CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

Dear Member

I write to advise of the Council Assessment Panel Meeting to be held on Tuesday 21 June 2022 at 6:00pm in the Unley Council Chambers, 181 Unley Road Unley.

Don Donaldson ASSESSMENT MANAGER

Dated 7/06/2022

KAURNA ACKNOWLEDGEMENT

Ngadlurlu tampinthi, ngadlu Kaurna yartangka inparrinthi. Ngadlurlu parnuku tuwila yartangka tampinthi.

Ngadlurlu Kaurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku tampinthi. Parnuku yailtya, parnuku tapa purruna yalarra puru purruna.*

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

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

*Kaurna Translation provided by Kaurna Warra Karrpanthi

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

21 June 2022

MEMBERS:	Mr Brenton Burman Mrs Colleen Dunn Mr Ross Bateup Ms Carol Muzyk Ms Emma Wright	
<u>APOLOGIES</u> :	Mr Michael McKeov	vn
CONFLICT OF INTEREST	<u>:</u> :	
CONFIRMATION OF MINIMOVED:	UTES:	SECONDED:

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 10 May 2022, as printed and circulated, be taken as read and signed as a correct record.

AGENDA

Apologies
Conflict of Interest
Confirmation of the minutes

Item No	Development Act Applications	Page
1	66 Anzac Highway, Everard Park – 904/2020/C2	4-93
Item No	Planning, Development Infrastructure Act Applications	Page
2	52-54 Sheffield Street, Malvern - 22011713	94-290
Item No	Appeals Against Decision of Assessment Manager (PDI Act)	Page -
Item No	ERD Court Compromise Reports - CONFIDENTIAL	Page
	Motion to move into confidence Nil Motion to move out of confidence	-
Item No	Council Reports Nil	Page
	Any Other Business Matters for Council's consideration	

ITEM DEVELOPMENT APPLICATION - 090/904/2020/C2 - 66 ANZAC HIGHWAY, EVERARD PARK SA 5035

DEVELOPMENT APPLICATION NUMBER:	090/904/2020/C2	
ADDRESS:	66 Anzac Highway, Everard Park	
DATE OF MEETING:	21 June 2022	
AUTHOR:	Matthew Falconer	
DEVELOPMENT PROPOSAL:	Three storey reisdential flat building comprising five (5) dwellings and associated landscaping and fencing.	
HERITAGE VALUE:	Nil	
DEVELOPMENT PLAN:	15 October 2020	
ZONE:	Residential C150	
APPLICANT:	Joe Valleonga	
OWNER:		
APPLICATION TYPE:	Merit	
PUBLIC NOTIFICATION:	Category 2	
REPRESENTATIONS RECEIVED:	YES – (3) 2 wish to be heard – 1 Invalid	
CAP'S CONSIDERATION IS REQUIRED DUE TO:	Unresolved representations	
RECOMMENDATION:	Approval	
KEY PLANNING ISSUES:	Density Building bulk / mass Overshadowing Privacy	

1. PLANNING BACKGROUND

The application subject of this report was lodged in October 2020. The application proceeded to public notification with 4 representations received. Since the application was notified, the applicant has engaged a planning consultant and numerous changes to the plans have been made.

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Following discussions with the applicant, the plans have been amended which are best summarised as follows;

- Additional car parking space in front of building at expense of landscaping;
- Carparking arrangement for each dwelling changed to single width tandem spaces. Ten carparking spaces independent of the visitor space have been provided that satisfy the Australian standards in terms of dimensions and access;
- Amended external appearance;
- Entry to residence 1 has been amended to face Anzac Highway;
- Reconfigured internal floor plans.
- Upper-level setback adjacent south-western boundary reduced to 5.2 metres from 5.92 meters;
- Overall building height increased from 9.71 m to 10.3 metres.

A previous land use application (DA 090/201/2017) for the construction of a three storey residential flat building comprising 6 dwellings was presented to CAP 15 May 2018. At that meeting, the application was **deferred** seeking improvements to the design. At a meeting dated 21 August 2018 CAP resolved to **refuse** the application citing concerns with density, setbacks, landscaping, frontage width, carparking, front setback and scale of building at the interface between the zones.

Of note, a land division (090/568/2017/C2) for a 1 into 5 Community Titles was granted approval 29 August 2019.

An appeal to the ERD Court was lodged against the CAP refusal of 21 August 2018 and a revised scheme comprising of 5 allotments was presented to the CAP meeting of 19 August 2019 and supported. Consequently, the ERD Court issued a **consent** order dated 29 August 2019 for the land division. The proposed built form development reflects the approved allotment boundaries in the approved land division 090/568/2017/C2.

2. DESCRIPTION OF PROPOSAL

The proposed development seeks to construct a three storey residential flat building comprising of five dwellings. Four of the five residences are three storey with the rear residence being two storey. The residences are accessed via a common driveway that extends adjacent the south-western property boundary.

Each dwelling comprises of 3 bedrooms with associated balconies and ground level private open space. Residences 1-4 have 1 dedicated garage and a visitor car parking space in front whilst residence 5 has a double garage. A shared visitor space is proposed in front of the building.

Landscaping is proposed in front of the proposed building and extends long the common driveway and across the rear of the allotment. Small garden beds are located to the rear of each of the dwellings.

3. SITE DESCRIPTION

The subject land is located on the southern side of Anzac Highway between Berkley Avenue and Orchard Avenue. The subject site is regular in shape and has a frontage to Anzac Highway of 18.29 metres, a depth of 45.7 metres and approximate site area of 836 square metres.

The subject land is currently vacant and is accessed by an existing crossover in the north-western corner of the allotment via Anzac Highway.

There is an overhead directional sign in front of the subject land that will remain in its current location.

There is a regulated tree on the neighbouring site to the north which will not be affected by the proposed development, (see arborist report Appendix E).

4. LOCALITY PLAN





5. ZONE BOUNDARIES



The subject site is located in a Residential C150 Zone. Directly behind the subject site is a zone boundary, which separates the Residential C150 Zone from the Residential Streetscape (Built Form) Zone – Policy Area 9. Two properties west of the subject site is a Zone boundary which separates the Residential C150 Zone from the Local Centre Zone.

It should also be noted that there is another Zone boundary change in the middle of Anzac Highway, with the northern side located within the City of West Torrens

6. LOCALITY DESCRIPTION

Land Use

To the east and south of the subject site, the predominant land use within the locality is residential. Further west, in the Local Centres Zone there are a variety of businesses. Directly across Anzac Highway, in the City of West Torrens is a variety of land uses varying from residential to commercial.

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Development Pattern

The area surrounding the subject site is a consistent pattern of development in the form of single storey dwellings on large uniform allotments. It should be noted that a few properties to the east, on the corner of Anzac Highway, Avenue Berkley and Hillsley Avenue, there are examples of residential flat buildings, two storey row dwellings and two storey semi-detached dwellings.

7. STATUTORY REFERRALS

In accordance with Schedule 8 of the Development Regulations 2008, the application was referred to Department of Planning, Transport and Infrastructure (DPTI). Comments were received from DPTI on 17 December 2021 advising the application is supported subject to conditions. These conditions have been included in the recommendation section of this report.

8. NON-STATUTORY (INTERNAL) REFERRALS

The application was referred to Council's Traffic Department. The following comments were provided:

On-site car parking and access

• The number of on-site resident parking spaces is satisfied as per the Development Plan (DT 148.1).

Council's Waste Department: - The application is supported.

Comments from Waste Management Officer:

"Each unit is entitled to a domestic service from Council, comprising 1 x 140L Blue general waste and 1 x 240L Yellow recycling bins. Unit complexes are required to share their Organics bins, and therefore, the number of 240L Green organics bins, that would be provided, would be 3. These bins would be stored in a central location for all units to use, and can also be utilised by the private contractor from cleaning up the common area.

If the individual units particularly wanted their own organics bin, consideration may begiven, particularly if they have their own garden courtyard and of course, have the room for all 3×10^{-5} x bins.

Also noted, that the bins are all being stored at the southern end of the complex – and therefore, 3 x organics bins would be sufficient and they certainly do not need an organics bin per unit."

Council's Assets Department: - The application is supported.

9. PUBLIC NOTIFICATION

<u>DEVELOPMENT APPLICATION - 090/904/2020/C2 - 66 ANZAC HIGHWAY, EVERARD PARK SA 5035</u>

Category 2 notification was undertaken in accordance with Table Un/8 of the Unley Development Plan. During the ten (10) business day notification period, four representations were received as detailed below.

CONCERNS RAISED

Overshadowing, Rear setback, Traffic generation.

CONCERNS RAISED

Privacy, Overshadowing, Landscaping all in association with the Zone Interface

CONCERNS RAISED

Front Setback, Building Height, Privacy, Parking, Private Open Space, Impacts on infrastructure

A representation was received from

As the property is not adjacent or abutting the subject land, the property was not formally notified. As such the representation is invalid, with concerns raised in relation to the provision of information regarding overshadowing, overlooking, carparking and landscaping.

The Applicant has provided a response to the representations as well as an amended set of plans as the response to representations.

10. DEVELOPMENT DATA

Site Characteristics	Description of Development	Development Plan Provision	
Total Site Area	836 m ² (167.2 m ² each -	150 sq metre average	
	average)		
Frontage	18.29 m	22 metres	
Depth	45.7 m	20 metres	
	Building Characteristics		
Floor Area			
Ground Floor	355 m ²		
Second Level	365 m ²		
Third Level	282 m ²		
Site Coverage			
Roofed Buildings	42%	≤50% of site area	
Impervious Coverage	75%	≤70% of site	
Total Building Height			
From ground level	Three storey (10.3m in height)	n Up to three storeys	
Setbacks	-		
Ground Floor			
Front boundary	7.4 m to ground level	8 metres	
_	6.49 m to upper levels		

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Side boundary			
North side - lower level	1 m	1 metre	
North side - second level	1.9 m	2 metres	
North side – third level	1.9 m	4.3 metres	
South side – lower level	6.2 m	1 metre	
South side – second level	5.2 m	2 metres	
South side – third level	5.2 m	4.3 metres	
Rear boundary			
Lower level	3 m 3 metres		
Second level	6.7 m	5.99 metres	
Third Level	12.57 m	9.57 metres	
Private Open Space	-		
Res 1			
Min Dimension	3.9 m	≥4 m minimum	
Total Area	34 m ²	35 m ²	
Res 2 - 4	-		
Min Dimension	2.8 m	≥4 m minimum	
Total Area	26 m ²	35 m ²	
Res 5			
Min Dimension	4 m	≥4 m minimum	
Total Area	36 m ²	35 m ²	
Communal Area	35 m ²		
Car parking and Access			
On-site Car Parking	11	2 per dwelling and 2.5	
		visitor	
		13 in total	
Covered on-site parking	2	2	
On-street Parking	Nil	0.5 per dwelling	
Garage/ Carport	3.2 m – 5.5 m (single)	3m x 6m for single	
Internal Dimensions	6.2 m x 5.6 m (double)	5.8m x 6m for double	
Colours and Materials			
Roof	Roof Colorbond		
Walls	Brick	Tribeca	
	Rendered Concrete	Surfmist	
	panels		
	Axon Cladding	Cedar or similar	
	Axon Cladding	Basalt	
Windows	Aluminium	Monument	
Garage Doors	Panel Lift	Opaque Acrylic Inserts	

(items in **BOLD** do not satisfy the relevant Principle of Development Control)

11. ASSESSMENT

Zone Desired Character and Principles of Development Control

Residential C 150 Zone

ITEM

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Objective 1

A zone primarily accommodating residential buildings up to three storeys high.

Desired Character

The area was generally developed in the period between 1903 and 1937. This Zone is intended to contain development of a medium-high density nature up to three-storeys, close to public transport and close to the City.

Housing Types

Medium-higher density development in the Zone should occur mainly through site amalgamation rather than on individual allotments to afford larger, more functional development sites. Development should respond particularly to the issues of access from Anzac Highway and South Road, protection of amenity enjoyed by adjoining existing dwellings, car parking, noise attenuation design and the creation of attractive new residential environments.

Allotments are generally 600 square metres or more in area and as such offer potential for substantial intensification of dwelling development.

Landscape and Built Form

Built form will be the predominant element in the locality and should be located and shaped to minimise impact on adjoining dwellings.

Assessment

The Residential C150 Zone is one of a few pockets of land identified in the Unley City Development Plan where medium to high-density development of up to 3 storeys in height is envisaged.

The subject proposal is for the construction of a residential flat building consisting of 5, 3 storey dwelings. The proposed development is considered to satisfy the objectives and desired character for the following reasons:

- The allotment is greater than 600 square metres which offers the potential for substantial intensification;
- The proposal is for a residential flat building which is an anticipated form of development in the Zone;
- Is considered medium density;
- The design incorporates a mix of colours and material and articulation; and
- Takes advantage of the ready accessibility of the land to transport facilities

The proposal is therefore considered appropriate and actively encouraged by the Development Plan provisions outlined above and attains the Desired Character for the Residential C150 Zone.

Relevant Zone Principles of Development Control	Assessment
PDC 1	The proposed development seeks to

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construct a three storey building with an Development should be for single, two and three-storey residential overall height of 10.3 metres. The proposal is consistent with PDC 1. buildings. PDC 2 The proposed development does not Medium density development result in the amalgamation of sites however the design has adequately should occur on amalgamated sites responded to the characteristics of the allotment with appropriate site planning (a) facilitate appropriate site which facilitates safe vehicular access for planning and building layout; a three-storey development. (b) facilitate safe vehicular access. egress and parking; (c) improve opportunities for traffic noise attenuation. PDC 3 An average site area of 167.2 square Dwellings should have a site area metres has been achieved in the of not less than 150 square metres proposed development. It should also be noted that a land division has been (averaged for three or more approved in DA 090/568/2017/C2. It is dwellings sharing a common considered that PDC 3 is achieved. access). In the case of hammerhead allotments or allotments incorporating a right of way or shared access for one or two dwellings, the area of the "handle" or right of way is excluded from individual dwelling site areas. PDC 4 As stated above, the land division has been issued consent and therefore PDC4 Dwelling sites should have a primary street frontage and site has no work to do. The pattern of development has established width consistent with the typical been through the approval of the land division. ranges specified in the following table in order to make a positive contribution to the desired character: 4 or more dwellings 22 metres PDC5 The way in which the development has been designed is typical of this form of Residential development should development. A shared driveway access insulate its occupants from is placed along one side of the allotment disturbance caused by existing

non-residential land uses and

traffic on adjacent arterial roads

with dwellings stacked one behind the

In the case of the proposed development, the four rear dwellings will be insulated from the main noise source of Anzac

other to achieve the highest density.

