGRAM
(B85 TEMPLATE)**

SCALE 1:100



**RESIDENCE 2
CAR MANEUVERING DIAGRAM
(B85 TEMPLATE)**

SCALE 1:100

C	ISSUE FOR PLANNING CONSENT	GZ	21/11/15
B	ISSUE FOR PLANNING CONSENT	GZ	21/06/01
A	ISSUE PRELIMINARY	GZ	21/05/14
rev	details	drm	date



ASPEX BUILDING DESIGNERS Pty Ltd
Suite 5, 83 Fullarton Road, Kent Town SA 5067
08 8130 3700

admin@aspexdesigners.com.au
www.aspexdesigners.com.au

ABN 73 090 085 037

© ASPEX BUILDING DESIGNERS Pty Ltd
Verifying all dimensions & setouts is the responsibility of the contractors.
This drawing should not be scaled. Discrepancies should be reported
immediately to the designer. This drawing shall be read in-conjunction
with all other drawings, documents and specifications.

PLANNING CONSENT ISSUE

project
**PROPOSED SUBDIVISION &
RESIDENTIAL DEVELOPMENT**

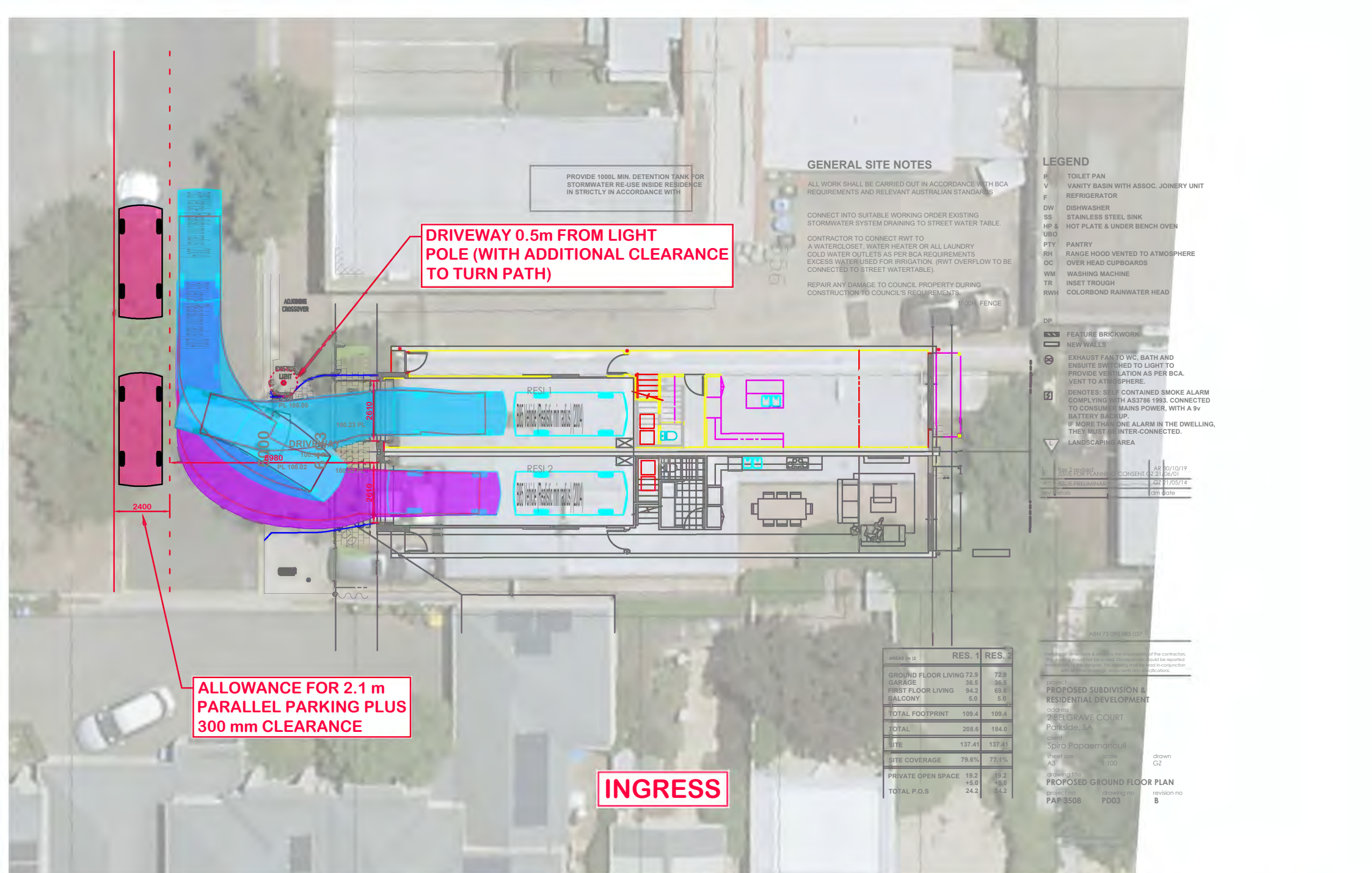
address
2 BELGRAVE COURT
Parkside, SA

client
Spiro Papaemanouil

sheet size scale drawn
A3 1:100 GZ

drawing title
CAR MANEUVERING DIAGRAMS

project no drawing no revision no
PAP 3508 PD10 578



GENERAL SITE NOTES

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BCA REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

CONNECT INTO SUITABLE WORKING ORDER EXISTING STORMWATER SYSTEM DRAINING TO STREET WATER TABLE.

CONTRACTOR TO CONNECT RWT TO A WATERCLOSET, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS AS PER BCA REQUIREMENTS EXCESS WATER USED FOR IRRIGATION, (RWT OVERFLOW TO BE CONNECTED TO STREET WATERTABLE).

REPAIR ANY DAMAGE TO COUNCIL PROPERTY DURING CONSTRUCTION TO COUNCIL'S REQUIREMENTS.

LEGEND

- P TOILET PAN
- V VANITY BASIN WITH ASSOC. JOINERY UNIT
- F REFRIGERATOR
- DW DISHWASHER
- SS STAINLESS STEEL SINK
- HP & UBO HOT PLATE & UNDER BENCH OVEN
- PTY PANTRY
- RH RANGE HOOD VENTED TO ATMOSPHERE
- OC OVER HEAD CUPBOARDS
- WM WASHING MACHINE
- TR INSET TROUGH
- RWH COLORBOND RAINWATER HEAD

ALLOWANCE FOR 2.1 m PARALLEL PARKING PLUS 300 mm CLEARANCE

INGRESS

AREA (m ²)	RES. 1	RES. 2
GROUND FLOOR LIVING	72.9	72.9
GARAGE	36.5	36.5
FIRST FLOOR LIVING	94.2	69.6
BALCONY	5.0	5.0
TOTAL FOOTPRINT	109.4	109.4
TOTAL	208.6	184.0
SITE	137.41	137.41
SITE COVERAGE	79.6%	77.5%
PRIVATE OPEN SPACE	19.2	19.2
TOTAL P.O.S	24.2	24.2

Issue Proposed	AR 10/10/19
Issue Preliminary	AR 11/05/14
Issue Final	AR 11/05/14

ABN 73 090 085 037

Verifying dimensions & values is the responsibility of the contractor. The drawing should not be used for construction purposes. All dimensions should be reported in millimetres unless otherwise stated. Dimensions in this drawing are approximate and subject to change.

Project: PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT

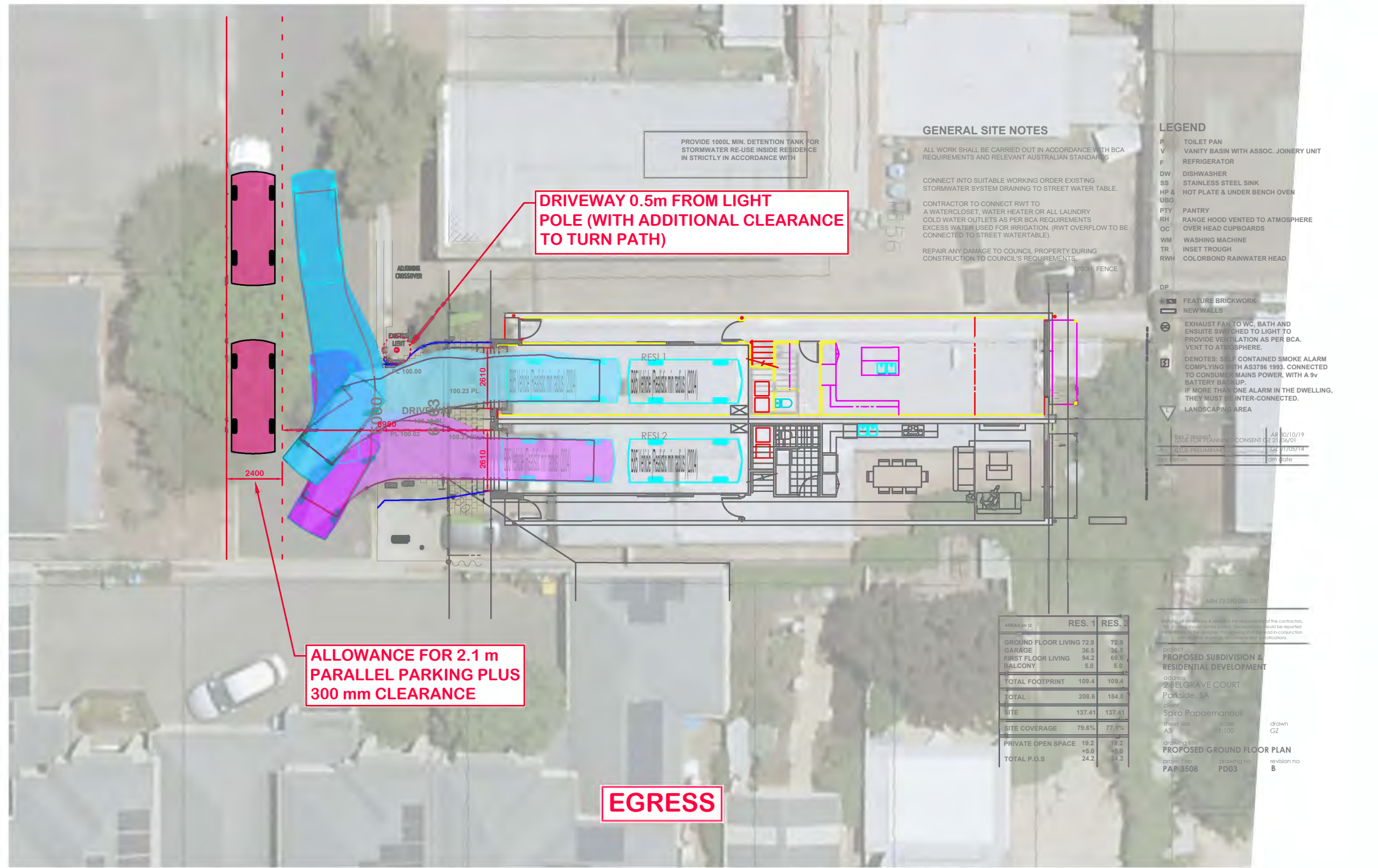
Address: 2 BELGRAVE COURT, Parkside, SA

Client: Spiro Papaemanouli

Sheet size: A3, scale: 1:100, drawn: GZ

Drawing title: PROPOSED GROUND FLOOR PLAN

Project No: PAP3508, drawing no: PD03, revision no: B



GENERAL SITE NOTES

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BCA REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

CONNECT INTO SUITABLE WORKING ORDER EXISTING STORMWATER SYSTEM DRAINING TO STREET WATER TABLE.

CONTRACTOR TO CONNECT RWT TO A WATERCLOSET, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS AS PER BCA REQUIREMENTS EXCESS WATER USED FOR IRRIGATION, (RWT OVERFLOW TO BE CONNECTED TO STREET WATERTABLE).

REPAIR ANY DAMAGE TO COUNCIL PROPERTY DURING CONSTRUCTION TO COUNCIL'S REQUIREMENTS.

LEGEND

- P TOILET PAN
- V VANITY BASIN WITH ASSOC. JOINERY UNIT
- F REFRIGERATOR
- DW DISHWASHER
- SS STAINLESS STEEL SINK
- HP & UBO HOT PLATE & UNDER BENCH OVEN
- PTY PANTRY
- RH RANGE HOOD VENTED TO ATMOSPHERE
- OC OVER HEAD CUPBOARDS
- WM WASHING MACHINE
- TR INSET TROUGH
- RWH COLORBOND RAINWATER HEAD

ALLOWANCE FOR 2.1 m PARALLEL PARKING PLUS 300 mm CLEARANCE

EGRESS

AREA (m ²)	RES. 1	RES. 2
GROUND FLOOR LIVING	72.9	72.9
GARAGE	36.5	36.5
FIRST FLOOR LIVING	94.2	69.6
BALCONY	5.0	5.0
TOTAL FOOTPRINT	109.4	109.4
TOTAL	208.6	184.0
SITE	137.41	137.41
SITE COVERAGE	79.6%	77.5%
PRIVATE OPEN SPACE	19.2	19.2
TOTAL P.O.S	24.2	24.2

Issue Proposed	AR 10/10/19
Issue Preliminary	AR 11/05/14
Issue Final	AR 11/05/14

ABN 73 090 085 037

Verifying dimensions & values is the responsibility of the contractor. The drawing should not be used for construction purposes. All dimensions should be reported in millimetres unless otherwise stated. Dimensions in this drawing are approximate and subject to change.

Project: PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT

Address: 2 BELGRAVE COURT, Parkside, SA

Client: Spiro Papaemanouli

Sheet size: A3, scale: 1:100, drawn: GZ

Drawing title: PROPOSED GROUND FLOOR PLAN

Project No: PAP3508, drawing no: PD03, revision no: B



ABN: 12 681 029 983 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

DRAWING AMENDMENTS				
VER	DATE	DESCRIPTION	DWN	CHK
A	13/09/2021	TURN PATH ASSESSMENT	ABH	BNW
B	25/11/2021		ABH	BNW

C21430_01B.DWG 29/11/2021 3:29 PM



RESIDENTIAL DEVELOPMENT
2 BELGRAVE COURT, PARKSIDE
B85 DESIGN VEHICLE TURNS
 PROJECT # 21430 SHEET # 01_SH01

This drawing is a concept plan only and subject to the provision of detailed survey information (by others) and the preparation of detailed design. The drawing is not suitable for construction purposes. The information and data identified within this drawing are the property of CIRQA Pty Ltd and copyright. This drawing and the information contained therein is for the use of the authorised Client noted below. The drawing may not be used, copied, reproduced or modified in whole or in part for any purpose other than for which it was supplied by CIRQA Pty Ltd. CIRQA Pty Ltd accepts no responsibility or liability to any other party who may use or rely upon this drawing or the information contained therein.

9 August 2021

Chelsea Spangler
Planning Officer
City of Unley Council
181 Unley Road
Unley South Australia 5061

Lodged via PlanSA Portal

Dear Chelsea

Application for Dwellings at 2 Belgrave Court, Parkside

Introduction and Background

URPS acts for Spiro Papaemanouil, the Applicant for this application. We have been engaged to provide advice and to assist with the preparation of this development application on the land referred to above.

We have prepared a detailed planning assessment on the proposed development. The assessment follows our review of:

- The site and locality.
- Drawings prepared by Aspect Building Designers (**Appendix A**).
- Certificate of Title associated with the land.
- The Planning and Design Code (Version 2021.10 – 29 July 2021).

By way of background, The City of Unley granted development approval for land division creating two Torrens Title allotments on 4 September 2019 (Development Application number 090/949/2018). That approval remains valid per an extension of time that followed.

Subsequently the Applicant lodged separate development applications for two dwellings on the land (Development Application numbers 090/0573/2019 and 090/0774/2019).

The previous applications were subject to public notification and generated representations from adjoining neighbours. Those neighbours wished to be heard by the Council Assessment Panel (the Panel). At some point one of the applications was

presented to the Panel for a decision with a recommendation that consent be granted. Notwithstanding this, the application was refused by the Panel.

The Applicant appealed that refusal in the Environment, Resources and Development Court (the Court). Despite there being no mechanism via the relevant planning legislation Representors applied to the Court for joinder to the appeal as the second respondent. That application was granted.

As we understand changes were agreed to between the Appellant and Council staff during the Court conciliation conferences. Those changes were presented to the Panel who were also supportive of the revised development. However, as a Representor was party to the appeal as the second respondent, and they did not agree to the revised scheme, their resistance resulted in the Appellant discontinuing the appeal and the matter was vacated.

The Applicant now seeks to revisit developing the land in line with the land division approval that anticipates two new dwellings on the land. This report addresses the proposed development in relation to the provisions of the Planning and Design Code.

The Proposal

Nature of Development

The proposed development seeks to construct two, two-storeyed dwellings erected side-by-side. Each dwelling will occupy its own site per the approved land division allotments.

As the dwellings are independent of each other, have frontage to a public road, are erected side-by-side and are joined together, the application is for the construction of a pair of two-storeyed semi-detached dwellings.

Procedural Matters

The land is in the Urban Corridor (Main Street) Zone. No sub-zones apply.

The proposed development does not fall within a category of 'Restricted Development' or 'Accepted Development', nor is it classified as 'Deemed-to-Satisfy'.

Pursuant to Section 105 of the *Planning, Development and Infrastructure Act 2016* the application will be a 'Code Assessed – Performance Assessed' development.

Table 5 – Procedural Matters, which relates to notification, identifies classes of development that are excluded from notification. Part 3 (d) specifies that development involving a dwelling is excluded from notification unless a corresponding exception to the exclusion applies.

The corresponding exceptions relates to development that:

1. Exceeds the maximum building height specified in Desired Performance Feature (DPF) 3.1 (i.e. 18.5 metres high and 5 levels)
2. Is constructed outside of the Interface per Desired Performance Feature 4.1 (i.e. beyond the 30° plane envelope), or
3. Involves the construction of a building of 4 or more building levels and is adjacent to land in a neighbourhood-type zone and adjoins low-rise building uses for residential purposes.

Adjacent land to the east is in a neighbourhood-type zone. A small portion of the proposed development is constructed outside of the 30° plane envelope. As such Part 3 (d)(2) does not exclude the development from notification.

Table 5 Part 1 does exclude applications from requiring public notification if it is a kind of development that is of a minor nature only and will not unreasonably impact on the owners/occupiers of land in the locality of the site. We think it is reasonable that Council exercises its discretion in this regard, and the application is not notified because:

- Only a small portion of the development is located beyond the 30° plane envelope.
- The intent of the DPF lies in 'interface' provisions whereby non-residential buildings might impact adjoining residential development due to the location of the land in a commercial type zone. However, the proposal is not for commercial development rather it is for residential development. As such the intent of the provision is satisfied.
- The proposed upper-level lays adjacent a garage and driveway area associated with the two-storey dwelling at 4 Belgrave Court. It also lays adjacent the rear boundaries associated with the two-storey dwellings at 6-8 Pine Street and is separated by private open space.
- Variation in building materials and setbacks on the east elevation ensures adequate articulation reducing visual bulk, and
- Other two-storey dwellings on adjacent land are built beyond a 30° plane.

Subject Land and Locality

Subject Land

The site is a regular shaped allotment comprising 274.8 square metres. It is located at the end of a cul-de-sac road and has primary frontage to the northern side of Belgrave Court. Vehicle access to the site is obtained by a crossover on the eastern side of the allotment frontage.

A single level dwelling, probably constructed in the early 1900's, occupies the land. The dwelling is double fronted with a central pedestrian opening. Double-hung windows

bordered by rendered architraves, and brick walls painted in white form the main dwelling features. No covered parking spaces exist however there is sufficient space for the parking of two vehicles in the driveway.

Figure 1: Existing Dwelling at Subject Land



The Locality

The immediate locality includes Belgrave Court and Unley Road where it meets Dunks Street to the north and Whittam Street to the south. Much of this locality is in the Urban Corridor Zone. The Established Neighbourhood Zone commences at the eastern end of the Belgrave Court cul-de-sac.

Dwellings located at the end of the cul-de-sac form part of a past development authorisation (090/D506/03) whereby nine allotments were created and subsequently two-storey dwellings constructed. These dwellings are in the Established Neighbourhood Zone, most of which front Pine Street. Three of these dwellings have direct access from Belgrave Court via a shared driveway.

Figure 2: Adjacent Residential Townhouse Development



Buildings in this locality are both commercial and residential in use. Commercial buildings are all single storey in height and residential buildings are uniformly two-storey in building height.

Building styles vary considerably. Warehouse bessa-block construction, Reproduction Villa and non-descriptive residential dwelling types characterise the built-form in this locality. Road boundary setbacks are short, with some buildings located on the primary road boundary.

Hard surface parking lots and paved footpaths contribute to the commercial nature of the area. Mature bottle-brush street trees provide some urban tree canopy providing shade and visual relief.

Planning Assessment

Rules of Interpretation in Part 1 of the Planning and Design Code (the Code) explains the meaning of the relevant planning terms. They are summarised as follows:

Desired Outcomes (DO)

Sets a general policy agenda for a zone.

Performance Outcomes (PO)

Policies designed to facilitate assessment.