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Highway. Residence 1 is closest to Anzac Highway however the internal layout is such that the living areas as well as bed 1 and 2 have been positioned further from the noise source whilst noting the bedroom on the ground level faces Anzac Highway.

Given the above, PDC 5 is considered to be adequately addressed.

PDC 6

Development should protect the amenity of existing housing including that in adjacent residential zones by: (a) siting larger built form and higher density residential development towards the arterial road frontage in properties fronting Anzac Highway or South Road; and (b) introducing a building design and scale at the interface between the zone and the adjoining RB350 Zone that complements the adjacent established residential zone characterised by a lower scale and lower density form of housing.

The proposed development has been appropriately designed to satisfy PDC 6. As mentioned, the front four residences are constructed over three storeys whilst the rear dwelling (residence 5) is two storey. Accordingly, the built form steps down to the rear so as to reduce the impacts on adjoining properties. The two storey scale of the building at the rear is representative of what may occur on the allotments to the south east.

I am of the opinion PDC 6 is satisfied.

PDC 7

Development should provide for:
(a) attractive and complementary
front garden landscaping and
screening to adjoining
development; and
(b) appropriately scaled
landscaping along allotment
boundaries at the interface between
the zone and the adjoining RB350
Zone.

The proposal utilises as much available land as possible forward of the proposed building for landscaping. development features a visitor car parking space as well as mailboxes and services at the front of the site which reduces the amount of available space for landscaping. The large street tree located in front of the subject land will add to the amenity and soften the appearance of the built form

To the rear of the development, plantings are proposed at the interface between the zone and the adjoining Residential Streetscape (Built Form) Zone.

I am of the view that PDC 7 is satisfied.

Relevant Council Wide Objectives and Principles of Development Control

An assessment has been undertaken against the following Council Wide Provisions:

City-wide Objectives and Principles of Development Control			
Design and Appearance	Objectives	1 & 2	
	PDCs	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14,	
		15, 16, 17, 18, 19, 20, 21, 22 & 23	
Energy Efficiency	Objectives	1 & 2	
	PDCs	1, 2, 3 & 4	
Interface Between Land Uses	Objectives	1, 2 & 3	
	PDCs	1, 2, 3,	
Medium and High Rise	Objectives	2, 3, 4 & 7	
Development (3 or More			
Storeys)			
	PDCs	1, 3, 4, 5, 6, 7, 8, 12, 14, 15, 17, 18,	
		23 & 29	
Regulated and Significant	Objectives	1, 2 & 3	
Trees			
	PDCs	1, 2, 3	
Residential Development	Objectives	1 & 3	
	PDCs	1, 3, 5, 6, 7, 12, 13, 14, 16, 17, 18,	
		19, 20, 21, 22, 23, 24, 26, 31, 32,	
		33, 34, 35, 36, 37, 38, 39, 40, 41,	
		42, 43, 44, 45, 46, 47, 48 & 52	

The following table includes the Council-wide provisions that warrant further discussion in regards to the proposed development:

Relevant Council Wide Provisions	Assessment
Built Form and Appearance	ee
Design & Appearance PDC 1, 12, 14, 19 & 20	The proposed development is of a contemporary design that is consistent in terms of its siting, height and massing as other similar types of development in
Interface Between Land	the locality. The building is well articulated with a mix of
Uses	colours and materials which will result in an attractive
PDC 2, 3	streetscape outcome. The proposal is considered to satisfy Design and Appearance PDC 1.
Medium and High Rise	
Development (3 or more	Design and Appearance PDC 20 seeks building
storeys)	setbacks on Anzac highway to be a minimum of 8
PDC 29	metres. Whilst it is acknowledged the proposed development has a setback of 6.49 mertes and fails to
Residential Development	satisfy DPC 20, the setback is compatible with other
PDC 1, 5, 13, 14	buildings within the locality fronting Anzac Highway. As
	such, I am of the opinion the proposal satisfies Design
	and Appearance DPC 19 and Residential Development
	PDC 5. It is also worth noting that since the
	implementation of the Planning and Design Code and
	the change of zone to the Housing Diversity

Neighbourhood Zone, new development can be constructed 3 metres from the front property.

Whilst noting some numerical shortfalls, the side and rear setbacks of the proposed building are considered reasonable. The third level adjacent the northern property boundary should be setback 4.3 metres. Whilst a setback of 1.9 metres is proposed, the impact on adjoining properties is negligible. The neighbouring building to the north-east of the subject land is setback approximately 15 metres from the subject land.

The property is occupied by the Ashford Child Care and Early Education Centre. Given the established use of the land and likely long term continued use, the separation between buildings as well as the orientation of the site, the proposed building will not have an unreasonable visual or shadowing impact. I consider that the setback of the northern façade adequately achieves compliance with Residential Development PDC 13.

The rear setback of the proposed development increases as the built form increase in height. The lower level is setback 3 metres whilst the second level is setback 6 metres and finally the third level is setback 12.57 metres. Numerically these setbacks satisfy Residential Development PDC 13 as well as ensuring the visual impact is reduced and the level of shadowing is minimised. The impacts of shadowing if considered further under the heading, 'overshadowing'.

The Medium and High Rise Development (3 or More Storeys) DPC 29 suggest elements of buildings that are 3 or more storeys in height should be setback 6 metres and incorporate a deep soil area to accommodate medium to large trees. The proposed development has been designed to satisfy DPC 29 as the three-storey section of the building is setback 9.57 metres and a deep soil are extends along the rear boundary.

The proposed development satisfies Residential Development PDC 16 and 17 in relation to site coverage as the built form is calculated to be less than 50% of the site. It is noted that impervious coverage exceeds 70% as sought in PDC 17. The 5% shortfall is not considered fatal to the overall development. The common driveway contributes to the increased impervious coverage however the applicant has included areas of permeable paving to reduce the

	extent of impervious area to an acceptable level.	
Traffic and Parking	I.	
Residential Development PDC 43, 45, 47 & 48	dential Development A shared driveway is proposed adjacent the western	
	Whilst there is a noted shortfall of 2 visitor spaces the total number of car parking spaces provided is considered acceptable as the property is located on Anzac Highway, which is a major road with a bus service that operates as a high frequency public transit service. There is a bus stop within 200 east of the subject site and within 60m west of the subject site.	
	Given the above, I consider that Residential Development PDC 45 and Transportation PDC 20 is reasonably satisfied.	
	The proposed development provides internal garaging dimensions that fail to satisfy Residential Development PDC 48 however it is noted that the spaces achieve compliance with the Australian Standards.	
	The proposal achieves safe and convenient access with vehicle entrance point limited to the one. The application was referred to Department of Planning Transport and Infrastructure (DPTI). The application was supported with conditions of approval. Given the above, compliance with Residential Development PDC 43 is achieved.	
Energy Efficiency		
Energy Efficiency DPC 1, 2, 3	The proposed development has been designed with solar panels on the roof for on-site power generation in accordance with Energy Efficiency DPC 1 and 3.	

The layout of the floor plans is such that living areas on the second levels have access to natural light and winter sunlight through large window openings. The bedrooms on the third level of residences 1- 5 have smaller openings as they are associated with bedrooms. The floor plans also lend themselves to cross ventilation with all windows featuring openable sashes.

The north facing windows all feature awning canopy's to assist with shading in summer.

Overall, it is considered that the design is achieves compliance with Energy Efficiency DPC 2.

Private Open Space

Residential Development PDC 19, 20, 21, 22

Residential Development PDC 20 seeks development of a residential flat building with as site areas less than 300 square metres to accommodate a minimum 35 square metre of private open space.

It is acknowledged that the proposed development fails to achieve the minimum with residences 2 - 4 having a 9 square metre shortfall and residence 1, a shortfall of 1 square metre.

It is also noted that a shortfall exists in both the dimension of the private open space and the location. Each area should be able to accommodate a 4 mete dimension and should be able to receive direct sunlight.

The ground level areas of private open space are accessed from the form the garages and hallways leading from the laundry. It is anticipated these areas will be typically used as service yards.

The main usable areas of private open space are in the form of balconies on the second level and third level of residences 2 to 4. Whilst it is unfortunate that the private open space does not achieve a northern orientation the privacy of the neighbouring property to the north-west is considered important.

Where development, such as proposed is designed and sited in such a way to avoid impacts to external properties, not all provisions of the Development Plan can be met.

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Given the function and usability of the private open space as well as the likely needs of the occupants I am of the opinion these shortfalls are inconsequential to the overall development and the intent of Residential Development PDC 19, 20, 21 and 22 is met.

Overshadowing

Design & Appearance PDC 9

Interface Between Land Uses PDC 2, 3

Residential Development PDC 41, 42

The proposed development has a north-east orientation and as such a large proportion of the shading cast by the proposed building will occur on the common driveway as well as to the neighbouring properties to the south-east and south-west. Whilst some shading is anticipated from the proposed development, the properties at 68 Anzac highway and 28 Hillsley Avenue are likely to be impacted the most.

Shadow diagrams have been prepared that shows at least 3 hours of sunlight will be available to the primary area of open space of both affected properties. The response to representation from also demonstrates that the shading is unlikely to reach the rear of the dwelling at 28 Hillsley Avenue until sometime after 2 pm.

The dwelling at 68 Anzac Highway has 3 small windows adjacent the northern boundary once of which does not appear to be a living area and given the proximity to the property boundary, two of the three windows would be shaded by a 2.1 metre high fence in any event.

I am of the view that the proposal satisfies Design and Appearance PDC 9, Interface Between Land Uses PDC 2 and 3 and Residential Development PDC 41 and 42.

Privacy

Design & Appearance PDC 10 & 11

Interface Between Land Uses PDC 2, 3

Residential Development PDC 38, 39 & 40

The proposed development features windows and balconies on upper levels that have the potential to overlook neighbouring properties.

All upper-level windows and balconies to the side and rear of the building will be treated with 1.7 metre high screens or translucent glazing to minimise the impact of any potential for overlooking.

It is considered that the proposal adequately addresses Design and Appearance PDC 10 and 11, Interface Between Land Uses PDC 2 and 3 as well as Residential Development PDC 38, 39 and 40.

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Regulated Tree		
Regulated & Significant	t Whilst the tree on the adjoining property at 62-64 is a	
Trees	regulated tree, it has been reported that the extent of	
PDC 1, 2 and 3	works proposed are unlikely to impact on the viability of	
	the tree. Compliance with PDC 1, 2 and 3 is achieved.	

12. CONCLUSION

In summary, the application is not considered to be seriously at variance with the Development Plan. Whilst there are a number of shortfalls when considered against the relevant provisions of the Development Plan, on balance the proposed development is supported for the following reasons:

- The proposed dwellings have been sited and designed to have regard to the Desired Character and Objectives of the Residential C150 Zone;
- The proposal is for a residential flat building which is a form of accommodation envisaged in the Zone;
- The form, scale and design of the dwellings complement the existing character and amenity of the locality;
- The proposed development reflects the approved land division in 090/568/2017/C2.
- The proposed development shall not have a detrimental impact on adjoining properties through overshadowing, overlooking and bulk and scale;
- Each dwelling is provided with private open space that is of sufficient area and dimension to be functional to the likely occupants needs; and
- The proposed development has appropriate access and manoeuvring that will facilitate safe and convenient access onto Anzac Highway.

The application is therefore recommended for Development Plan CONSENT.

13. RECOMMENDATION

MOVED: SECONDED:

That Development Application 090/904/2020/C2 at 66 Anzac Highway, Everard Park 5035 to construct a three-storey residential flat comprising five dwellings with associated garages, landscaping, fencing and retaining is not seriously at variance with the provisions of the City of Unley Development Plan and should be GRANTED Planning Consent subject to the following conditions:

RESERVED MATTERS

The following information shall be submitted for further assessment and approval by the City of Unley as reserved matters under Section 33(3) of the Development Act 1993:

<u>ITEM</u> <u>DEVELOPMENT APPLICATION – 090/904/2020/C2 – 66 ANZAC HIGHWAY,</u> EVERARD PARK SA 5035

 An engineered site drainage plan shall be provided to Council for consideration prior to issue of Development Approval

DEVELOPMENT PLAN CONSENT DETAILS OF DECISION:

- 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. All stormwater from the building and site shall be disposed of so as not to adversely affect any properties adjoining the site of the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.
- 3. That all upper floor windows aside from those windows presenting to the street (western elevation) be treated to avoid overlooking prior to the occupation being fitted with permanently fixed non-openable translucent glazed panels to a minimum height of 1700mm above floor level with such translucent glazing to be kept in place at all times.

Conditions of Department of Infrastructure and Transport

- 4. All access shall be in accordance with the Site Plan by Vallco Design (Project 476-0720, dated 27/08/2021). The crossover shall be flared at the eastern end to provide easy entrance movements from Anzac Highway.
- 5. Any portion of obsolete crossover shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense.
- 6. All vehicles must enter and exit the site in a forward direction.
- 7. All on-site vehicle manoeuvring areas shall remain clear of any impediments.
- 8. The access point shall comply with Figure 3.3 'Minimum Sight Lines for Pedestrian Safety', as defined in AS/NZ 2890.1:2004.
- 9. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of Anzac Highway. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

<u>ITEM</u> <u>DEVELOPMENT APPLICATION – 090/904/2020/C2 – 66 ANZAC HIGHWAY,</u> <u>EVERARD PARK SA 5035</u>

List	of Attachments	Supplied By:
Α	Application Documents	Applicant
В	Representations	Administration
С	Response to Representations	Applicant
D	Traffic Report	Applicant
E	Arborist Report	Applicant

ATTACHMENT 1

REVISIONS				
DATE	DESCRIPTION			
27.8.21		PRELIM DESIGN		
4.2.22	CHANGES AS PER CLIEN	T + PLANNING CONSULTANT FEEDBACK		
23.2.22	CHANGES 1	TO FINISHES AS PER CLIENT FEEDBACK		
30.3.22		CHANGES AS PER CIRQA FEEDBACK		
5.5.22		CHANGES AS PER CIRQA FEEDBACK		
18.5.22		ADDITION OF BALCONY TO 2F		
9.6.22		CHANGES AS PER GREGG FEEDBACK		
	DATE 27.8.21 4.2.22 23.2.22 30.3.22 5.5.22 18.5.22	DATE DESCRIPTION 27.8.21 4.2.22 CHANGES AS PER CLIENT 23.2.22 CHANGES T 30.3.22 5.5.22 18.5.22		

SHEET LIST	
Sheet Name	Sheet No.
SITE PLAN	A100a
ANDSCAPE PLAN	A100b
MASTER GF PLAN	A101a
MASTER 1F PLAN	A101b
MASTER 2F PLAN	A101c
WELLING 1 PLANS	A102a
WELLING 2-4 PLANS	A102b
WELLING 5 PLANS	A102c
LEVATIONS	A103
ROOF PLAN	A104
SUNSHADING DIAGRAMS	A105
D RENDERS	A106