Designated Performance Features (DPF)

A guide as to what is generally considered to satisfy the PO but does not need to be satisfied to meet the PO, and does not derogate from the discretion to determine that the outcome is met in another way, or form the need to assess development on its merits against all relevant policies.

Designated Performance Features (DPF) are a guide and do not necessarily need to be satisfied to meet the intent of the Performance Outcome (PO). Council can determine that the PO is met, and the development merits support should it not satisfy the DPF.

It is with this approach in mind we have prepared our assessment report.

We have reviewed the Planning and Design Code and consider the most pertinent planning matters for development on this site to include:

- Land Use
- Built Form Character
- Interface
- General Residential Amenity

Zone – Land Use

The Zone Desired Outcomes (DO) seek:

Desired Outcome 1 A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development.

Desired Outcome 2 Built form positively contributing to:
(a) streetscape that is visually interesting at human-scale comprising articulated buildings with a high level of fenestration and balconies oriented towards the street
(b) a fine-grain public realm comprising buildings with active frontages that are designed to reinforce the street rhythm, that consider the facades, articulation and massing of existing buildings and any spaces between them, and provide narrow tenancy footprints at ground level.

The land use and intensity Performance Outcome (PO) seeks:

Performance Outcome 1.1 A vibrant mix of land uses adding to the vitality of the area and extending activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

The corresponding Designated Performance Feature (DPF 1.1) provides one means of achieving the Zone outcomes. Medium density residential development, restaurants, retail shops, educational establishments, and entertainment precincts are expressly referred to by the DPF.

As the proposed development is for dwellings the development satisfies land use policy for the Zone.

It is also worth noting that commercial development is primarily envisaged on the land. The Applicant could develop this land, together with adjoining land owned by the Applicant, for commercial development. The subject land is ideally positioned at the rear of commercial allotments fronting Unley Road enabling expansion of those existing uses to the subject land. However, this is not being proposed by this application.

Zone – Built Form Character

Desired Outcome 1 for the Zone seeks:

A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development.
(underline my emphasis)

The following Zone Performance Outcomes (PO) and associated Designated Performance Features (DPF) seek:

PO 2.6 Buildings sited on the primary street boundary to achieve a continuity of built form frontage to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but vibrant spaces.

DPF 2.6 Buildings with a 0m setback from the primary street boundary, with the exception of minor setbacks to accommodate outdoor dining areas.

PO 2.7 Buildings with no setback from the secondary street boundary to contribute to a consistent established streetscape.

DPF 2.7 Buildings with a 0m setback from the secondary street boundary.

The following Design Overlay Desired Outcome seeks:

Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

The character of Belgrave Court is varied in terms of land use and form. Both commercial and residential land uses are featured. Built form ranges in height, with existing commercial development having single storey building heights and existing residential development having two-storey building heights.

The locality has an intimate character characterised by short road boundary setbacks, and in many instances no setback to the front boundary of a site. This is consistent with the Zone policy.

Existing dwellings in the locality are conspicuous two-storey development with large expanses of visible masonry. Dwelling façades are however articulated with varying setbacks and large window and door openings. Side boundary walls have no articulation and offer no setback to side boundaries in some cases. Two storey roofing is positioned in proximity to relevant side boundaries in the order of 0 metres, 1.5 metres and 1.8 metres.

Figure 3: Existing Residential Development at 4-8 Belgrave Court



The proposed development appropriately responds to the built form character and design provisions in that:

- The ground level of the dwellings are setback 1.5 metres from the front boundary, more than anticipated by the Zone provisions and more than the adjoining building also located on the northern side of Belgrave Court.
- Upper levels include front balconies at varying setbacks to Belgrave Court. These create visual interest and shadow to lower levels.
- The dwellings are sufficiently articulated and are of a high-quality design illustrated by:
 - Minimal use of masonry on front elevation.
 - Large window/door openings.
 - Varied front setbacks.
 - Various building materials including face brickwork, rendered walls, oak timber front doors, glass balcony balustrades and matt monument acrylic garage doors.
- The development has a low building height of 6.7 metres.

For the reasons outlined above the proposed development sufficiently responds to the built form attributes anticipated by the Zone.

Interface Impacts

The subject land is in the Urban Corridor (Main Street) Zone. It adjoins land to the north, south and west also located in the Urban Corridor (Main Street) Zone. Land located immediately east is in a neighbourhood-type zone.

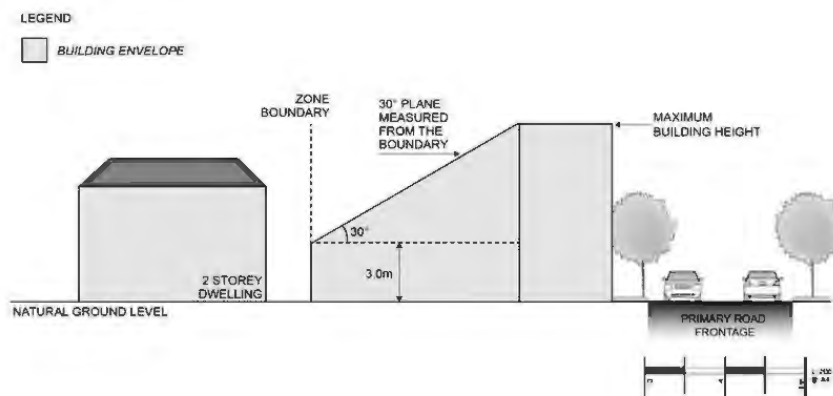
A slender allotment with Certificate of Title Reference 3937/30 abuts the subject land to the east. It spans for a length of approximately 21 metres along the eastern boundary of the subject land. The subject land has a free and unrestricted right of way over this land resulting in a 1.3m separation between the subject land and the residential land to the east for a length of 21 metres.

The interface provisions in the Urban Corridor Zone includes the following policies:

PO 4.1 *Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.*

DPF 4.1 *Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:*

(underline my emphasis)



Drawings provided to Council illustrate a 30 degree plane measured from the boundary of allotments used for residential purposes in the adjacent neighbourhood-type zone.

Due to the 21-meter length of the small allotment to the east of the subject land, which is not used for residential purposes, the 30 degree plane measurement is taken from two positions. One position is taken from the western boundaries of residential land at 6-8 Pine Street and 4 Belgrave Court. The other position is taken from the western boundaries of the residential land at 4 Pine Street and a small portion of 6 Pine Street where it does not adjoin the Right of Way.

The majority of the upper level is located outside of either of the 30 degree plane measurements. The plane measurement taken from the western boundary of the adjacent residential allotments illustrates only a small portion within this envelope due

to the relatively flat roof design. The largest portion relates to approximately 1.7 metres of the upper-level wall (Residence 2).

The intent of the Zone interface provision is to mitigate impacts from non-residential development in the Urban Corridor Zone on residential development in an adjoining Zone. This is further supported by the image provided in DPF 4.1 whereby the maximum building height of the relevant site is taller than that of the adjoining two-storey dwelling.

Given the proposed development is for residential development that is not taller than the building heights expected for the neighbourhood-type zone, the 30 degree plane DPF does not need to be satisfied as it is not particularly relevant to the intent of the PO in this instance. If we are wrong, the level of development within the 30 degree plane is acceptable and satisfies the PO in any event because:

- The development is for residential development, and not commercial development.
- The level of building massing presented to adjacent residential land is not more than that presented by those existing buildings.
- The portion of the development within the 30 degree plane is small.
- Most of the development within the 30 degree plane includes relatively flat roofing with a five degree pitch and high level windows, meaning it will not be visually dominant as viewed from adjoining residential land.
- A large portion of the eastern elevation lays adjacent a masonry garage and vehicle manoeuvring areas associated with residential development on adjoining land.
- Where habitable rooms or private open space is located adjacent the eastern elevation wall they are setback deeply from the development such that sufficient separation exists between these areas.
- Adjoining dwellings at 4-8 Belgrave Court have large two-storey walls either on side boundaries or with minimal setbacks. To expect the proposed residential development to have deeper setbacks is not consistent with the established residential and non-residential built form character of the locality.

General Residential Amenity

Other relevant planning policies with respect to residential development are captured in the below table:

Parameter	Value	Satisfied Y/N
Overshadowing	Overshadowing of habitable room windows and primary private open space is minimised.	Yes <ul style="list-style-type: none"> • North facing windows of adjacent residential land is not impacted by this development.
Safety/Front Elevations	<ul style="list-style-type: none"> • Maximises opportunities for passive surveillance of the public realm. • Includes at least one window. 	Yes <ul style="list-style-type: none"> • Front balconies enable passive surveillance and clear lines of sight. • Master bedrooms face the primary street.
Landscaping	Soft landscaping and tree planting is included.	Yes <ul style="list-style-type: none"> • The proposed development includes soft landscaping and the planting of a tree on each site.
Overlooking	Development mitigates direct overlooking from upper-level windows.	Yes <ul style="list-style-type: none"> • Upper level side windows have sill heights of at least 1.5 metres.
Private Open Space	<ul style="list-style-type: none"> • Minimum 16m² with dimension 3 metres. • 24 square metres (including 	<ul style="list-style-type: none"> • Yes
Car Parking	Two spaces	Yes

As evidenced by the above table, the development provides a good level of residential amenity in line with the general requirements under the Code.

Conclusion

We have established that the application is for a performance assessed pair of two-storey semi-detached dwellings.

The proposal is acceptable from a land use perspective as residential development is contemplated in this Zone and the adjacent Zone.

The built form character of the locality includes varying styles, with both single storey commercial development and two-storey residential development contributing to the character of the area. The proposed dwellings are modernist in their architectural style and illustrate appropriate setbacks and materiality ensuring a high quality streetscape presentation.

Residential development on adjacent land will not be the subject of unreasonable interface impacts given:

- The proposal is a residential development.
- The built form incursion within the setback provided by DPF 4.1 is reasonable and consistent with existing two-storey residential development on adjoining land, and
- It does not give rise to unacceptable visual or overshadowing impacts.

For the above reasons, the proposed development warrants consent.

Feel free to contact me should you have any queries on 8333 7999.

Yours sincerely

A handwritten signature in black ink, appearing to read 'TJ'.

Theresa James
Senior Consultant

ATTACHMENT 3

Details of Representations

Application Summary

Application ID	21022942
Proposal	Construction of 2 x two-storey semi-detached dwellings
Location	2 BELGRAVE CT PARKSIDE SA 5063

Representations

Representor 1 - William Timmins

Name	[REDACTED]
Address	31 Dunks Street, Parkside ADELAIDE SA, 5063 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	21/09/2021 10:47 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Dear Sir/Madam, I feel that the construction of the 2 x two storey dwellings would obstruct the view of the open sky that I have enjoyed for several years in that direction from my garden. I would support the construction of 2 x single storey dwellings. Yours sincerely, [REDACTED]

Attached Documents

20210921_104247.jpg



Representations

Representor 2 - [REDACTED]

Name	[REDACTED]
Address	6 Pine St PARKSIDE SA, 5063 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	03/10/2021 10:59 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	This development application has been submitted a number of times and on each occasion we have requested the windows overlooking the yards and private areas of the neighbouring properties, including our own, be addressed. We acknowledge that the east facing upper storey windows have been raised to a minimum height of 1.5m at the bottom sill, however, we require these windows to be frosted in order to overturn our objection. Prior submissions have been made on this matter in April 2019 and January 2020.

Attached Documents

Representations

Representor 3 [REDACTED]

Name	[REDACTED]
Address	P.O. Box 542 MITCHAM SHOPPING CENTRE SA, 5062 Australia
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	04/10/2021 10:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	1. Three previous application were refused. This 4th application, does not address any issues identified in the three previous refusals. 2. Building massing at the interface of the adjacent residential zone substantially exceeds the building envelope provided by the 30 degree plane. 3. Impact of excessive massing on adjoining properties in residential zone. 4. Boxing in of 8 Pine Street. 5. Overshadowing. 6. Window placement and intrusion 7. Building length and height exceeds recommended length and height. 8. Lack of sufficient Private Open space. 9. Lack of parking and issues with safe movement of vehicles. 10. Does not satisfy council-wide minimum frontage width provisions.

Attached Documents

ID_21022942_Representation_8_Pine_St,_Parkside.pdf

**Representation against development application at 2 BELGRAVE CT,
PARKSIDE SA 5063 for Construction of 2 x two-storey dwellings.**

Application ID: 21022942

Details of Persons making Representation:

Name

Postal

Email

Daytime

Property affected by Development: Principal place of residence, 8 Pine Street, Parkside 5063

We OBJECT to the proposed development at 2 Belgrave Court, Parkside and set out the following reasons why planning consent should be refused. We wish to speak at the SCAP/CAP hearing.

OBJECTION 1

This is the fourth development application lodged on this property on behalf of Mr Spiro Papaemanouilnew. It is virtually identical to the previous three applications.

Minor changes have been made to the plans, but neither address any of the issues identified in any of the previous refusals. These were each REFUSED Planning Consent on the same grounds - that the development was at variance with the provisions of the City of Unley Development Plan (Refer Images A - Details of Decisions).

Previous development applications:

	Dev. Application No.	Nature of Consents	Consent	Date
1 st Application	090/671/2018/C2	Development Plan Building Rules	REFUSED REFUSED	16 Apr 2019 16 Apr 2019
2 nd Application	090/573/2019/C2	Development Plan	REFUSED	15 Oct 2019
3 rd Application	090/774/2019/C2	Development Plan	REFUSED	18 Feb 2020

All three applications for Development Consent were REFUSED for the same reasons:

Images A – Development Approval Details of Decisions (Refusals)

1st application

DEVELOPMENT APPROVAL DECISION NOTIFICATION
DEVELOPMENT APPLICATION NUMBER 090/671/2018/C2
Continued...

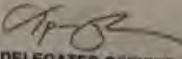
DETAILS OF DECISION

Reasons for this decision and/or the conditions imposed are set out hereunder:-

That Development Application 090/671/2018/C2 at 2 Belgrave Court, Parkside 5063 to 'Construct 2 x two storey detached dwellings with garages and verandahs on common boundaries and the removal of one (1) street tree', is at variance with the provisions of the City of Unley Development Plan and should be REFUSED Planning Consent for the following reasons:

1. The proposed development does not adequately minimise building massing at the interface of the adjacent residential zone.
2. The proposed garaging detracts from the associated dwellings and the prevailing built form of the locality.
3. The proposed development does not provide adequate Private Open Space in accordance with Council Wide Residential PDC 20.
4. The proposed development is at variance with the relevant Zone and Council Wide Residential PDC in that the boundary development exceeds recommended height and length.
5. The proposal does not provide adequate vehicle turning area to allow for the safe movement of vehicles and pedestrians.
6. The proposed development does not satisfy the minimum frontage width.

ENQUIRIES
If you have any enquiries in respect to the Decision please contact the Development Section of Council on 08 8372 5111.


DELEGATED OFFICER

2nd Application

DEVELOPMENT APPROVAL DECISION NOTIFICATION
DEVELOPMENT APPLICATION NUMBER 090/673/2018/C2
Continued...

DETAILS OF DECISION

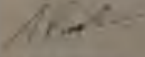
Reasons for this decision and/or the conditions imposed are set out hereunder:-

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

That Development Application 090/673/2018/C2 at 2 Belgrave Court, Parkside 5063 to 'Construct two, two storey dwellings including garages and verandahs', is at variance with the provisions of the City of Unley Development Plan and is REFUSED Planning Consent for the following reasons:

1. The proposed development does not adequately minimise building massing at the interface of the adjacent residential zone.
2. The proposed garaging detracts from the associated dwellings and the prevailing built form of the locality.
3. The proposed development does not provide adequate Private Open Space in accordance with Council Wide Residential PDC 20.
4. The proposed development is at variance with the relevant Zone and Council Wide Residential PDC in that the boundary development exceeds recommended height and length.
5. The proposal does not provide adequate vehicle turning area to allow for the safe movement of vehicles and pedestrians.
6. The proposed development does not satisfy the minimum frontage width.

ENQUIRIES
If you have any enquiries in respect to the Decision please contact the Development Section of Council on 08 8372 5111.


Andrew Raeburn
PLANNING DELEGATE

3rd Application:

DEVELOPMENT APPROVAL DECISION NOTIFICATION
DEVELOPMENT APPLICATION NUMBER 090/774/2019/C2
Continued...

DETAILS OF DECISION

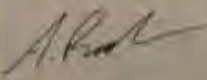
Reasons for this decision and/or the conditions imposed are set out hereunder:-

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

That Development Application 090/774/2019/C2 at 2 Belgrave Court, Parkside 5063 to 'Construct two, two storey dwellings including garages and verandahs', is at variance with the provisions of the City of Unley Development Plan and is REFUSED Planning Consent for the following reasons:

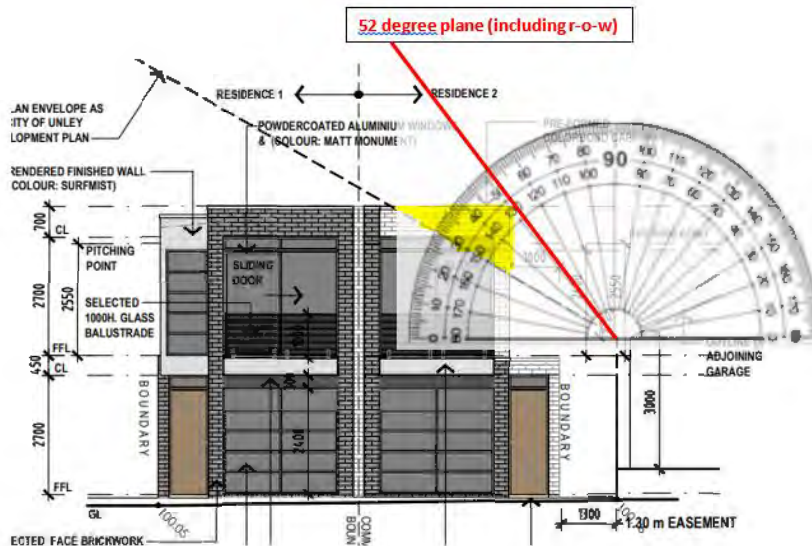
1. The proposed development does not adequately minimise building massing at the interface of the adjacent residential zone.
2. The proposed garaging detracts from the associated dwellings and the prevailing built form of the locality.
3. The proposed development does not provide adequate Private Open Space in accordance with Council Wide Residential PDC 20.
4. The proposed development is at variance with the relevant Zone and Council Wide Residential PDC in that the boundary development exceeds recommended height and length.
5. The proposal does not provide adequate vehicle turning area to allow for the safe movement of vehicles and pedestrians.
6. The proposed development does not satisfy the minimum frontage width.

ENQUIRIES
If you have any enquiries in respect to the Decision please contact the Development Section of Council on 08 8372 5111.


Andrew Raeburn
PLANNING DELEGATE

Even, when the measurement includes this R-O-W strip (1.3m) that's in the Residential zone, the building envelope is still **52 degrees** – nearly twice that envisaged by the Plan (Image C below).

Image C - The non-compliant portion of the proposed development is shaded in yellow:



Approval of this development in its current form is contrary to the provisions of the Plan envisaged by the authorities. With respect, exceeding the 30-degree plane by such a large extent disregards the Interface Height Provisions set out under the Plan.

Again, with respect, if the application is approved in its current form, the CAP would effectively be rewriting the provisions of the Plan to completely remove the Interface Height Provisions. This would effectively set a precedent for any other developments at the interface of the Residential & Urban Corridor zone.

OBJECTION 3 - IMPACT OF BUILDING MASS ON ADJOINING RESIDENTIAL PROPERTIES

The applicant incorrectly states in his submission (pg. 10) that:

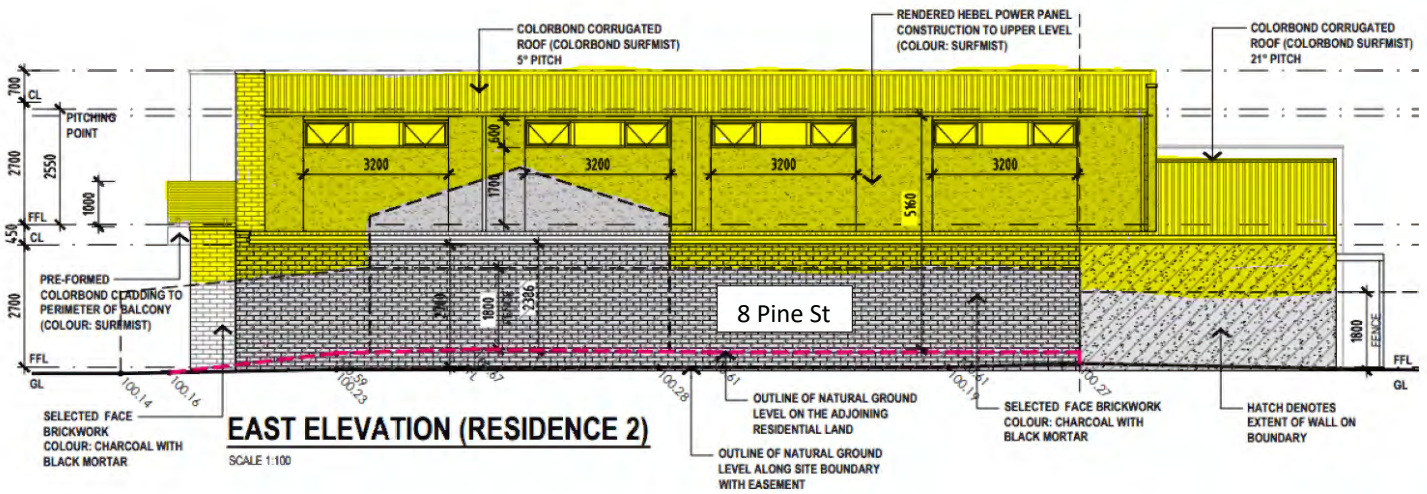
- *A large portion of the eastern elevation lays adjacent a masonry garage and vehicle manoeuvring areas associated with residential development on adjoining land (ref. pg 10).*

Our objection is that, excluding the single storey masonry garage (4 Belgrave Ct) as well as anything below the fence line, more than half of the eastern elevation of the proposed development faces directly onto adjoining properties.