DRAWING TITLE: CONTENTS DATE: 9/06/2022 2:41:28 PM SCALE (@A3):

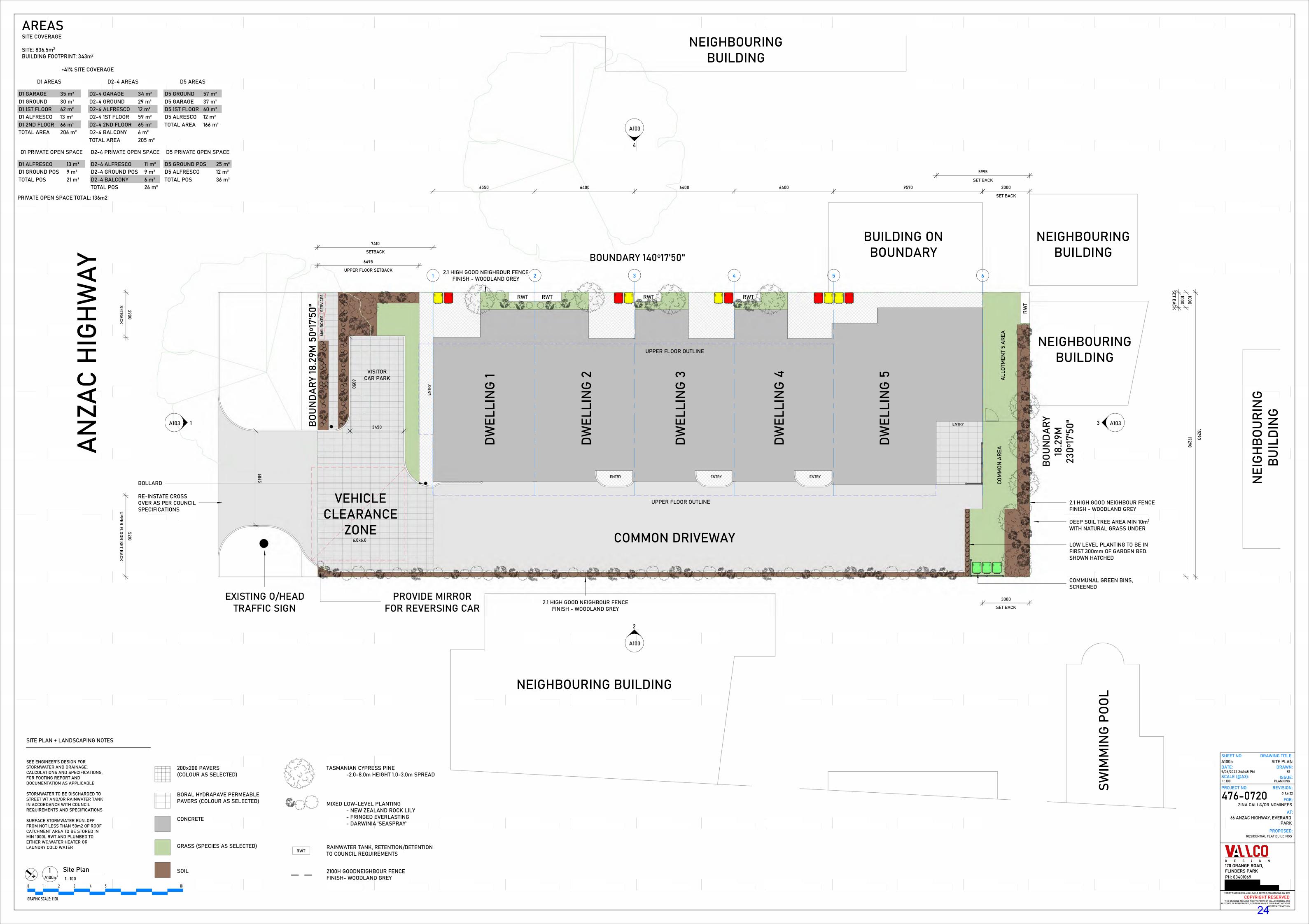
PROJECT NO: REVISION: 6 9.6.22 FOR: ZINA CALI &/OR NOMINEES

66 ANZAC HIGHWAY, EVERARD PARK

PROPOSED: RESIDENTIAL FLAT BUILDINGS

D E S I G N 170 GRANGE ROAD, FLINDERS PARK PH: 83401069

66 ANZAC HIGHWAY, EVERARD PARK

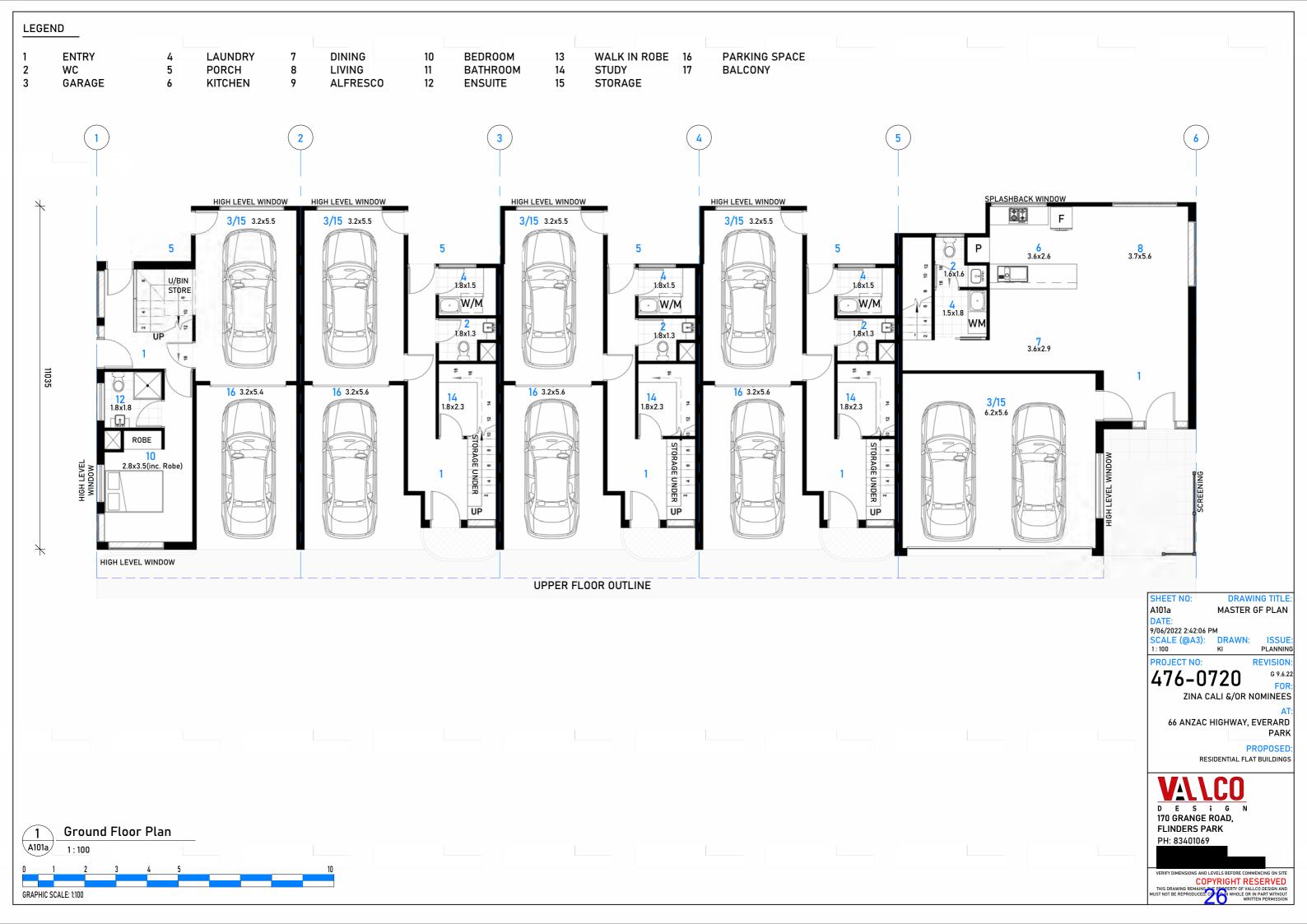


NEIGHBOURING BUILDING

SHEET NO: DRAWING TITLE:
A100b LANDSCAPE PLAN
DATE: DRAWN:
9/06/2022 2:42:01 PM KI
SCALE (@A3): ISSUE:
1:100 PLANNING

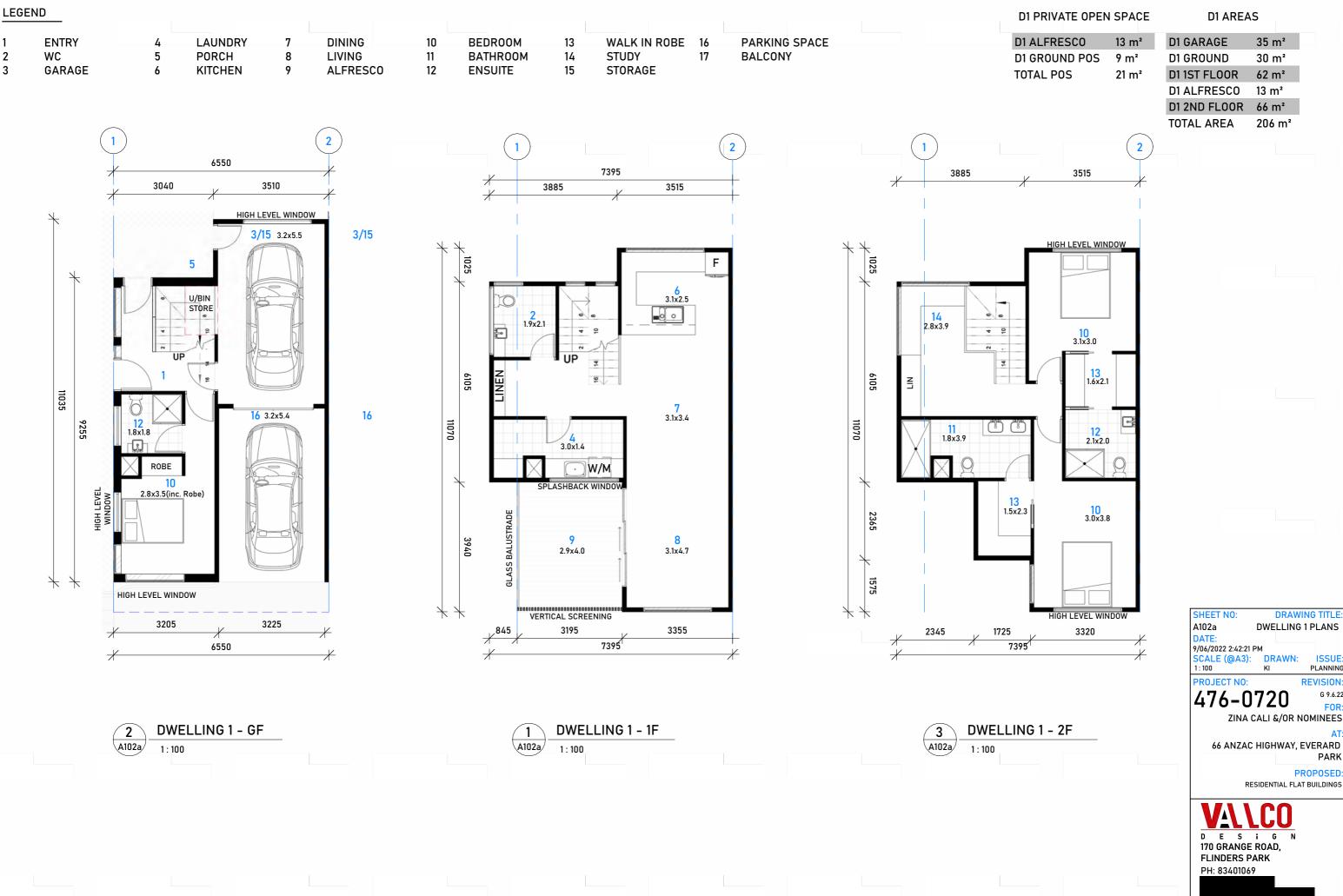
PROJECT NO: REVISION:
476-0720 G. 9.6.22
FOR:
ZINA CALI &/OR NOMINEES
AT:
66 ANZAC HIGHWAY, EVERARD
PARK
PROPOSED:
RESIDENTIAL FLAT BUILDINGS

VALCO
D E S i G N
170 GRANGE ROAD,
FLINDERS PARK
PH: 83401069









GRAPHIC SCALE: 1:100

COPYRIGHT RESERVED

DRAWING TITLE:

PARK PROPOSED:

DWELLING 1 PLANS

ZINA CALI &/OR NOMINEES

RESIDENTIAL FLAT BUILDINGS

66 ANZAC HIGHWAY, EVERARD

35 m²

30 m²

62 m²

206 m²

13 m²

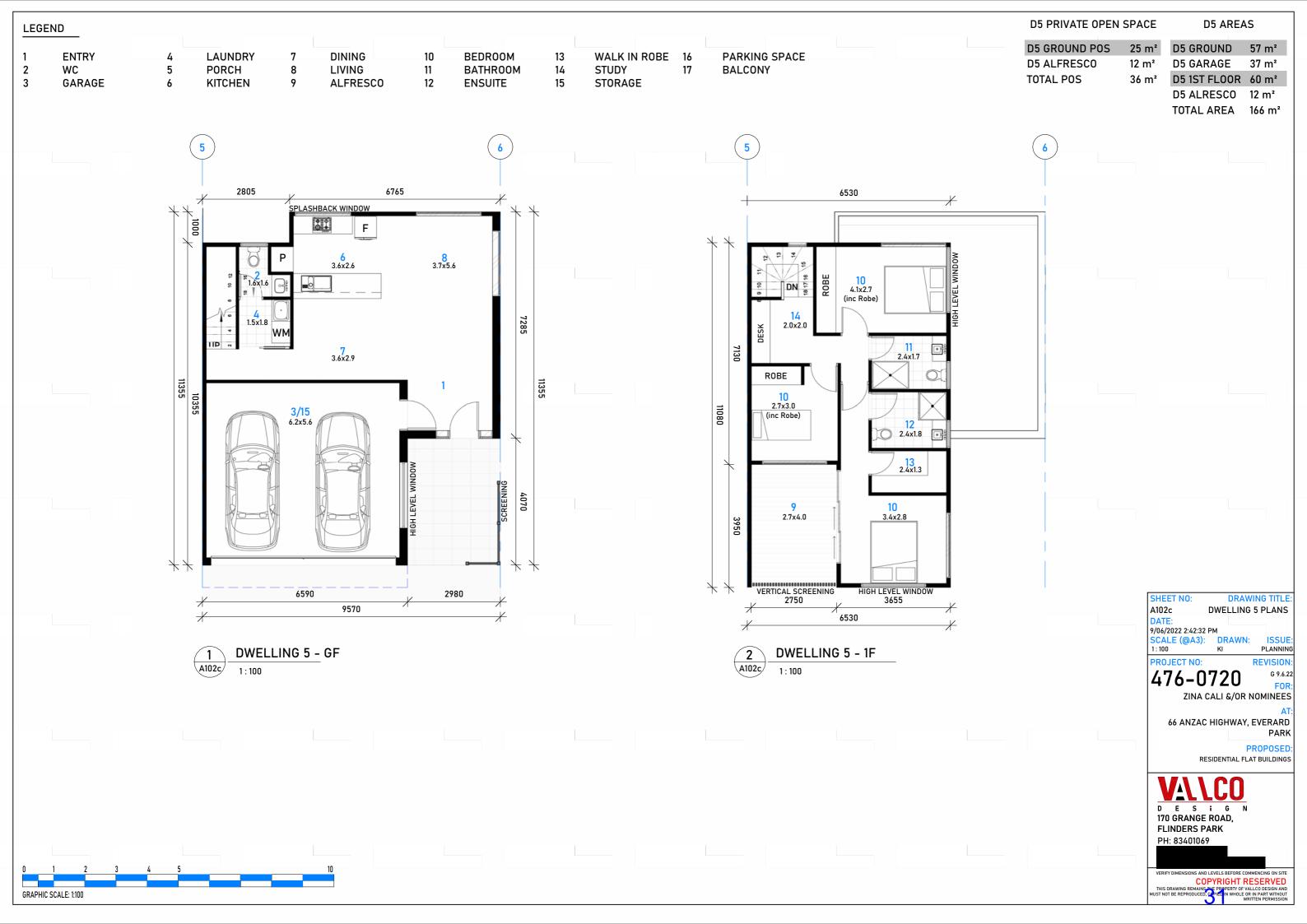


D2-4 AREAS

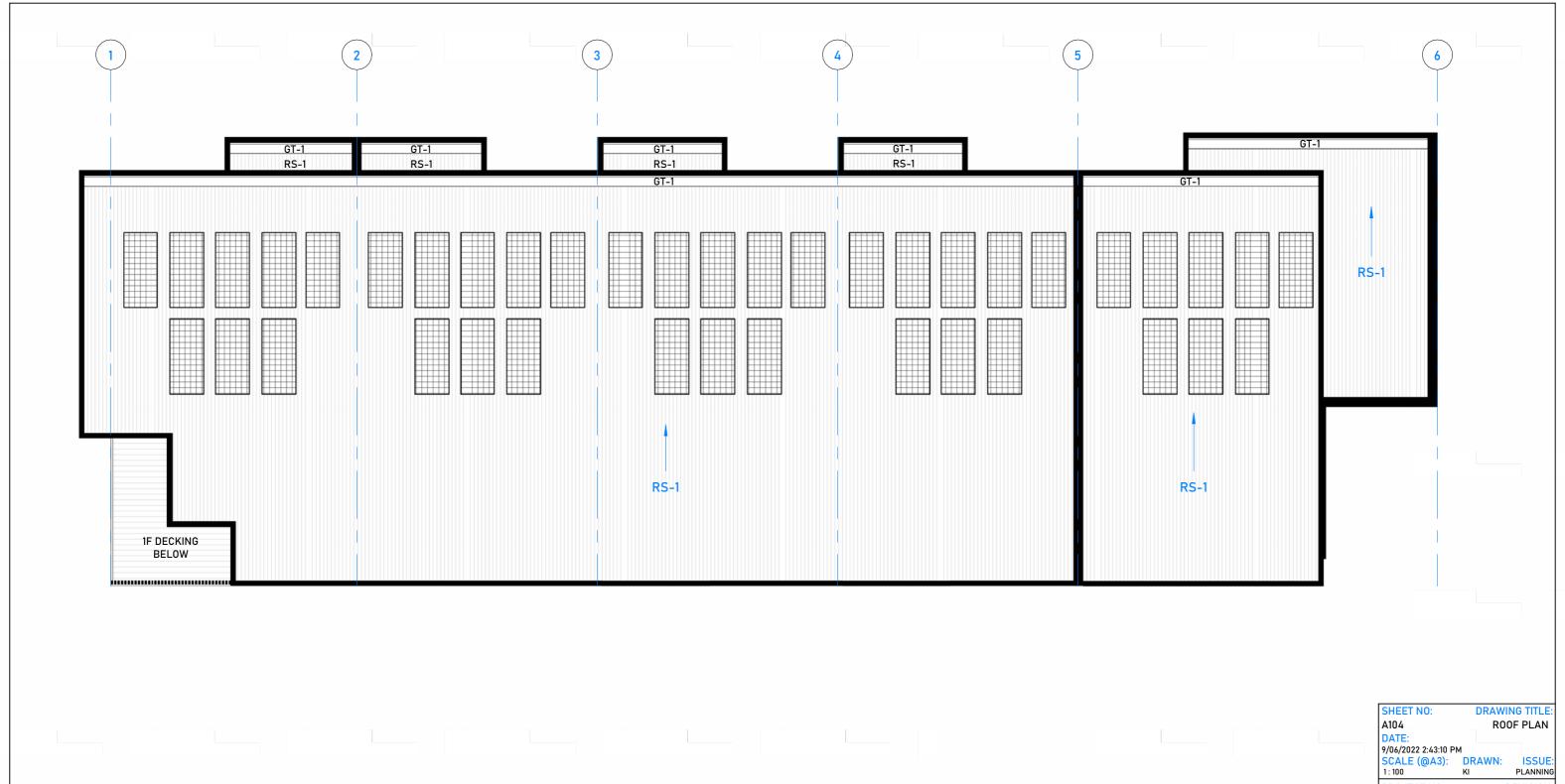
34 m² 29 m²

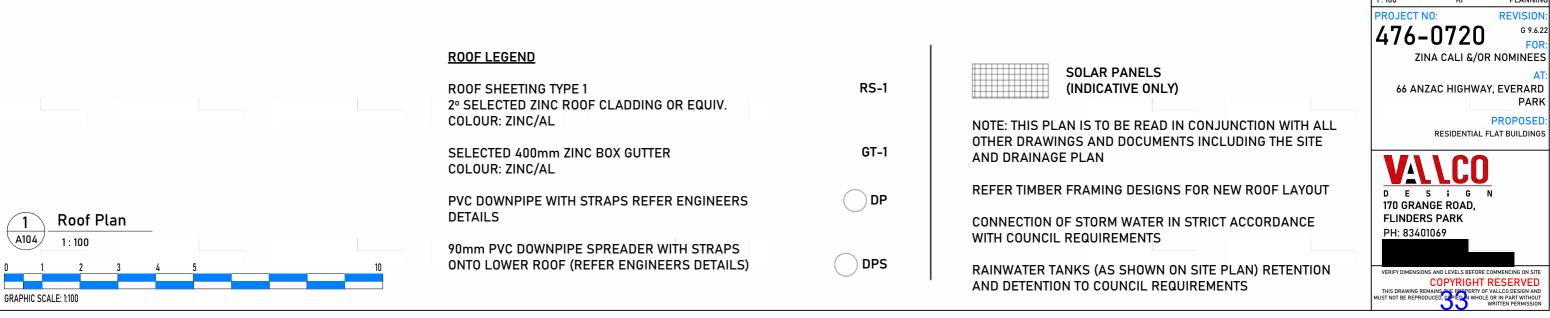
59 m² D2-4 2ND FLOOR 65 m²

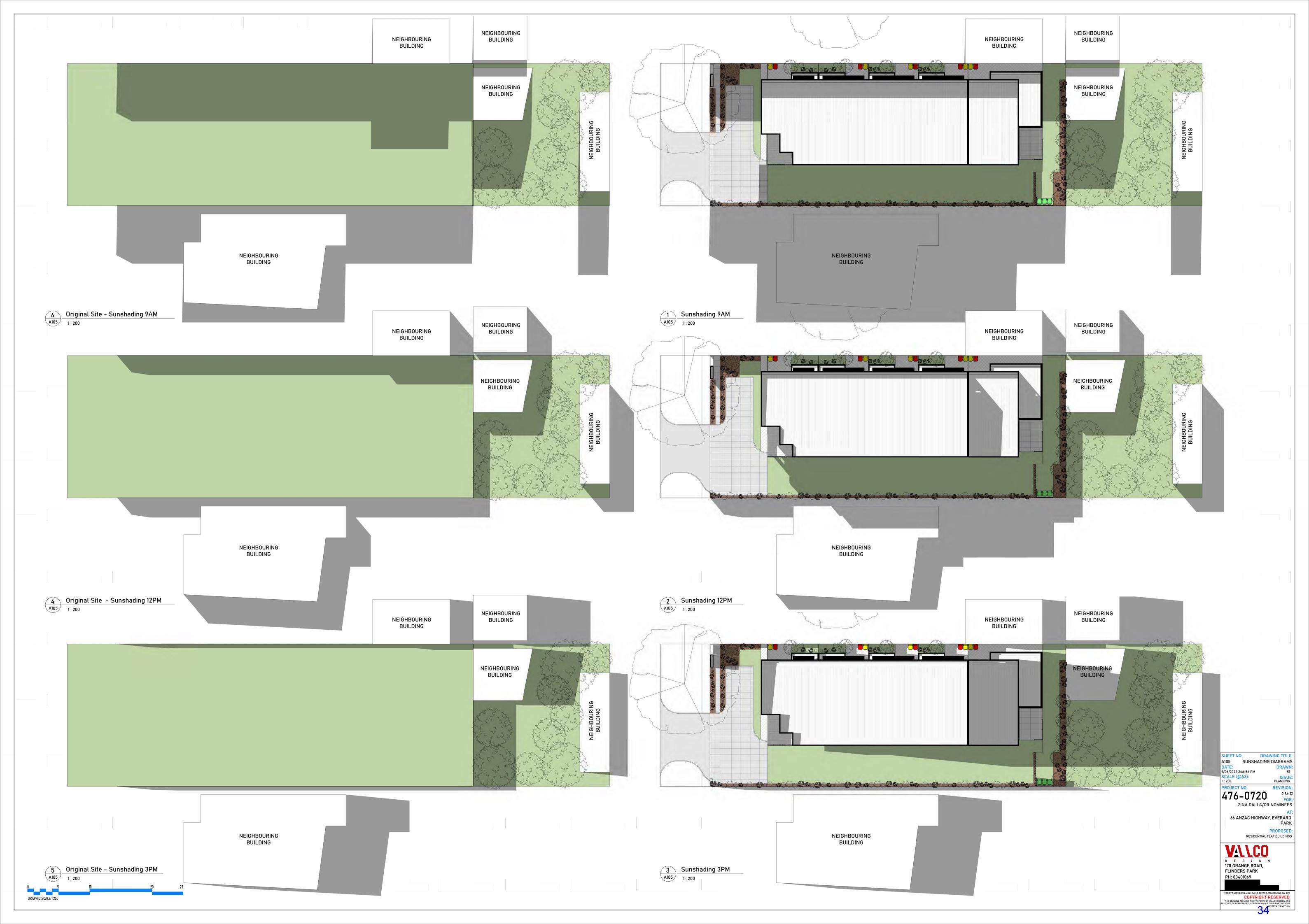
6 m² 205 m²











RENDERS



STREET FRONTAGE



FACING WEST



FACING TOWARDS ANZAC HIGHWAY



FACING TOWARDS CBD



ATTACHMENT 2

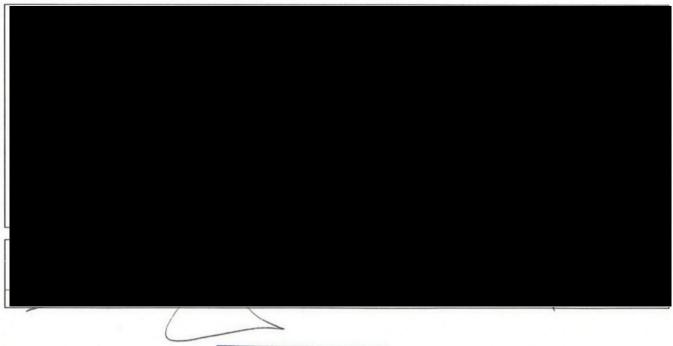
REPRESENTATION Category 2 (Page 1)

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The closing date for Representations is 5pm on 1 February 2021.

Application: 090/904/2020/C2 66 Anzac Highway, Everard Park SA 5035



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REF:

0 1 FEB 2021

Document Set ID: 6752284 Version: 1, Version Date: 05/02/2021

Page 1 of 2

REPRESENTATION Category 2 (Page 2)

	Page 2) and any attachments may be published on the interneble to be searched via Google and other internet search engines.
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Application:	090/904/2020/C2 66 Anzac Highway, Everard Park SA 5035
Property affected by Development	
	☐ I support the proposed development.
OR(Tick one only)	
	Our reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)
puase 3	ee attacked,
My concerns (if any) co	See attached.
WISH TO BE H	HEARD by the Council Assessment Panel

Category 2
Document Set ID: 6752284
Version: 1, Version Date: 05/02/2021

Impact statement for Application 904/2020/C2, 66 Anzac Highway, Everard Park

This block of units is set to impose itself on the neighbourhood in a non-too friendly style, and its foot print appears to be in violation of Unley City Council Development Plan Guidelines. It does not comply with zone boundary setback of 6 metres, in accordance to the height of the building. To comply the development would have to be only 2 storeys in height, or one whole apartment/unit removed from the proposal, would give the required 6 metre clearance.

As the proposal currently stands, I have concerns about the privacy aspects of this development. Whilst in principle the plans indicate that there is an adequate design to provide privacy, I reserve my judgement on this until the facility is actually built. What looks good on paper does not always end up being so in reality.

and I am somewhat loathed to have the privacy of my backyard compromised. I do not wish to have our privacy violated by unwanted eyes from a three-story development, that has the potential to allow occupants to look into our yard space, and hence my kids, wife and friends using our pool. At the end of the day, the developer has no say in whom the property will be sold or leased to, and hence the 'calibre' of occupant. This for my family is a very real concern.

The plan proposes a 1700mm high angled louvre to counter this. I placed a mark on the wall at that height and with just a slight elevation to my feet, can clearly see over it. I am only 173 cm high.

So, whatever proposal eventually gets approved, I want the council representative to undertake an inspection upon completion of this construction with myself to reassure me that our privacy has been respected and retained from all the units built. If, however there is proof that this is not the case, then I respectfully request that the developer fund the installation of an agreed to shade sail facility to be installed onto my property in order to retain our privacy. This would have to be of a type that blocks out vision in total.