This will directly affect No. 4 Belgrave Ct, our property at 8 Pine St and No's 6 & 4 Pine St, Parkside (refer yellow shading in Image D).

Each of these properties have major living areas that will lose sky and will instead face directly onto the two-storey wall of the new building.

Image D - Extent of massing and visual impact on living areas of adjoining residential properties.



The applicant also incorrectly states that:

- *Adjoining dwellings at 4-8 Belgrave Court have large two-storey walls either on side boundaries or with minimal setbacks.
To expect the proposed residential development to have deeper setbacks is not consistent with the established residential and non-residential built form character of the locality.*

In fact, if you view the following Images E & F, no. 4 Belgrave Ct has a single storey wall (garage) on the boundary with the proposed development AND No. 8 Pine St is a single storey residence at the rear (refer Image G).

As well, the proposed setback is considerably shorter than the setback of all other residences in the street (and most other residences across Unley).

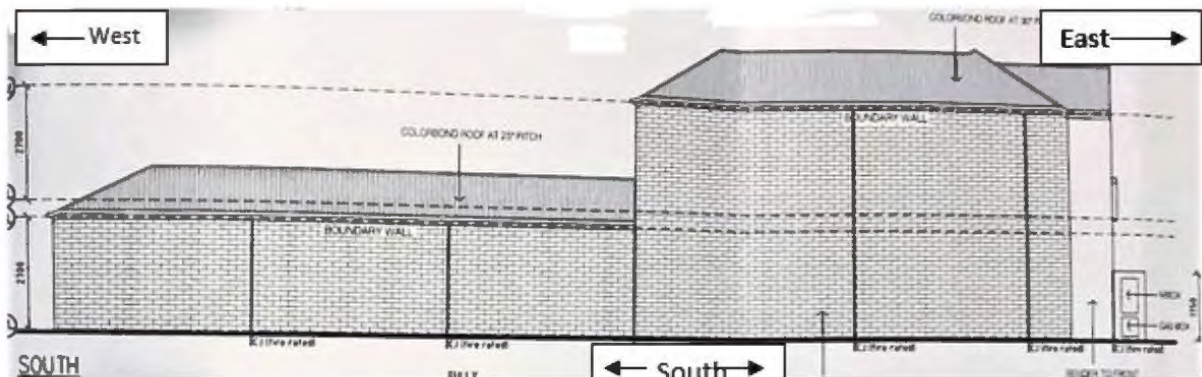
Image E & F – Single level garages and setbacks for residences at 4-8 Belgrave Court.



OBJECTION 4 - BOXING IN OF 8 PINE STREET & OVERSHADOWING

Our residence (8 Pine Street) sits on an allotment 6m wide x 50m long. Its length runs east/west with a garage and upstairs bedroom facing east (Pine Street). Refer image G.

Image G – 8 Pine Street – single storey rear living areas.



The rear of our property (west) is single storey and comprises our main and only living areas (kitchen, dining & lounge) and our only garden. These areas will directly face the proposed development.

In addition, our property (8 Pine St) is already surrounded by 2-storey properties - on the northern and southern boundaries. Refer Image H & I following:

Image H & I - Current view of adjoining 2-storey properties.

H. Looking north/north east (No. 6 Pine Street).



I. Looking south (4 Belgrave Ct).



Facing south-west is a single storey-garage (4 Belgrave Ct) and facing west from our main living areas is our backyard (Image J).

Image J – Our back yard facing south-west (without proposed bld).



The proposed 2-storey development will basically overwhelm and ‘box-in’ our property on the western side.

In addition, as the proposed development will be another 2-metres above the highest point of the single storey garage (see image K – arrow). This means, that the building will extend above the fence line by another 4.35 metres (700mm + 2700mm + 450mm + 450mm app). Refer Image K.

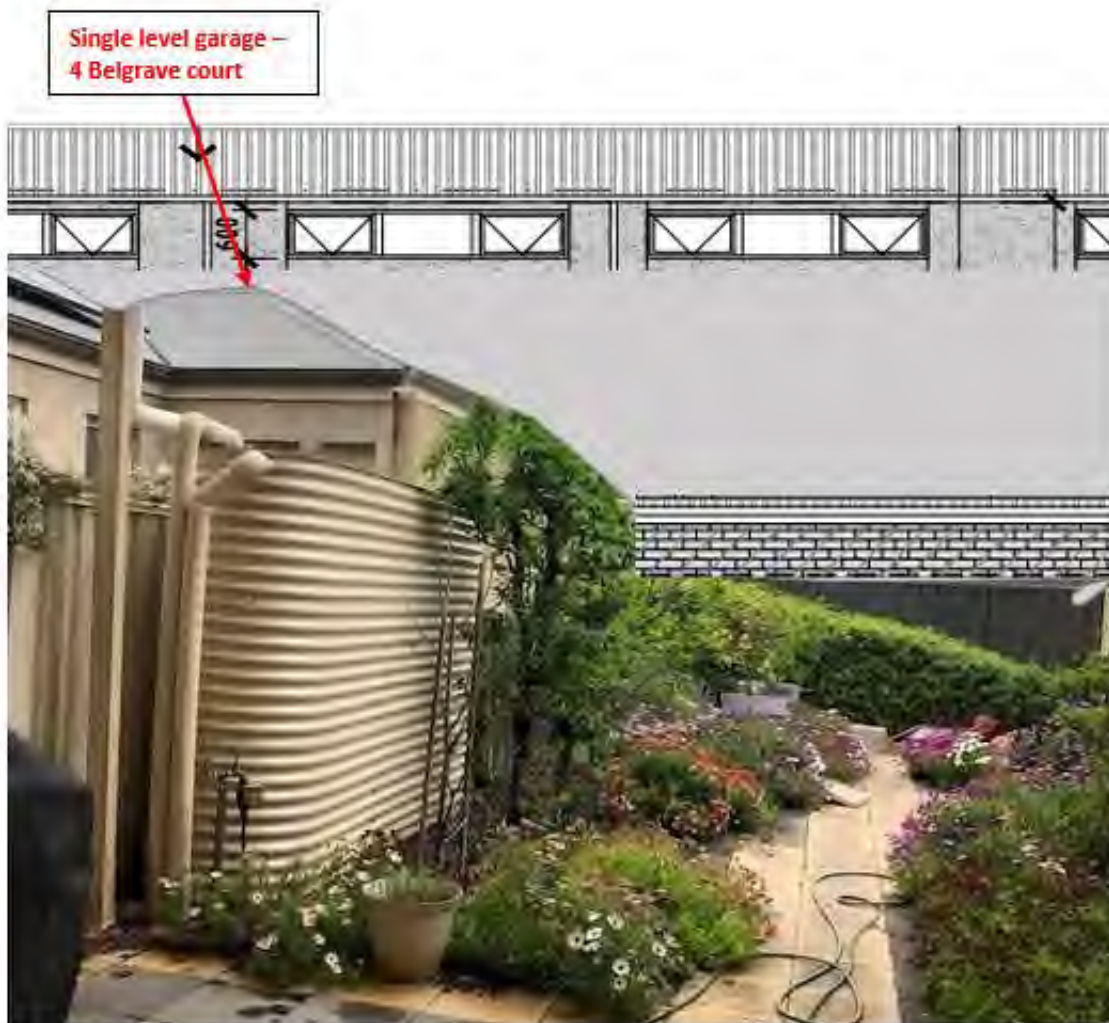
We will face the building directly from our single level living and outdoor areas. Multiple windows will directly face our property. In addition, we will lose sky or any sense of depth, but instead will face a 6.55 metre building (of which 4.35 will be above the fence line).

The mass and scale of the building is overwhelming, totally dominating and boxing in our property. This will negatively affect the amenity and impair the enjoyment of our only living areas and garden.

For these reasons the proposal is substantially at variance with Urban Corridor Zone Objective 5 and Desired Character statement which provides that buildings should have:

A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.

Image K – Facing south-west (with proposed building)