However, there are a few more concerns.

Parking.

I did not see any visitor parking space on the plan.

Whilst the plans indicate that the garages are double sized, it ignores the reality people are buying SUVs in preference to cars, occupiers will be hard pressed to place 2 x SUVs side by side, let alone have any space for storage or for that matter reverse out without hitting the fence. Given its proximity to Hillsley Avenue, I have little doubt that my street will be turned into an alternative car parking space. Narrow streets abound around Everard Park etc and are a tunnel to drive through on any working day due them being open to all and sundry to use as parking places, and I don't want to see more of that. This is an issue that warrants an independent assessment of its own.

Actual Everard Park itself.

This little park is fine for its original intention, to provide for the number of people who built here originally with just one house per 700 or so SQM block. With the overdevelopment of Third Avenue, and the lack of any yard space in this proposal – no back viable yards at all, how are we to maintain the use of this park? It will be constantly crowded and not exactly provide a good experience for kids to use

Infrastructure

Water system, sewerage and electricity supplies (and eve the NBN) are going to be stretched beyond their original design capacity – what is in place to enhance these facilities? This was an issue at a recent community gathering in Everard Park for the overdevelopment proposal for the nursing home in Norman Terrace. As best I am aware no one has come up with an answer.

Delivery Vehicles/Visitors

The roadway immediately in front of 66 Anzac is a turning lane into South Road – clearway – and does not allow any space for delivery vehicles, and the plan appears to give no indication of on-site parking for such occasions.

Overshadow/Offset

Councils own Development Plan policy, Page 48, para 29, states in part:

"Buildings elements of three or more storeys in height to be setback at least 6 metres from a zone boundary". This proposal does not meet that criteria having only a 3-metre setback from a zone boundary

There was no diagram on the website to indicate where the buildings shadow may occur during the course of the day, and as it stands with a 3-metre set back in lieu of a 6 metre one, it is likely to be in contravention of Unley City Council guidelines. The footprint plan indicates a 3-metre setback at ground level, and then a proposed 6 metre setback for level 1 and 2 of dwelling 5. Which is it? Is this a two-way bet?

Noise

Having a block of 5 units with the potential for 10 to 15 people living in close proximity, is invariably going to create a noise problem. Will the units be sound deadened (walls insulated) and have double glazed windows to also cut down on noise? Where my property sits, any noise will be channelled down the driveway

Garden Scope

The Unley Council website did not include the garden layout and proposed trees, though it is referred to in the diagrams. As a pool owner I certainly DO NOT want any kind of tree that shed leaves, I am already constantly removing gum leaves from the house at 70 or 72 on a daily basis!

Built character.

No 3D rendered image provided to indicate the actual "look" of the proposal. If it is another "Lego Block" building, then it would be completely out of character with the surrounding suburb. A fact that Unley Council is aware of re surveys taken of this area within the past 5 years.

In summary, the information placed on the Unley Council is incomplete and was thus inadequate for a proper assessment of this proposal, within the stipulated shut off date of 1 Feb 2021. It has a real "she'll be right mate" feel to it. Add to this the fact that the council neglected to provide any information at site until approached by myself and others, (I received my letter dated 12 Jan 2021 on the 15 Jan 2021, and received an acknowledgement of this error on the 19 Jan, when the data was finally put up on site). This review is starting to look more like a rush job. With respect and due to Unley Councils shortcomings in providing information, an extension to the cut off date should be seriously considered, as well as Council providing a full array of information, and not just the vague documentation provided thus far.

REPRESENTATION Category 2 (Page 1)

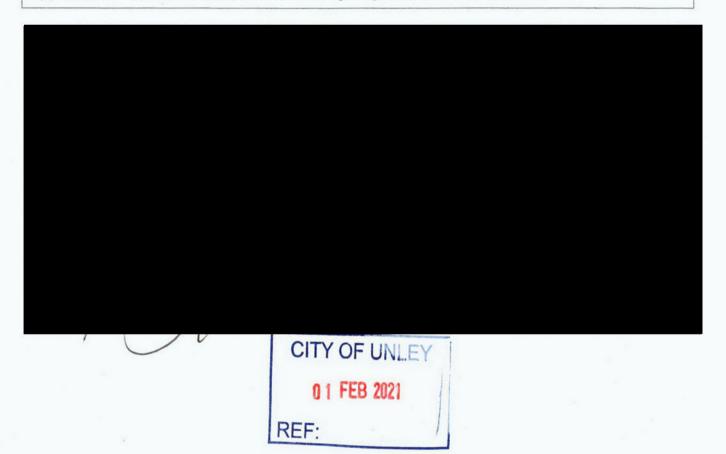
To:

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Application: 090/904/2020/C2 66 Anzac Highway, Everard Park SA 5035



0 1 FEB 2021

Document Set ID: 6745872 Version: 1, Version Date: 12/01/2021 Page 1 of 2

Document Set ID: 6752216 Version: 1, Version Date: 01/02/2021

REPRESENTATION Category 2 (Page 2)

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representation	with Section 38(8) of the Development Act 1993, a copy of this (Pages 1 and 2 and any attachments) will be forwarded to the consultation and response.			
The closing date for R	Representations is 5pm on 1 February 2021.			
Application:	090/904/2020/C2 66 Anzac Highway, Everard Park SA 5035			
Property affected by Development				
	☐ I support the proposed development.			
OR(Tick one only)				
RC 150. It is therefore It is difficult to fully assort A proposal with more of These items and more	as been given Urban Corridoor zoning, however this site has uniquely been zo crucial that guidelines for a development on this site be followed. ess the proposal because it is poorly presented and lacking in detail. details such as overshadowing, overlooking(plane angles), landscaping etc. all affect the interface which protects the integrity of the Everard Park area.			
My concerns (if any) co	ould be overcome by:			
Z WICH TO DE L	IFADD.			
	HEARD I TO BE HEARD by the Council Assessment Panel I do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)			

Category 2 Document Set ID: 6745872 Version: 1, Version Date: 12/01/2021

Zone Interface

29 Unless separated by a public road or reserve, development site(s) adjacent to any zone that has a primary purpose of accommodating low rise (1 to 2 storey) residential activity should incorporate deep soil zones 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 storeys in height.

One way of achieving this is for development comprising building elements of three or more storeys in height to be setback at least 6 metres from a zone boundary, and incorporate a deep soil zone area capable of accommodating medium to large trees with a canopy spread of not more than 8 metres when fully mature.

Natural Resources

OBJECTIVES

- Objective 1: Retention, protection and restoration of the natural resources and environment.
- Objective 2: Protection of the quality and quantity of South Australia's surface waters, including inland, and underground waters.
- **Objective 3:** The ecologically sustainable use of natural resources including water resources, ground water, surface water and watercourses.
- **Objective 4:** Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- Objective 5: Development consistent with the principles of water sensitive design.
- Objective 6: Development sited and designed to:
 - (a) protect natural ecological systems;
 - (b) achieve the sustainable use of water;
 - (c) protect water quality, including receiving waters;
 - (d) reduce runoff and peak flows and prevent the risk of downstream flooding;
 - (e) minimise demand on reticulated water supplies;
 - (f) maximise the harvest and use of stormwater;
 - (g) protect stormwater from pollution sources.
- **Objective 7:** Storage and use of stormwater which avoids adverse impact on public health and safety.
- Objective 8: Native flora, fauna and ecosystems protected, retained, conserved and restored.
- **Objective 9:** Restoration, expansion and linking of existing native vegetation to facilitate habitacorridors for ease of movement of fauna.
- Objective 10: Minimal disturbance and modification of the natural landform.
- Objective 11: Protection of the physical, chemical and biological quality of soil resources.
- Objective 12: Protection of areas prone to erosion or other land degradation processes from inappropriate development.

Unley

12 January 2021



NOTICE OF CATEGORY 2 APPLICATION FOR DEVELOPMENT PURSUANT TO SECTION 38(4) OF THE DEVELOPMENT ACT 1993.

Notice is hereby given that an application comprising a Category 2 development has been lodged with the City of Unley for development assessment. Details of the application are as follows:

Application Number:

904/2020/C2

Property Address:

66 Anzac Highway, Everard Park SA 5035

Certificate of Title:

CT-5824/419 Planit First

Name of Applicant: Development Proposed:

Construct three storey residential flat building containing five

dwellings

The application can be examined on Council's website during the representation period by visiting unley.sa.gov.au/applications-on-notice. Should you require assistance searching for the documents, please contact Planning Administration on 8372 5111. Any comments you wish Council to consider should be lodged at the Council Offices, using the attached form, by 5pm on 1 February 2021. Please be aware that there are currently delays with the Australia Post service that should be taken into account, as any representations received after the public notification period has closed cannot be treated as a formal representation.

Please be aware that pursuant to Section 38(7) of the Development Act 1993, a representation must include your name and address and must set out, with reasonable particularity, the reasons for the representation. Council will forward all comments received during the representation period to the applicant for a response, pursuant to Section 38(8) of the Development Act, 1993.

Each person making a representation must indicate whether that person wishes to appear personally or be represented by another party before the Council Assessment Panel (CAP). If a request to appear before the CAP is granted, all representations including names, addresses and other contact details, will be included in the CAP agenda and thus be available for public inspection. The representation will also be published on the internet and thus be able to be searched via Google and other internet search engines.

For further details on "how to lodge a representation" please refer to the Fact Sheet overleaf. Your attention is drawn to the fact that you have no appeal rights to the Environment, Resources and Development Court against a Council decision.

Paul Weymouth
DEVELOPMENT OFFICER

Preparing a Representation – A guide to assist in preparing a written representation and understanding the process



What should I put in my representation?

If you have been notified of a development you can choose to prepare a Representation in support or in objection to the proposed development. Representations must be made in writing and should set out your case for supporting or opposing the proposed development. As the proposed development can only be assessed against the Council's Development Plan, to be effective your representation should only raise valid planning concerns (see below).

A written representation should detail the following:

- Your name, address (required) and telephone contact (optional)
- · Reasons for making the representation
- If you are objecting to the proposed development include the reasons why planning consent should not be granted or the changes you would require to satisfy your concerns.
- Reference to the relevant provisions in the Development Plan
- Indicate whether you wish to be heard in support of your submission

What are valid planning concerns?

Valid planning concerns are matters addressed in the Unley (City) Development Plan. Some valid concerns with the development may include

- The type of land use is not appropriate
- Appearance or character
- · Overshadowing or overlooking
- Traffic generation
- The proposal is at odds with the Development Plan (specify what the variances are).

The City of Unley Development Plan can be accessed online at www.unley.sa.gov.au, Copies of the Development Plan may also be viewed at the Civic Centre.

Examples of the type of issues that are not considered to be valid planning grounds include impacts on property values and procedures covered by the Fences Act. Representations must be lodged within 10 business days of the notice.

What is the process after my representation is lodged with Council?

Council will, in accordance with legislative requirements, forward a copy of your Representation to the applicant for their review and response. The applicant has the opportunity to respond to Council in writing addressing the issues raised in the Representations and this may include the submission of an amended application to address the issues raised.

Council and / or the applicant may contact you to attempt to resolve your concerns and to try to get the Representation withdrawn if all of the issues are satisfactorily addressed.

If the reasons for your representation are valid planning concerns that cannot be resolved by the applicant making amendments to the plans or a condition of planning consent, the matter will be referred to the Council Assessment Panel (CAP) for decision.

A Council Planning Officer will prepare a report about the development and make a recommendation to CAP to either approve or refuse the application. If the Representation is made as part of a Category 3 public notification you will be given the opportunity to make a 5 minute verbal presentation to the CAP. If the Representation is made as part of a Category 2 public notification and contains valid planning reasons that cannot be addressed by the imposition of a planning condition, you will also be given the opportunity to make a 5 minute verbal presentation to the CAP.

If the application is not referred to CAP it will be processed by administration under delegation. Any application recommended for refusal will be referred to CAP.

What are my Appeal Rights?

For Category 2 development – third parties (that is Representors) have NO appeal rights to a decision made by the Council.

For **Category 3** development – third parties (that is Representors) **HAVE** appeal rights should the third party be aggrieved by the Council's decision. Any appeal must be lodged with the Environment Resources & Development (ERD) Court within fifteen (15) days after the date of the decision.

Confidentiality

Please be aware that any representation will become a public document as prescribed in the Freedom of Information Act 1991; will be available to the applicant, agencies and other bodies pursuant to the Development Act 1993; and may be uploaded onto the Council's website as an attachment to the report item in the Agenda of CAP.

If you have any concerns over the confidentiality or security content of such documents or information, you should discuss these with a member of Council's planning staff prior to lodging your representation.

Category 2
Document Set ID: 6752216
Version: 1, Version Date: 01/02/2021

REPRESENTATION Category 2 (Page 1)

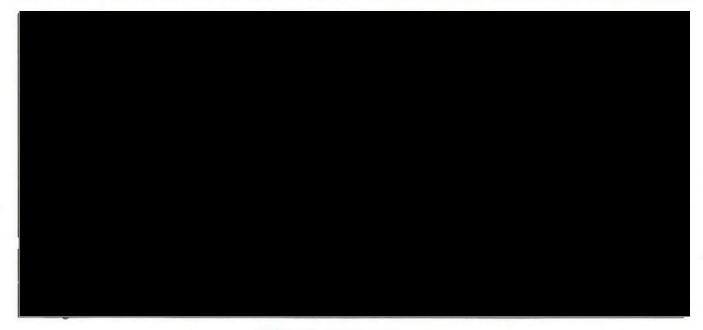
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Application: 090/904/2020/C2 66 Anzac Highway, Everard Park SA 5035





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Document Set ID: 6754384 Version: 1, Version Date: 05/02/2021

REPRESENTATION Category 2 (Page 2)

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Application: 090/904/2020/C2 66 Anzac Highway, Everard Park SA 5035
□ Laumnart the proposed development
☐ I support the proposed development.
OR(Tick one only) I object to the proposed development because:
(Please state your reasons so that each planning issue can be clearly identified. Attach extra pages if you wish)
· Overshadowing of our back yard, deck and main living
area inside the house
· The proposed development does not complement the
adjacent RB350 interface zone to the rear of the property - for example a setback of 3m instead of 6m is
property - for example a setback of 3m instead of 6m is
in the proposed plans.
Traffic generation and hazards associated with Anzace Hwy and the impacts on Hillsley Avenue. My concerns (if any) could be overcome by:
Hwy and the impacts on Hillsley Avenue.
My concerns (if any) could be overcome by:
· more information being provided · all of our concerns being addressed favourably
all of our concerns he in addressed favourably
all of our concerns being addressed farestably
WISH TO BE HEARD by the Council Assessment Panel
(Tick one box only. If you do not tick either box it will be assumed that you do not wish to be heard by the Council Assessment Panel.)
, , , , , , , , , , , , , , , , , , ,

☐ WISH TO BE HEARD ☐ DO NOT WISH TO BE HEARD	by the Council Assessment Panel
(Tick one box only. If you do not tick either box it will	be assumed that you do not wish to be heard by the Council Assessment Panel.)

D. We are disappointed with the lack of information provided by the developer ie. no overshadowing model, no 3D images and the plans are difficult to read.

ATTACHMENT 3



HEYNEN PLANNING CONSULTANTS

T 08 8271 7944 Suite 15, 198 Greenhill Road EASTWOOD SA 5063

ABN 54 159 265 022 ACN 159 265 022

18 May 2022

City of Unley ATT: Matthew Falconer PO Box 1 UNLEY SA 5061

By Email

Dear Matt

RE: 090/904/2020/C2 - 66 ANZAC HIGHWAY, EVERARD PARK

I understand that pursuant to Section 38 of the Development Act Council has undertaken public notification in relation to the proposal to construct a residential flat building comprising 5 dwellings at 66 Anzac Highway, Everard Park.

I confirm that the applicant has requested my opinion on the four representations received by Council, and in particular whether any of the issues mentioned affect the planning merit of the development.

Before providing my opinion on the items raised in the representations, I confirm that the applicant has reviewed the various concerns raised in the representations and prepared amended and additional documents as follows:

- alterations to the elevations and dwelling floor plans to illustrate 1700 mm privacy screening;
- amended external design and appearance;
- shadow diagrams for the winter solstice and equinox' at 9 am, 12 noon and 3 pm¹;
- clarified the obscure glazing to 1700 mm above finished floor level via the elevations;
- advice from Cirqa dated 11 May 2022 to address carparking, access and manoeuvrability related matters; and
- updated 3D perspectives.

I have also attached a report from Arborman Tree Solutions with respect to the *Corymbia citriodora* located on the adjoining land. In relation to the arboricultural advice, it has been concluded that:

"the encroachment whilst greater than 10% of the TPZ area is separated by the existing carpark encroachment and it is therefore highly unlikely that the proposed works will impact on the viability of this tree.

The viability of the subject tree is unlikely to be impacted by the proposed works and there is little to no potential for incidental damage to the tree; as such the existing boundary fence will act as a Tree Protection Fence."

¹ An additional 2 pm shadow has also been included within my opinion

I note that report from Arborman includes no specific tree protection details, and accordingly it is clear that the proposed development achieves consistency with Regulated and Significant Trees provisions within the Development Plan including Objective 1, 2 and 3 and PDC 1, 3, 4, 5, 6 and 7.

Having reviewed the representations it is apparent that a degree of commonality exists, and for simplicity the remaining comments made have been grouped and paraphrased in italics with my opinion provided thereafter.

- Inappropriate Interface and within Everard Park
- The development is out of character with Everard Park
- The three storey building will appear as an eyesore from land neighbouring the rear boundary

Comments regarding the lack of suitability of the development within Everard Park fail to consider the context in which the development is now couched, that is the Residential C150 Zone which anticipates and facilitates change from the historic low rise and low density pattern of development.

Residential C150 Zone - Desired Character

This Zone is intended to contain development of a medium-high density nature up to three-storeys, close to public transport and close to the City.

Residential C150 Zone

Objective 1: A zone primarily accommodating residential buildings up to three storeys high.

PDC 1 Development should be for single, two and three-storey residential buildings. (my underlining added)

It is reasonable to conclude that this will naturally bring with it different types of built form solutions. That is, the application should not be judged against the original housing stock, but rather with an understanding that the built form will change over time.

In this regard, the suggestion that the proposal is out of character with Everard Park cannot be fairly made against the development.

In my opinion, the proposed two and three storey nature of the development is not of itself a reason to diminish the planning merit of the proposal, given that the proposal seeks to advance the Desired Character and objective of the Residential C150 Zone.

In terms of the appearance and visual transition between the land adjoining the southern most boundary and the development site the Development Plan provides the following guidance of relevance:

Residential C150 Zone

PDC 6 Development should protect the amenity of existing housing including that in adjacent residential zones by:

(a) siting larger built form and higher density residential development towards the arterial road frontage in properties fronting Anzac Highway or South Road;

Upon review of the proposed built form, it is apparent that "Dwelling 5" which is located at the rear of the site is designed so as to achieve a gradation of floor levels and rear boundary setbacks with only a two storey building provided at the "interface".

Additionally, contemporary roof lines are offered to ensure that no unnecessary building height or scale is generated by a conventional pitched roof.

It is also the case that the rear elevation incorporates varied building materials which serve to modulate the built form and are all "domestic" in their appearance.

In the circumstances, the proposed development advances the clear change anticipated from the longstanding pattern of development and in my opinion, concerns made regarding the built form, appearance from the adjoining residential zone and height of the buildings are not supported by the Development Plan.

In considering the comments noting that PDC 29 *Interface Between Land Uses* has been cited by a representor, PDC 29 is provided below: (my underlining)

PDC 29 Unless separated by a public road or reserve, development site(s) adjacent to any zone that has a primary purpose of accommodating low rise (1 to 2 storey) residential activity should incorporate deep soil zones 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 storeys in height.

One way of achieving this is for development comprising building elements of three or more storeys in height to be setback at least 6 metres from a zone boundary, and incorporate a deep soil zone area capable of accommodating medium to large trees with a canopy spread of not more than 8 metres when fully mature.

Simply put, PDC 29 offers a design technique as "one way" in which suitable transition can be achieved. The proposed development achieves the intent of PDC 29 in multiple ways by providing the following:

- a 3 m rear boundary setback at ground level;
- a 5.995 m rear boundary setback to the first level;
- a 9.570 m rear boundary setback to the second level (dwelling 4);
- provision of a two-storey dwelling at the "interface"; and
- a 3 m wide landscape strip with 3.0 m wide and 8.0 m high trees within the interface.

Accordingly, the proposed development achieves both the scale and density sought by the zone while achieving the intent of PDC 29 *Interface Between Land Uses*.

Finally, and respectfully noting the compliance achieved above, comments pertaining to the building being an "eye-sore" are purely subjective and not supported by the Development Plan.

- The access to the site is not safe and convenient
- Road safety risks will be created for users of Anzac Highway
- Proposed access will cause a traffic hazard

The development application was forwarded to the Commissioner of Highways (CoH) in accordance with Section 37 of the Development Act 1993, with DIT supporting the proposed development. The applicant is willing to accede to the recommended conditions.

The representor has not provided any additional information for me to not concur with the expert opinion o provided by the Manager, Transport Assessment for the CoH and respectfully this matter is not well founded.

Furthermore, and on review of the correspondence prepared by Cirqa I am of the opinion that the concerns raised by the representors will not transpire.

Accordingly, all vehicle manoeuvring is consistent with the relevant Australian Standards with the following from within the Development Plan achieved by the proposal:

Council Wide - Residential Development

PDC 43 Driveways and cross-overs should be located and designed to:

- (a) provide safe and convenient access for users, including appropriate dimensions and grades;
- (b) provide adequate space for vehicles to park, manoeuvre on-site and to allow vehicles to enter and exit in a forward direction on sites with common driveways;
- (c) provide appropriate access points to allow for adequate sight distances, separated to allow for on-street car parking spaces, located away from intersections to avoid adverse effects on traffic safety and avoid compromising existing infrastructure and street trees; (d) reinforce or contribute to attractive streetscapes by minimising the width, number and straight line lengths of driveways;

PDC 46 Site car parking may be varied according to the projected needs of users and taking account of

- (a) type of housing, particularly affordable and supported accommodation;
- (b) availability and 'after-hours' agreement to use shared non-residential car parking spaces within close walking distance of the dwellings;
- (c) availability of public transport in close proximity to the dwellings;
- (d) availability of on-street parking;

PDC 48 The design of car parking spaces and access ways should be provided in accordance with Australian Standards 2890.1 (latest version).²

According, the vehicle manoeuvring when both entering and exiting the site and when manoeuvring internally is appropriate and consistent with the Development Plan.

Vehicle manoeuvring is likewise supported by DIT and the independent expert traffic engineer's submission.

- *Shadow will impact upon the adjoining land and buildings*
- Overshadowing onto adjoining properties in winter months

Having reviewed the shadow diagrams (page 12 of 13 and appendix 1), and also noting the "off" north-south orientation of the allotment, it is evident that the shadow cast by the development will be shared with the adjoining land at differing and varied parts of the day (given the rotation and angle of the sun).

Returning to the Development Plan guidance is provided as follows:

Council Wide – Design and Appearance

PDC 2 Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:

- (a) the visual impact of the building as viewed from adjoining properties;
- (b) overshadowing of adjoining properties and allow adequate sunlight access to neighbouring buildings.

PDC 9 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:

² Refer Cirqa report dated 11 May 2022

- (a) windows of habitable rooms;...
- (c) solar collectors (such as solar hot water systems and photovoltaic cells).

It is also the case that shadow will be cast largely on existing structures during the winter solstice between 12 pm and 2 pm, while access to sunlight on private open space will maintained for substantial portions of the day for adjoining land and buildings.

Critically, and on review of Appendix 1, the shadow diagrams confirm that there will be no shadow falling on the representors main living area of their house between 9 am and 2 pm, with the shadow only reaching the representors dwelling well beyond 2pm during the winter solstice.

Noting that the Development Plan seeks to "minimise" (not negate all) overshadowing and provide "adequate level(s)" of access to natural light, I am of the view that the proposed development achieves compliance with the relevant provisions.

Noise

The land use (being residential), proposed density and dwelling configuration are all entirely consistent with that anticipated by the Development Plan, with increased density sought where excellent access is provided via arterial road networks and public transport services³.

The two storey dwelling at the rear of the site provides a more restrained "conventional" design than the three storey dwelling closer to Anzac Highway. I also note that no balconies are orientated to face the adjoining dwellings located to the rear.

Accordingly, an appropriate balance is reached for the residential-to-residential interface in context of the arterial road setting, the intent for the subject zone and and adjoining zone to the rear.

Finally, I note various comments pertaining to the following:

- *The overcrowding of Everard Park itself;*
- The 'calibre' of future occupants; and
- Does not want trees that shed leaves due to a swimming pool.

The applicant seeks to encourage a diverse range of future occupants that may seek to enjoy Everard Park in an equitable and social manner in a way consistent with the broad intent of the Development Plan⁴.

I also note that the 'calibre' of future occupants is not a planning matter which "finds voice" in the Development Plan.

Finally, I note that the Development Plan does not seek to preclude or seek to buffer the future planting of trees to assist in the maintenance of private swimming pools, that said, all plants within the landscape schedule are evergreen to reduce seasonal leaf drop in an attempt to resolve the representors concerns.

³ Residential C150 Introduction

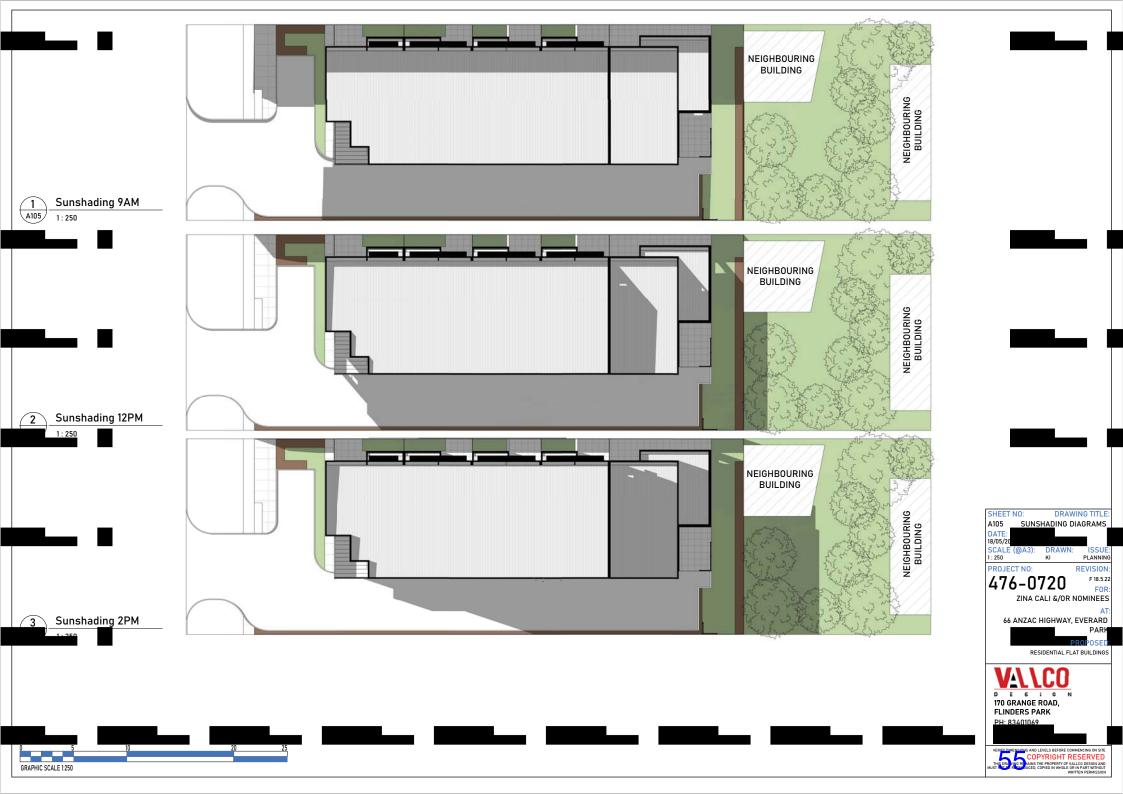
⁴ Council Wide - Form of Development "there are social, environmental and economic benefits to be gained from higher residential densities within the metropolitan area and in turn this Plan promotes and seeks to implement a policy of housing choice." "Unley will be recognised for its social and economic innovations."

In conclusion, having considered the representations and the additional and amended drawings and details provided by the applicant I am of the opinion that the proposed development displays substantial planning merit.

I welcome discussion in relation to my comments, if you so require, otherwise should the occasion arise to speak before the CAP, the applicant and/or representative would welcome this opportunity.

On behalf of the applicant, I request that the application be scheduled for the next available CAP meeting.





ATTACHMENT 4

Ref: 21560|TAW

11 May 2022



Dear Gregg,

PROPOSED RESIDENTIAL DEVELOPMENT 66 ANZAC HIGHWAY, EVERARD PARK

I refer to the proposed residential development at 66 Anzac Highway, Everard Park. As requested, I have undertaken a compliance review (including vehicle turn path assessment) for the common driveway and parking areas associated with the proposal. This letter summarises the assessment undertaken.