OBJECTION 5 - OVERSHADOWING

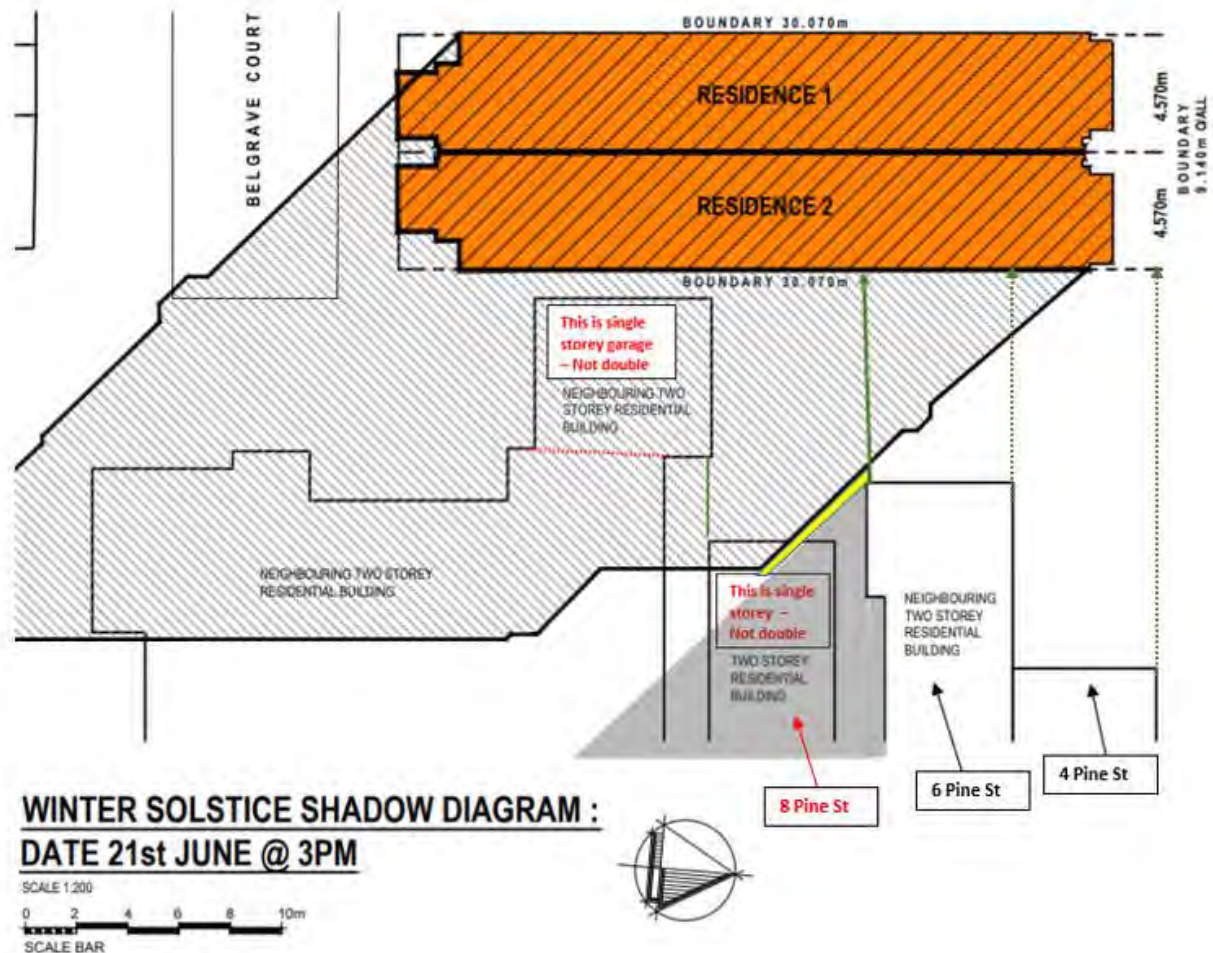
The development should allow: *direct winter sunlight access to adjacent residential properties and minimise the overshadowing of living room windows, the majority of private open space areas..... that provide the primary open space provision; or where such affected areas are already shaded, the additional impact should not significantly worsen the available sunlight access.*

The shadow plan submitted by the applicant is inaccurate. The garage at No. 4 Belgrave Ct is single storey (not double), the building representing No. 8 Pine St as shown on the plan is also single storey (not double storey). We have added this note to the diagram (see Image L).

In addition, the plan does not show the impact of shadowing from existing buildings, mainly from the adjacent 2-storey building at No. 6 Pine St, onto the single storey of our property (8 Pine St). There are some trees situated at the rear of No. 6 Pine St, but these are deciduous, so do not impact us to the same extent as the proposed building.

When all the overshadowing is taken into account, our only living areas and outdoor area are totally overshadowed, except for the tiny sliver between the two grey shaded areas (see yellow highlighted area in Image L).

Image L – Shadow plan with actual shading impact



OBJECTION 6 – WINDOW PLACEMENT & INTRUSION

The proposed development has a total of 12 windows on the eastern side. Of these, 9 (75%) will directly overlook our property (8 Pine St). Refer Images D & K.

It is also not clear from the diagram whether the windows are opaque/frosted.

OBJECTION 7 – BUILDING LENGTH & HEIGHT EXCEEDS RECOMMENDED LENGTH & HEIGHT

The building length (and height) has remained unchanged, which is in violation of the Plan’s provisions. This has been noted by the CAP on the previous three application refusals.

Refer Images A, Reason 4, which states: *The proposed development is at variance with the relevant Zone and Council Wide Residential PDC in that the boundary development exceeds recommended height and length.*

OBJECTION 8 – PRIVATE OPEN SPACE

It is noted that there have been no changes to the plans since the CAP rejected the last 3 applications, due to the lack of private open space (Refer Images A, Reason 3).

OBJECTION 9 – PARKING & SAFE MOVEMENT OF VEHICLES

In its previous planning decisions (Refer Images A, reason 5) the CAP refused consent because (amongst other reasons) “the proposal does not provide adequate vehicle turning area to allow for the safe movement of vehicles and pedestrians”.

The applicant has made no changes to the crossover, setback, or any other aspect of the design that would resolve the safety issues.

In addition, there is limited street parking in Belgrave Ct and the available street parking is used by a number of adjoining businesses, for staff and customers.

Opposite the proposed development, there is a street park available. However, looking at the turning circles provided in the application, both residences would have difficulty manoeuvring out of their driveways when there are parked cars opposite. This is more likely to happen than not.

OBJECTION 10 – MINIMUM FRONTAGE

The CAP refused the application in part because the proposal did not satisfy the council-wide minimum frontage width provisions (Refer Images A, reason 6). Nothing has changed.

OTHER

There is no mention of where air-conditioning units will be positioned – whether on the roof or other external locations. These may further impact on height, visual presence and noise.

Overall, for these reasons the application remains seriously at variance with the provisions of the Plan.

We therefore OBJECT to the proposed development.

We confirm that we wish to speak at the SCAP/CAP hearing where they will make a decision about the development.

Yours Faithfully,



3 October 2021

ATTACHMENT 4

1 December 2021

Chelsea Spangler
Planning Officer
City of Unley

Email: cspangler@unley.sa.gov.au

Dear Chelsea

Response to Representations: Application 21022942 – 2 Belgrave Court, Parkside.

Thank you for forwarding a copy of the representations submitted during notification of the abovementioned development application. Three representations were submitted from people who live in the vicinity of the subject land.

Two of the submissions were written by residents who share their rear boundary with the eastern side boundary of the subject land. The other representation was authored by a resident that does not share a boundary with the subject land.

Matters raised by the representations are summarised as follows:

- Two-storey dwellings will obstruct views of the sky
- Overlooking from upper-level windows
- Interface provisions not met/visual massing
- Building length and height
- Overshadowing
- Private open space
- Parking/vehicle movements

A response to the above matters is provided below.

Two-storey dwellings will obstruct views of the sky

Technical Numeric Variations (TNVs) apply to the site with maximum building heights for new buildings as follows:

- 18 metres
- 5 levels

At a building height of less than seven metres and two building levels, the proposed development has been designed to mitigate visual impacts to adjoining residents.

In addition to the TNVs for building height on the subject land, height provisions include qualitative policies which seek for new buildings in the Zone to positively respond to local context. The local context, which includes the residential streetscape in the adjoining neighbourhood-type zone, includes two-storey buildings. In fact, several two-storey buildings in these localities are of a greater scale than the proposed dwellings.

The Planning and Design Code (the Code) does not expect new development to protect views of the sky. In any event, views of the sky will be achieved irrespective of the proposed development. The proposed dwellings have a very low two-storey building height. Most two-storey residential development are in the order of eight to nine metres. At less than seven metres the overall building height is much less than most two-storey dwellings, and significantly less than the maximum building height contemplated on the land.

Overlooking from upper-level windows

Overlooking is mitigated by achieving the associated Desired Performance Feature (DPF) outlined in the general development policies, 'design in urban areas' section of the Code. The proposed development does this by setting windows in accordance with the relevant provision in the Code.

In particular Performance Outcome 10.1 seeks development to mitigate "direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones".

The associated DPF anticipates that windows set at 1.5 metres above the floor level will achieve this (which the proposal satisfies).

Interface provisions not met/visual massing

The interface provision in the Code relates to Policy Outcomes 4.1 and 4.2:

PO 4.1 *Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.*

PO 4.2 Buildings on an allotment fronting a road that is not the primary corridor (ie a State maintained road) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.

The intent of the above policies is to ensure that the maximum building height (3 stories) envisaged in the Zone has an appropriate scale as viewed from adjoining residential land. Being in an Urban Corridor Zone, the Code seeks to mitigate visual impacts from commercial development, or larger scale residential development, on adjoining residential land in a more sensitive zone.

The fact that the proposed development is for residential development reduces impact on adjoining residential land. The adjacent neighbourhood-type zone has buildings that are two-stories in height and as such the proposed residential development, also at two stories, complements the existing streetscape character in that zone.

The interface Policy Outcomes are therefore satisfied.

Building length and height

The rear boundary setback applicable for the subject land is three metres. The building is setback 4.2 metres at the ground level and 7.4 metres at the upper level. As such the extent of built form on the land is envisaged by the Code.

Overshadowing

The Code seeks for new development to minimise overshadowing impacts by ensuring three hours of sunlight to north facing windows on adjoining land is achieved and at least two hours of sunlight to private open space on adjoining land is provided.

The overshadowing diagrams clearly illustrate that the proposed development will not prevent sunlight access in accordance with Code provisions. Furthermore, given the orientation of allotments, with the subject land being positioned west of the adjoining neighbourhood-type zone, and the angle at which the sun is positioned, overshadowing on adjoining residential land will be insignificant.

Private open space

Private open space satisfies the policies of the Code and is therefore acceptable.

Parking/vehicle movements

The depth of garages have been slightly reduced to ensure vehicles can exit the site in a single movement. CIRQA, who are expert traffic engineers, provided turn paths for

this movement and confirm that the development satisfies relevant traffic access provisions. A copy of the turn path is provided in Appendix A.

Conclusion

Our response to the representations highlights that the proposed development mitigates impacts to adjoining residential land by:

- Being for residential development and not for commercial development.
- Entailing a building height much lower than anticipated by the Zone.
- Complementing the streetscape character with a low building height of only 6.7 metres.
- Providing convenient and safe egress.

Given the representors have indicated a desire to be heard by the Council Assessment Panel (the Panel) we respectfully request an opportunity to also address the Panel.