The proposed development comprises the construction of five dwellings in the form of a residential flat building, at 66 ANZAC Highway, Everard Park. Of the five dwellings, four will comprise a single-car garage with an internal dimension of 5.5 m in depth and 3.2 m in width, with a stacked (covered) parking space in front. All single-car garages will comprise a 2.45 m wide door opening. The remaining dwelling will comprise a dual-car garage with an internal dimension of 5.6 m in depth and 6.2 m in width. The dual-car garage will comprise a 5.95 m door opening.

At the front of the site, an independent 5.4 m long and 3.45 m wide visitor parking space is also proposed. All parking spaces will be accessed via a 5.4 m wide common driveway.

The location of the driveway crossover is constrained by an existing overhead directional sign on ANZAC Highway. Accordingly, the site's driveway and crossover has been designed to provide a minimum clearance of 0.75 m (between the edge of the common driveway to the directional sign). Notwithstanding, the resulting driveway alignment allows a driver to store their vehicle perpendicular to the adjacent traffic lane on ANZAC Highway, with vehicles between 70 and 90 degrees when crossing the property boundary.

In order to demonstrate that appropriate vehicle access can be achieved to and from all on-site parking spaces, a turn path assessment has been undertaken using AutoCAD Vehicle Tracking Software (attached to this letter). The assessment has been based upon

a B85 design vehicle (domestic car) with 0.3 m clearance provided to solid objects greater than 0.15 m in height as required by the Australian/New Zealand Standard for "Parking Facilities – Part 1: Off-street parking" (AS/NZS 2890.1:2004). The turn path assessment identified that all garage and visitor spaces can be accessed in single-movement ingress and two-movement egress manoeuvres. All vehicles are able to be drive to and from the site in a forward direction.

The turn path assessment identified that appropriate access can be achieved to/from all parking spaces (including garages). As such, all ingress/egress movements will conform to the requirements of AS/NZS 2890.1:2004. The assessment indicates that all residential garages and visitor spaces are appropriate and, importantly, will facilitate satisfactory vehicle access to/from the subject site in a forward direction.

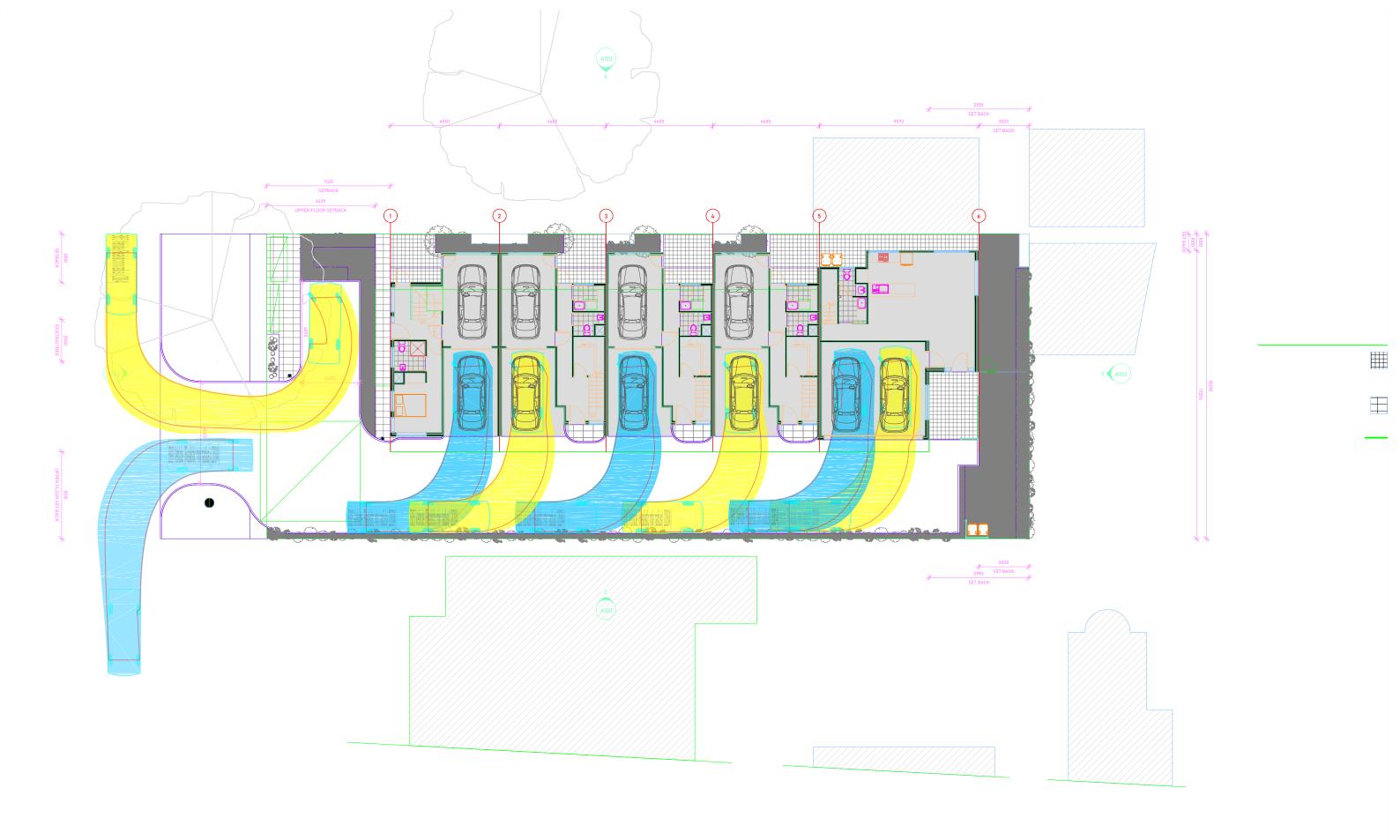
It should also be noted that the vehicle manoeuvres identified by the turn path assessment are considered 'safe and convenient' and comply with (and exceed) the minimum access requirements of the Planning and Design Code in that a B85 passenger vehicle may enter and exit garages or parking spaces in no more than a three-point turn manoeuvre (DTS/DPF 33.5 of Part 4 – General Development Policies, Design in Urban Areas).

In summary, the proposed residential development will meet (or exceed) the requirements of the relevant Australian Standard and Planning and Design Code in regard to garage door opening widths, internal garage widths, parking space dimensions, aisle widths and common driveway widths. A turn path assessment has been undertaken to verify that ingress and egress movements can be undertaken to/from all parking spaces (in accordance with the Standard). The turn path assessment identified that appropriate access can safely and conveniently be achieved to/from all parking spaces (in an appropriate number of movements) and that all vehicles will be able to enter/exit the site in a forward direction.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

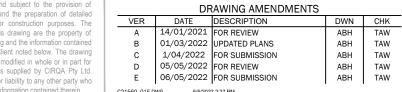


Encl. - Turn path assessment undertaken by CIRQA





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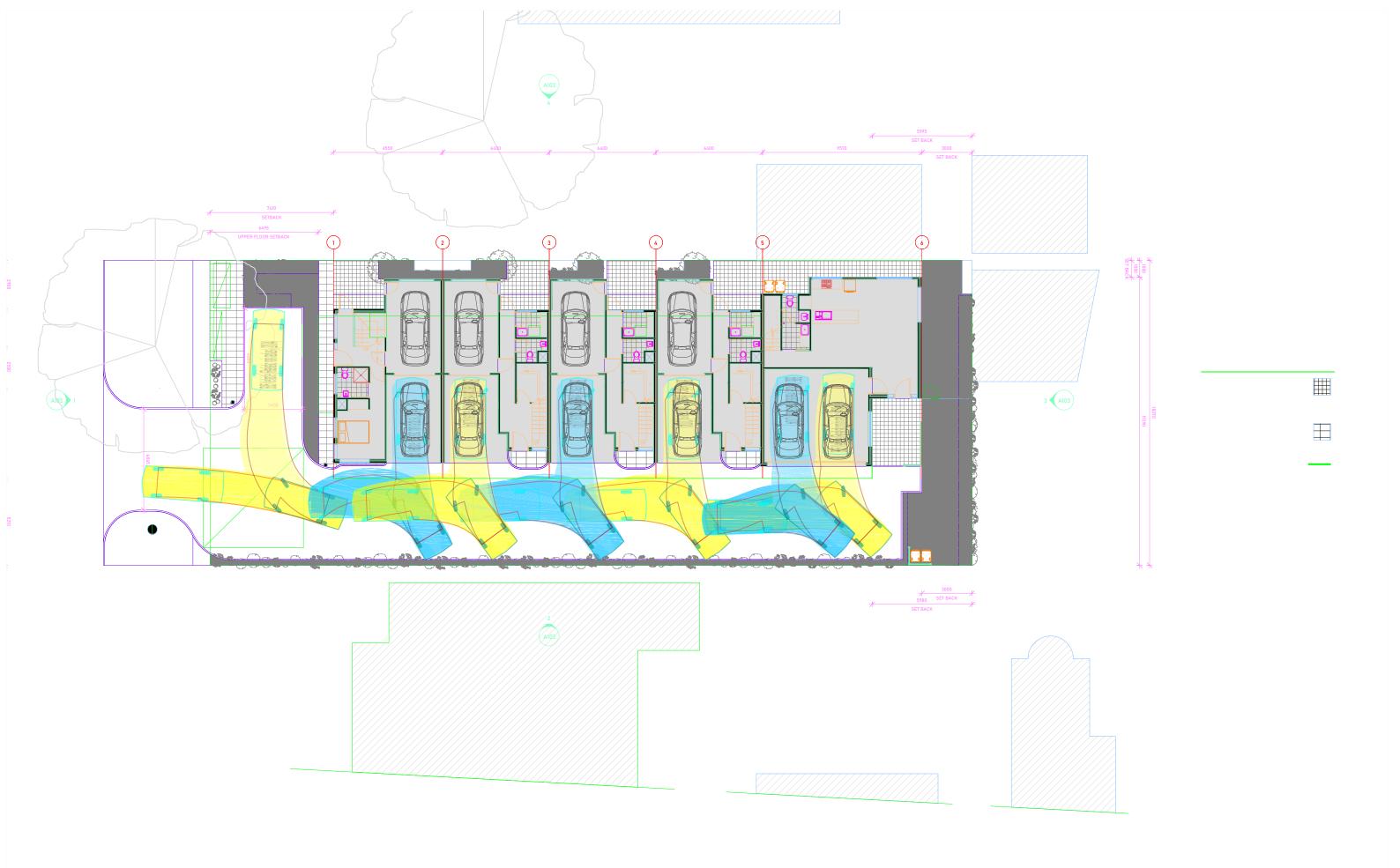
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RESIDENTIAL DEVELOPMENT

66 ANZAC HIGHWAY, EVERALD PARK TURN PATH ASSESSMENT INGRESS

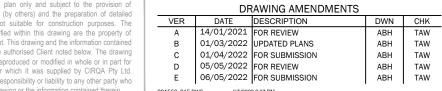
PROJECT # 21560

SHEET # 01_SH01





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RESIDENTIAL DEVELOPMENT

66 ANZAC HIGHWAY, EVERALD PARK TURN PATH ASSESSMENT - EGRESS

PROJECT # 21560

SHEET # 01_SH02

ATTACHMENT 5



Arboricultural Impact Assessment and Development Impact Report

Site: 66 Anzac Highway, Everard Park

Date: Wednesday, 4 May 2022

ATS6783-066AnzHyDIR

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Appendix A - Tree Assessment Methodology

Appendix B - Tree Assessment Findings

Appendix C - Mapping

Appendix D - Tree Assessment Summary

Appendix E - Tree Protection Zone Guidelines

Report Reference Number: ATS6783-066AnzHyDIR

Report prepared for Zina Cali &/or Nominees

Author

Marcus Lodge, Consulting Arborist, Arborman Tree Solutions Pty Ltd

Executive Summary

Arborman Tree Solutions has assessed the Significant Tree in the carpark of the neighbouring property at 62-64 Anzac Highway, Everard Park to the northeast of the subject land at 66 Anzac Highway, Everard Park. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. The proposal involves the construction of five dwellings on this currently vacant allotment. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

The assessment considered one tree which is identified as a mature *Corymbia citriodora* (Lemon Scented Gum) which is considered to be in fair overall condition due to the presence of a currently stable included bark union and an elevated level of epicormic growth. There is a reduction in crown density of the primary leader in the upper crown. This tree has been pruned for clearance away from the adjacent building raising its crown and impacting its overall form. There are signs of movement of the pavers in the driveway and carpark indicating root activity in this area; the carpark separates the tree from the subject land.

The assessment has identified the subject tree as a Significant Tree as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Significant and Regulated Trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Desired Outcomes', 'Performance Outcomes' and 'Designated Performance Features' this tree is considered to provide 'important' aesthetic and/or environmental benefit. Additionally this tree does not display factors that indicate its removal is warranted and reasonable.

The Arboricultural Impact Assessment has identified that the Regulated Tree in the area of the proposed development is unlikely to be negatively impacted by the planned works. The encroachment whilst greater than 10% of the TPZ area is separated by the existing carpark encroachment and it is therefore highly unlikely that the proposed works will impact on the viability of this tree.

The viability of the subject tree is unlikely to be impacted by the proposed works and there is little to no potential for incidental damage to the tree; as such the existing boundary fence will act as a Tree Protection Fence.

Brief

Arborman Tree Solutions was engaged by Zina Cali &/or Nominees to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the Significant Tree on the neighbouring property that may be impacted by the proposed development at 66 Anzac Highway, Everard Park. The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise the impact where appropriate.

The proposed development includes the construction of five dwellings on this currently vacant allotment at 66 Anzac Highway, Everard Park. This assessment will determine the potential impacts the proposal may have on the tree adjacent the site and recommend impact mitigation strategies in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009) for trees to be retained.

In accordance with section 2.2 of the AS4970-2009 the following information is provided:

- Assessment of the general condition and structure of the subject trees.
- Identification of the legislative status of trees on site as defined in the Planning, Development and Infrastructure Act 2016 (PDI Act 2016).
- Identify and define the Tree Protection Zone and Structural Root Zone for the tree.
- Identify potential impacts the development may have on tree health and/or stability.
- Recommend impact mitigation strategies in accordance with AS4970-2009 where required.
- Provide information in relation to the management of trees.

Documents and Information Provided

The following information was provided for the preparation of this assessment

- Email instruction on Scope of Works
- Design Drawings

Site Location

The tree is located in the carpark of the neighbouring property at 62-64 Anzac Highway, Everard Park to the northeast of the subject land at 66 Anzac Highway, Everard Park.