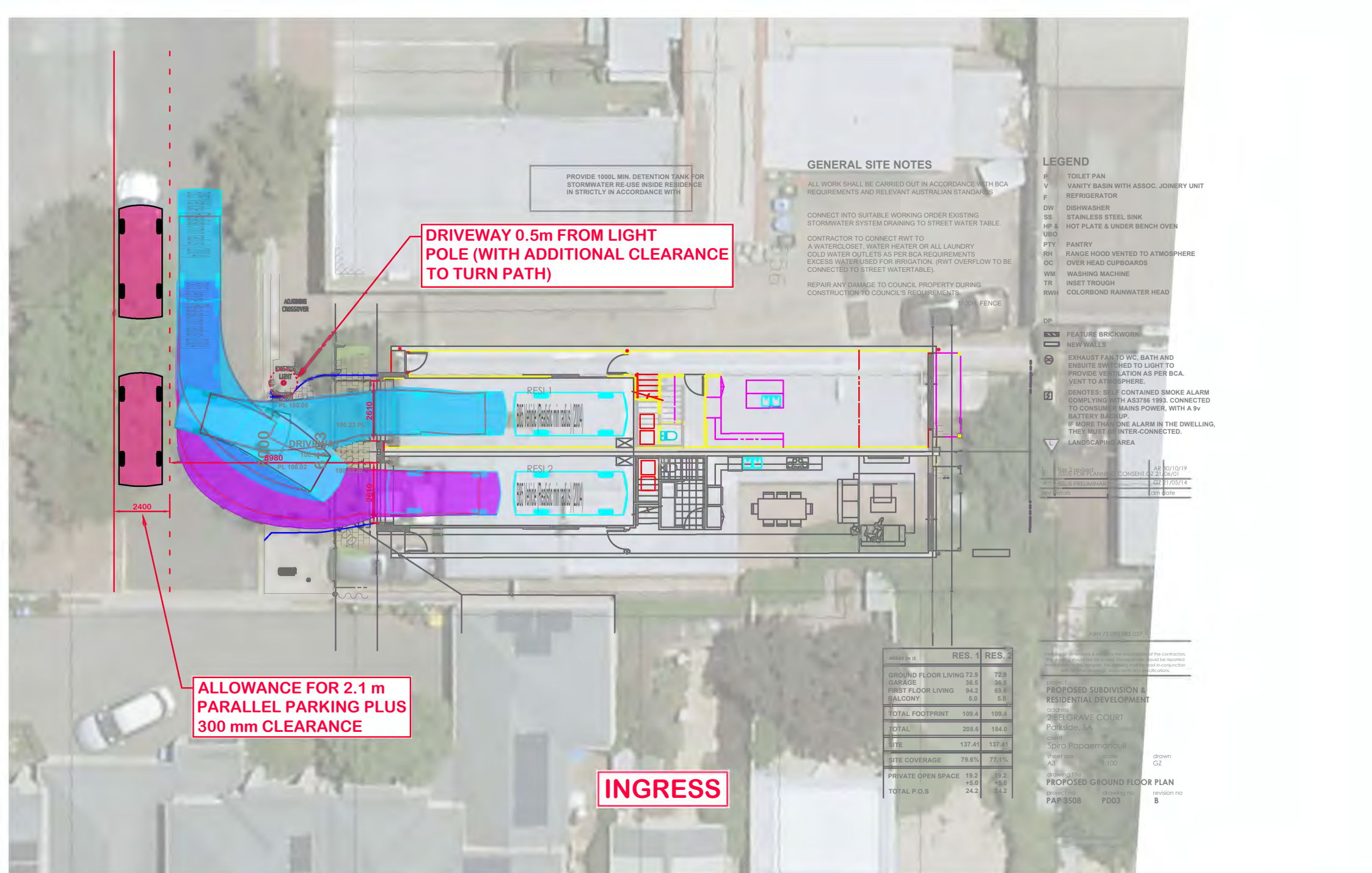
Yours sincerely



Theresa James
Senior Consultant

Appendix A





PROVIDE 1000L MIN. DETENTION TANK FOR STORMWATER RE-USE INSIDE RESIDENCE IN STRICTLY IN ACCORDANCE WITH

DRIVEWAY 0.5m FROM LIGHT POLE (WITH ADDITIONAL CLEARANCE TO TURN PATH)

ALLOWANCE FOR 2.1 m PARALLEL PARKING PLUS 300 mm CLEARANCE

INGRESS

GENERAL SITE NOTES

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BCA REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

CONNECT INTO SUITABLE WORKING ORDER EXISTING STORMWATER SYSTEM DRAINING TO STREET WATER TABLE.

CONTRACTOR TO CONNECT RWT TO A WATERCLOSET, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS AS PER BCA REQUIREMENTS EXCESS WATER USED FOR IRRIGATION. (RWT OVERFLOW TO BE CONNECTED TO STREET WATERTABLE).

REPAIR ANY DAMAGE TO COUNCIL PROPERTY DURING CONSTRUCTION TO COUNCIL'S REQUIREMENTS.

LEGEND

- P TOILET PAN
 - V VANITY BASIN WITH ASSOC. JOINERY UNIT
 - F REFRIGERATOR
 - DW DISHWASHER
 - SS STAINLESS STEEL SINK
 - HP & UBO HOT PLATE & UNDER BENCH OVEN
 - PTY PANTRY
 - RH RANGE HOOD VENTED TO ATMOSPHERE
 - OC OVER HEAD CUPBOARDS
 - WM WASHING MACHINE
 - TR INSET TROUGH
 - RWH COLORBOND RAINWATER HEAD
- DP FEATURE BRICKWORK
 - NEW WALLS
 - EXHAUST FAN TO WC, BATH AND ENSUITE SWITCHED TO LIGHT TO PROVIDE VENTILATION AS PER BCA. VENT TO ATMOSPHERE.
 - DENOTES: SELF CONTAINED SMOKE ALARM COMPLYING WITH AS3786 1993. CONNECTED TO CONSUMER MAINS POWER, WITH A 9v BATTERY BACKUP. IF MORE THAN ONE ALARM IN THE DWELLING, THEY MUST BE INTER-CONNECTED.
 - LANDSCAPING AREA

AREA (m ²)	RES. 1	RES. 2
GROUND FLOOR LIVING	72.9	72.9
GARAGE	36.5	36.5
FIRST FLOOR LIVING	94.2	69.6
BALCONY	5.0	5.0
TOTAL FOOTPRINT	109.4	109.4
TOTAL	208.6	184.0
SITE	137.41	137.41
SITE COVERAGE	79.6%	77.5%
PRIVATE OPEN SPACE	19.2	19.2
TOTAL P.O.S	24.2	24.2

Issue Proposed	AR 10/10/19
Issue Preliminary	AR 11/05/14
Issue Final	AR 11/05/14

ABN 73 090 085 037

Verifying dimensions & values is the responsibility of the contractor. The drawing should not be used for construction purposes without the approval of the architect.

project: PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT

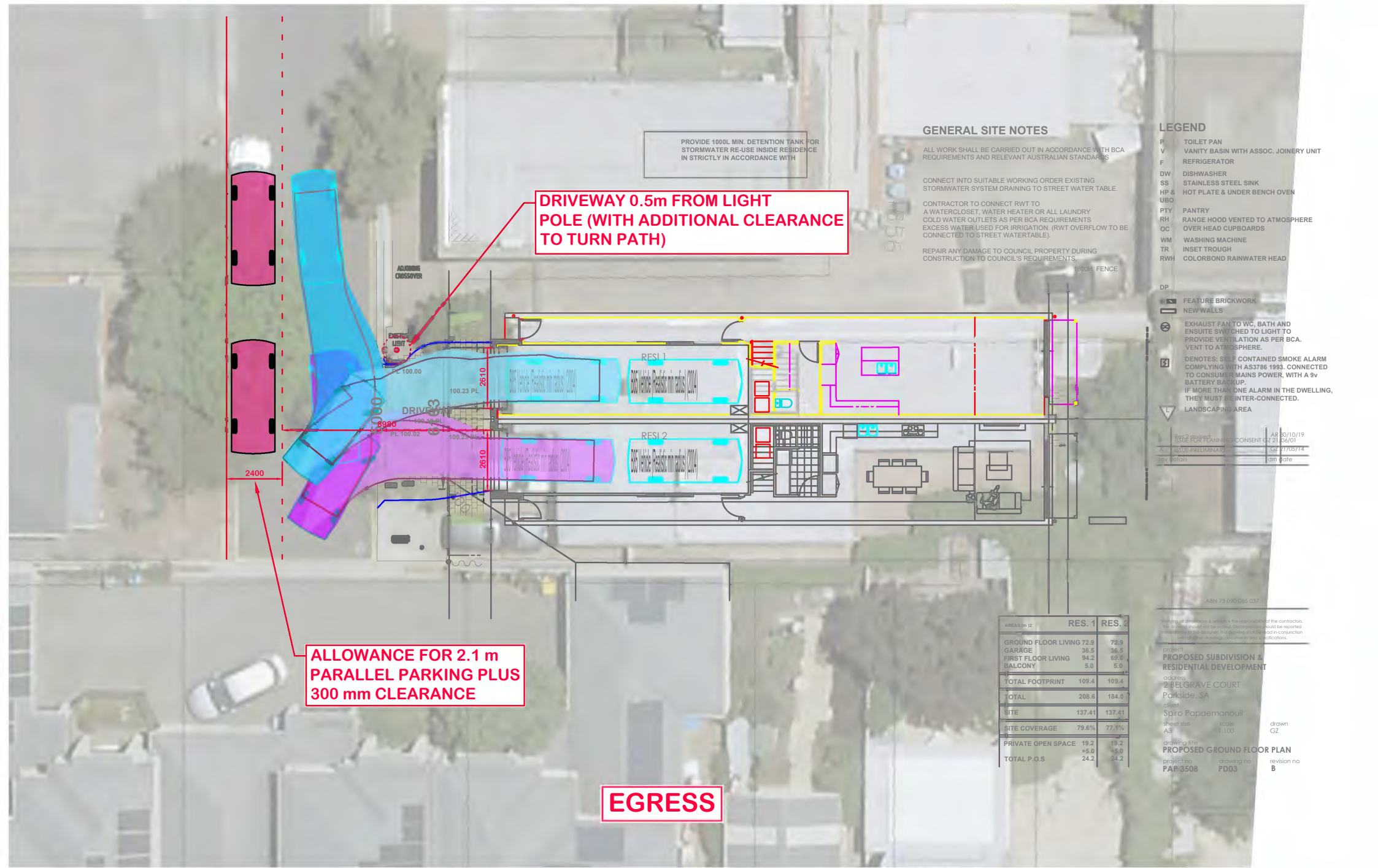
address: 2 BELGRAVE COURT, Parkside, SA

client: Spiro Papaioannou

sheet size: A3 scale: 1:100 drawn: GZ

drawing title: PROPOSED GROUND FLOOR PLAN

project no: PAP3508 drawing no: PD03 revision no: B



PROVIDE 1000L MIN. DETENTION TANK FOR STORMWATER RE-USE INSIDE RESIDENCE IN STRICTLY IN ACCORDANCE WITH

DRIVEWAY 0.5m FROM LIGHT POLE (WITH ADDITIONAL CLEARANCE TO TURN PATH)

ALLOWANCE FOR 2.1 m PARALLEL PARKING PLUS 300 mm CLEARANCE

EGRESS

GENERAL SITE NOTES

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BCA REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

CONNECT INTO SUITABLE WORKING ORDER EXISTING STORMWATER SYSTEM DRAINING TO STREET WATER TABLE.

CONTRACTOR TO CONNECT RWT TO A WATERCLOSET, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS AS PER BCA REQUIREMENTS EXCESS WATER USED FOR IRRIGATION. (RWT OVERFLOW TO BE CONNECTED TO STREET WATERTABLE).

REPAIR ANY DAMAGE TO COUNCIL PROPERTY DURING CONSTRUCTION TO COUNCIL'S REQUIREMENTS.

LEGEND

- P TOILET PAN
 - V VANITY BASIN WITH ASSOC. JOINERY UNIT
 - F REFRIGERATOR
 - DW DISHWASHER
 - SS STAINLESS STEEL SINK
 - HP & UBO HOT PLATE & UNDER BENCH OVEN
 - PTY PANTRY
 - RH RANGE HOOD VENTED TO ATMOSPHERE
 - OC OVER HEAD CUPBOARDS
 - WM WASHING MACHINE
 - TR INSET TROUGH
 - RWH COLORBOND RAINWATER HEAD
- DP FEATURE BRICKWORK
 - NEW WALLS
 - EXHAUST FAN TO WC, BATH AND ENSUITE SWITCHED TO LIGHT TO PROVIDE VENTILATION AS PER BCA. VENT TO ATMOSPHERE.
 - DENOTES: SELF CONTAINED SMOKE ALARM COMPLYING WITH AS3786 1993. CONNECTED TO CONSUMER MAINS POWER, WITH A 9v BATTERY BACKUP. IF MORE THAN ONE ALARM IN THE DWELLING, THEY MUST BE INTER-CONNECTED.
 - LANDSCAPING AREA

AREA (m ²)	RES. 1	RES. 2
GROUND FLOOR LIVING	72.9	72.9
GARAGE	36.5	36.5
FIRST FLOOR LIVING	94.2	69.6
BALCONY	5.0	5.0
TOTAL FOOTPRINT	109.4	109.4
TOTAL	208.6	184.0
SITE	137.41	137.41
SITE COVERAGE	79.6%	77.5%
PRIVATE OPEN SPACE	19.2	19.2
TOTAL P.O.S	24.2	24.2

Issue Proposed	AR 10/10/19
Issue Preliminary	AR 11/05/14
Issue Final	AR 11/05/14

ABN 73 090 085 037

Verifying dimensions & values is the responsibility of the contractor. The drawing should not be used for construction purposes without the approval of the architect.

project: PROPOSED SUBDIVISION & RESIDENTIAL DEVELOPMENT

address: 2 BELGRAVE COURT, Parkside, SA

client: Spiro Papaioannou

sheet size: A3 scale: 1:100 drawn: GZ

drawing title: PROPOSED GROUND FLOOR PLAN

project no: PAP3508 drawing no: PD03 revision no: B



ABN: 12 681 029 983 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

DRAWING AMENDMENTS				
VER	DATE	DESCRIPTION	DWN	CHK
A	13/09/2021	TURN PATH ASSESSMENT	ABH	BNW
B	25/11/2021		ABH	BNW

C21430_01B.DWG 29/11/2021 3:29 PM



RESIDENTIAL DEVELOPMENT

2 BELGRAVE COURT, PARKSIDE

B85 DESIGN VEHICLE TURNS

PROJECT # 21430 SHEET # 01_SH01

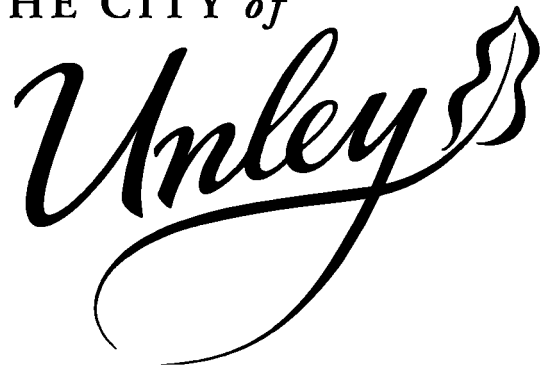
613

This drawing is a concept plan only and subject to the provision of detailed survey information (by others) and the preparation of detailed design. The drawing is not suitable for construction purposes. The information and data identified within this drawing are the property of CIRQA Pty Ltd and copyright. This drawing and the information contained therein is for the use of the authorised Client noted below. The drawing may not be used, copied, reproduced or modified in whole or in part for any purpose other than for which it was supplied by CIRQA Pty Ltd. CIRQA Pty Ltd accepts no responsibility or liability to any other party who may use or rely upon this drawing or the information contained therein.

ATTACHMENT 5

MEMORANDUM

THE CITY of



To PLANNING AND
DEVELOPMENT

FROM TRANSPORT ENGINEER

DATE 1 DECEMBER 2021

FILE

SUBJECT **Traffic comments on development application 21022942
2 Belgrave Court, Parkside**

New Development

- A Development Application has been received proposing construction of two dwellings at 2 Belgrave Court, Parkside, consisting of 1 x two-bedroom dwelling and 1 x three-bedroom dwelling.
- Belgrave Court is a residential street of 50m in length that intersects with Unley Road at its western end and terminates in a dead end at its eastern end.
- Each dwelling has two undercover parking spaces in a tandem arrangement.
- A new 5m crossover is proposed. This area is currently a No Stopping Zone. It is not indicated whether the existing crossover along the eastern property boundary will be closed. Closing this crossover would not result in an additional on-street parking space. The existing crossover also assists vehicles to turn around at the dead end. Therefore there is no benefit (rather than potentially aesthetic or drainage) to return this crossover to kerb.
- There are five on-street parking spaces in a 1 hour parking zone (9am-5pm, Monday to Friday, and 9am-12 noon Saturdays). These are generally moderately occupied. However historical aerial images suggest that it is frequently 100% occupied. As there are five residential properties and three commercial properties on the street, it is likely that these parking spaces are in high demand both on weekdays and on weekends.

Comments

Comments on the plans dated August 2018;

1. The Planning and Design Code Table 1 – General Off-street car parking requirements indicates a parking generation for detached dwellings are 2 spaces for dwellings with 2 or more bedrooms. Based on this rate, each dwelling would generate a requirement for 2 off-street spaces each.
2. Given the applicant proposes to provide 2 off-street parking spaces for each dwelling, this is in accordance with the Planning and Design Code and is considered acceptable.

3. The Australian Standard (AS2890.1-2004 – Section 5.4) internal dimensions for single vehicle garages are 3.0m width and 5.4m length. A two-vehicle tandem garage is not a typical design and no specific dimensions are provided in the Standards. With the proposed garage length of 10.8m, if two B85 vehicles were to park it would mean that two vehicles could physically be accommodated. However, a greater level of parking precision would be required and there is limited space for any other items in the garage.

However if a resident had two vehicles, they are more likely to have one larger vehicle (B85) and one smaller vehicle (B35 vehicle, representing the 35th percentile vehicle (hatchback for example)). This would result in a scenario where 10.8m would provide adequate space to walk around the front of both vehicles but would still be limited space for additional use of the garage, such as for storage.

This suggests that the proposed garage allows sufficient space for two vehicles and for residents to access these vehicles, with bin storage located under the stairs at the ends of each garage (noting that when vehicles are parked in the garage waste bins are not able to be transported to/from the street). **This is considered acceptable in this case, noting concerns that should the garages be used for storage then they would only accommodate one vehicle and as there is a low number of on-street parking spaces for the amount of development in the street, an increase in on-street parking would have a negative effect on other users of the street.**

4. Part 4 – General Development Policies – PO 3.5 states that access points are located so as not to interfere with existing street furniture or infrastructure services. In particular newly proposed crossovers are set back at least 0.5m from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner.
 - a. Plans provided by the applicant indicate the proposed crossover is within 0.5m of an existing light pole, however swept paths provided by CIRQA indicate 0.5m clearance can be provided when access/existing the site with a B85 design vehicle.
 - b. This is considered acceptable in this case, however it is recommended reducing the width of the northern section of the crossover so that at least 0.5m clearance is provided.**
 - c. Council will not make changes to on-street lighting to improve access to the property following construction if difficulty is experienced**
5. Part 4 – General Development Policies – PO 3.6 states that driveways and access points for site with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided.
 - a. Plans provided by the applicant indicate a shared crossover with 5m width will be provided, which equates to 2.5m width for each dwelling. This is within the design standards and is considered acceptable.
6. Manoeuvrability in and out of the garages has been checked by CIRQA using a B85 design vehicle, which represents the likely size of passenger vehicles used in a residential property. Manoeuvrability in and out of the dwelling 2 (eastern) garage is adequate. However, three movements will be required to enter the dwelling 1 (western) garage. The exit manoeuvre has been shown to only require two movements, which is considered adequate.

This is mainly due to the constrained road width (6.7m) and the existing light post. This is not considered a major concern, but the developer must accept that there will be some level of difficulty experienced, particularly for the resident of dwelling 1. Council will not make changes to on-street parking to improve access to the property following construction if difficulty is experienced.

7. Adequate sight distance to/from motorists on the frontage road shall be provided. AS2890.1 – Parking facilities – Off-street car parking, Figure 3.2 ‘Sight distance requirements at access driveways’ indicates that for a domestic driveway on a 40km/h road, visibility must be provided to a point 30m down the road from a point 2.5m back from the kerb face. As the footpath is 2.7m in width, this sight distance is provided.
8. Adequate sight distance to/from pedestrians on the footpath shall be provided. In order to provide this, AS2890.1 specifies a 2x2.5m sight triangle that is to be kept clear of obstructions to visibility. This sight distance has been provided noting that foot traffic along this street is low so risk of conflict with pedestrians is very low.

Jacob Avery
Transport Engineer

DECISION REPORT

REPORT TITLE: City of Unley Council Assessment Panel -
Meeting Dates for 2022

DATE OF MEETING: 21 December 2021

AUTHOR: Don Donaldson
Team Leader Planning (Assessment Manager)

RECOMMENDATION:

MOVED:

SECONDED:

That:

1. The meetings of the Unley Council Assessment Panel (the Panel) for 2022 be set as:
 - 18 January
 - 8 February*
 - 15 March
 - 19 April
 - 10 May*
 - 21 June
 - 19 July
 - 16 August
 - 20 September
 - 11 October*
 - 15 November
 - 20 December

DISCUSSION

The meeting schedule for 2022 needs to be set.

It is suggested that the Panel continue to meet on the third Tuesday of the month (subject to discussion below) which suits the meeting cycle of Council, has proven reasonable in terms of the number of applications placed before the Panel, and to-date, has generally been sufficient to adequately meet the demand for reporting and decision making under the Planning, Development, and Infrastructure Act.

The commencement time of 6pm would remain unchanged.

The meeting schedule of the third Tuesday of the month clashes with some dates of the recently adopted meeting schedule of Council's Audit Committee, that also uses the Council Chambers. The Committee has made arrangements to meet elsewhere for some of its meetings, but it is necessary for them to meet in the Chambers for February, May, and October. For these three months (marked with * above), the recommended meeting schedule for the Panel brings forward by one week the Panel's meeting for that month to accommodate the Committee.