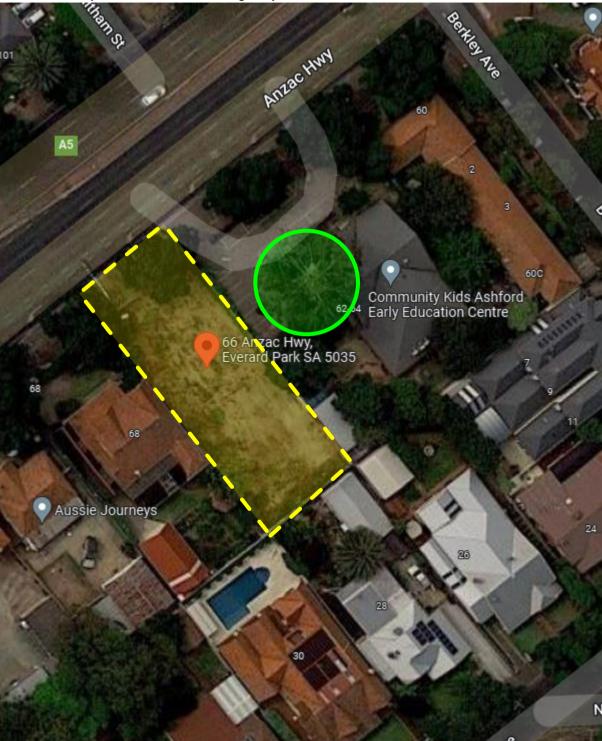


Figure 1: Site location – 66 Anzac Highway, Everard Park

Methodology

The proposed design was reviewed in association with the information supplied in the Design Drawings and CAD files as supplied by Zina Cali &/or Nominees.

The potential impact of the proposed works on tree condition is considered in accordance with the guidelines in AS4970-2009 *Protection of trees on development sites* (AS4970-2009). When determining potential impacts of an encroachment into a Tree Protection Zone (TPZ), the following should be considered as outlined in AS4970-2009 section 3.3.4 *TPZ encroachment considerations*:: -

- a) Location of roots and root development.
- b) The potential loss of root mass from the encroachment.
- c) Tree species and tolerance to root disturbance.
- d) Age, vigour and size of the tree.
- e) Lean and stability of the tree.
- f) Soil characteristics and volume, topography, and drainage.
- g) The presence of existing or past structures or obstacles affecting root growth.
- h) Design factors.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

- No Impact no encroachment into the TPZ has been identified.
- Low <10% the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.
- Low >10% the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.
- High >10% the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree however it is unlikely to impact on its short-term stability.
- Conflicted the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees will be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available, and the only option is alternative designs or tree removal.

Regulatory Status, Tree Protection Zones and Development Impacts are shown in Appendix B.

Assessment

Arborman Tree Solutions was engaged by Zina Cali &/or Nominees to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the Significant Tree in the carpark of the neighbouring property at 62-64 Anzac Highway, Everard Park to the northeast of the subject land at 66 Anzac Highway, Everard Park. The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise impact where appropriate. The proposal involves the construction of five dwellings on this currently vacant allotment. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

Tree Assessment

The assessment considered one tree which is identified as a mature *Corymbia citriodora* (Lemon Scented Gum) which is considered to be in fair overall condition due to the presence of a currently stable included bark union and elevated level of epicormic growth. There is a reduction in crown density of the primary leader in the upper crown. This tree has been pruned for clearance away from the adjacent building raising its crown and impacting its overall form. There are signs of movement of the pavers in the driveway and carpark indicating root activity in this area; the carpark separates the tree from the subject land.

Findings on individual tree health and condition are presented in Appendix B - Tree Assessment Findings.

Corymbia citriodora (Lemon Scent Gum) is a tall, graceful tree usually 20-30 metres in ornamental plantings, although significantly taller (40 metres or more) in its natural habitat. It prefers medium to sandy loams or well-drained gravels with additional irrigation during the drier seasons. Lemon Scent Gum is most suited to parks, large gardens and avenues where it is able to grow to its full potential unhindered by the constraints of generally smaller urban blocks. Indigenous to central Queensland Lemon Scent Gum has become popular throughout many areas of Australia and is relatively common in Adelaide. This species has developed a reputation as a tree likely to drop branches, this reputation appears to be related to stock of poor genetic quality which is prone to forming included bark unions and therefore has a higher than average incidence of limb failure; modern seed collection and nursery reproduction practices are eliminating this as a problem.

Legislative Assessment

The assessment has identified the subject tree as a Significant Tree as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. Significant and Regulated Trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Desired Outcomes', 'Performance Outcomes' and 'Designated Performance Features' this tree is considered to provide 'important' aesthetic and/or environmental benefit. Additionally this tree does not display factors that indicate its removal is warranted and reasonable.

Retention Assessment

Trees that provide important environmental and/or aesthetic contribution to the area, are in good condition scored a High or Moderate Retention Rating and conservation of these trees is encouraged. Trees identified as not suitable for retention or attained a low Tree Retention Rating, displayed one or a number of the following attributes:

- a) provide limited environmental/aesthetic benefit.
- b) short lived species,
- c) represent a material risk to persons or property,
- d) identified as causing or threatening to cause substantial damage to a structure of value,
- e) limited Useful Life Expectancy.
- f) young and easily replaced.

The subject tree is considered to be suitable for retention as it achieved a High Retention Rating indicating it meets one or more criteria within the *PDI Act 2016* that warrant its retention as an important tree.

Encroachment and Impact Assessment

Within AS4970-2009 relevant information is provided to assist with determining the impact on trees when developing in close proximity to them. Any tree that requires protection should be retained whilst remaining

viable during and post development. Further guidance on how to suitably manage any proposed or encountered encroachments is identified in AS4970-2009. When assessing potential impacts, a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) are the principle means of protecting a tree and are provided in accordance with AS4970-2009 section 1.4.5 and 3.2. This standard has been applied to ensure trees identified for retention remain viable and the redevelopment is achievable.

The encroachment for the subject tree is 12% of the total TPZ area and is therefore classified as a 'Major Encroachment' as defined in AS4970-2009. AS4970-2009 also identifies relevant factors that should be considered when determining the 'impact' of encroachments such as this; these considerations are listed under section 3.3.4 *TPZ encroachment considerations*. When considering these factors, the proposed encroachment is unlikely to result in tree damaging activity that will result in the decline, death or failure of the tree and is therefore considered to be a Low Impact.

The following discusses the relevant factors of AS4970-2009 section 3.3.4 *TPZ encroachment considerations* for this tree: -

- 3.3.4 (d), 'Age, vigour and size of the tree'. The tree is mature and displays good health and vitality, indicating it can tolerate the proposed level of encroachment without noticeable impacts. Healthy and vigorous trees can manage various levels of pruning, demolition of existing structures, changes in soil grade and moisture, soil compaction and other root zone encroachments and are better able to adapt to the new site conditions once the development phase has been completed.
- 3.3.4 (g), The presence of existing or past structures or obstacles affecting root growth.

 The existing encroachment of the carpark is an impediment to root growth and it is unlikely that the important roots have managed to traverse the carpark into the subject land.

Conclusion

The Arboricultural Impact Assessment has identified that the Regulated Tree in the area of the proposed development is unlikely to be negatively impacted by the planned works. The encroachment whilst greater than 10% of the TPZ area is separated by the existing carpark encroachment and it is therefore highly unlikely that the proposed works will impact on the viability of this tree.

Recommendation

The viability of the subject tree is unlikely to be impacted by the proposed works and there is little to no potential for incidental damage to the tree; as such the existing boundary fence will act as a Tree Protection Fence.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.





Definitions

Circumference: trunk circumference measured at one metre above ground level. This measurement is used to

determine the status of the tree in relation to the Planning, Development and Infrastructure Act 2016

(PDI Act 2016).

Diameter at Breast Height: trunk diameter measured at 1.4 metres above ground level used to determine the Tree Protection Zone

as described in Australian Standard AS4970-2009 Protection of trees on development sites.

Diameter at Root Buttress: trunk diameter measured just above the root buttress as described in Australian Standard AS4970-

2009 Protection of trees on development sites and is used to determine the Structural Root Zone.

Infrastructure Act 2016 (PDI Act 2016), such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the

TPZ. Can also include forms of pruning above and below the ground.

Tree Protection Zone: area of root zone that should be protected to prevent substantial damage to the tree's health.

Structural Root Zone: calculated area within the tree's root zone that is considered essential to maintain tree stability.

Project Arborist a person with the responsibility for conducting a tree assessment, report preparation, consultation with

designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQTF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the

knowledge and skills enabling that person to perform the tasks required by this standard.

Encroachment: the area of a Tree Protection Zone that is within the proposed development area.

Impact: the effect on tree health, structure and/or viability as a result of required works associated with the

proposed development within the TPZ or the vicinity of the tree(s).

References

Australian Standard AS4970-2009 Protection of trees on development sites: Standards Australia.

Matheny N. Clark J. 1998: *Trees and Development a Technical Guide to Preservation of Trees During Land Development*. International Society of Arboriculture, Champaign, Illinois, USA.

appendix A - Tree Assessment Methodolo	gy

Tree Assessment Form (TAF©)

Record	Description			
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species living for hundreds or thousands of seasons.			
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. <i>Eucalyptus, Fraxinus</i> and <i>Melaleuca</i> . Species identifies the specific tree within the genus e.g. <i>Eucalyptus camaldulensis, Fraxinus griffithi</i> or <i>Melaleuca styphelioides</i> . Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. <i>Melia azedarach</i> is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Beadtree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the <i>Casuarina, Eucalyptus</i> and <i>Quercus</i> genus's respectively.			
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.			
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.			
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.			
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.			
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.			
Legislative Status	Legislation status is identified through the interpretation of the <i>Development Act 1993</i> , the <i>Natural Resource Management Act 2004</i> , the <i>Native Vegetation Act 1991</i> and/or any other legislation that may apply.			
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 <i>Pruning amenity trees</i> where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.			

Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as <i>Acacia sp.</i> may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.

Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description		
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.		
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.		
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.		
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.		

Priority

Category	Description		
Low	Identified works within this priority should be carried out within 12 months.		
Medium	Identified works within this priority should be carried out within 6 months.		
High	Identified works within this priority should be carried out within 3 months.		
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.		

Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable.

Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

40111041	donvod.					
Condition Matrix						
Structuro	Health					
Structure	Good	Fair	Poor	Dead		
Good	C1	C2	C3	C4		
Fair	C2	C2	C3	C4		
Poor C3 C3 C4 C4						
Failed	C4	C4	C4	C4		

	Size Matrix							
Corood	Spread Height							
Spread	>20							
>20	S1	S1 S1 S1 S2 S3						
15-20	S1	S1 S1 S2 S3 S3						
10-15	S1	S1 S2 S2 S3 S4						
5-10	S2 S3 S3 S4 S5							
<5	S3 S3 S4 S5 S5							

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating					
Size		Cond	ition		
Size	C1	C2	C3	C4	
S1	High	Moderate	Low	Low	
S2	Moderate	Moderate	Low	Low	
S 3	Moderate	Moderate	Low	Low	
S4	Moderate	Moderate	Low	Low	
S5	Low	Low	Low	Low	

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.

Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix							
Origin	Habitat						
Origin	Active	Inactive	Potential	No Habitat			
Indigenous	E1 E1 E2 E3						
Native	E1 E2 E3 E3						
Exotic	E2 E3 E3 E4						
Weed	E3	E3 E4 E4					

Amenity Matrix						
Character	Aesthetics					
Character	High	Moderate	Low	None		
Important	P1 P1 P2 P3					
Moderate	P1 P2 P3 P3					
Low	P2 P3 P3 P4					
None	P3 P3 P4 P4					

Tree Retention Rating Modifier						
Amonity	Environment					
Amenity	E1 E2 E3 E4					
P1	High	High	Moderate	Moderate		
P2	High	Moderate	Moderate	Moderate		
P3	Moderate	Moderate	Moderate	Moderate		
P4	Moderate	Moderate	Moderate	Low		

Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix				
Tree Retention Rating Preliminary Tree Retention Rating				
Modifier	High	Moderate	Low	
High	Important	High	Moderate	
Moderate	High	Moderate	Low	
Low	Moderate	Low	Low	

Special Value Trees

There are potentially trees that have Special Value for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:

Cultural Values

Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

Environmental Values

Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.

Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

Tree Retention Rating Definitions

Important

These trees are considered to be important and will in almost all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Protection of these trees should as a minimum be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites* however given the level of importance additional considerations may be required.

High

These trees are considered to be important and will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Protection of these trees should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Moderate

These trees are considered to be suitable for retention however they achieve less positive attributes than the trees rated as Important or High and as such their removal or other tree damaging activity is more likely to be considered to be acceptable in an otherwise reasonable and expected development. The design process should where possible look to retain trees with a Moderate Retention Rating. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Low

These trees are not considered to be suitable for retention in any future development/redevelopment; trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Development Impact Assessment

Potential development impacts were determined in accordance with Australian Standard 4970-2009 Protection of trees on development sites. The identification of the impact of development considers a number of factors including the following:

- a. The extent of encroachment into a tree's Tree Protection Zone by the proposed development as a percentage of the area.
- b. Results of any non-destructive exploratory investigations that may have occurred to determine root activity.
- c. Any required pruning that may be needed to accommodate the proposed development.
- d. Tree species and tolerance to root disturbance.
- e. Age, vigour and size of the tree.
- f. Lean and stability of the tree.
- g. Soil characteristics and volume, topography and drainage.
- h. The presence of existing or past structures or obstacles potentially affecting root growth.
- i. Design factors incorporated into the proposed development to minimise impact.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

- No Impact no encroachment into the TPZ has been identified.
- Low <10% the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.
- Low >10% the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.
- High >10% the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree however it is unlikely to impact on its short-term stability.
- Conflicted the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees should be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available and the only option is alternative designs or tree removal.

Appendix B - Tree Assessment Findings

Lemon Scented Gum

Inspected: 12 April 2022
Height: 15-20 metres
Spread: 15-20 metres
Health: Good
Structure: Fair
Form: Good

Useful Life Expectancy:>10 yearsTree Protection Zone:13.68 metresStructural Root Zone:3.57 metres



Trunk Circumference:

This tree is considered to be in fair condition due to the presence of a currently stable included bark union and an elevated level of epicormic growth. There is a reduction in crown density of the primary leader in the upper crown. This tree has been pruned for clearance away from the adjacent building raising its crown and impacting its overall form. There are signs of movement of the pavers in the driveway and carpark indicating root activity in this area; the carpark separates the tree from the subject land.



Legislative Status Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

>3 metres

Retention Rating High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.

Development Impact Low

The identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

Action Maintain TPZ

This tree is owned by a third party and requires protection in accordance with AS4970-2009 Protection of trees on development sites.

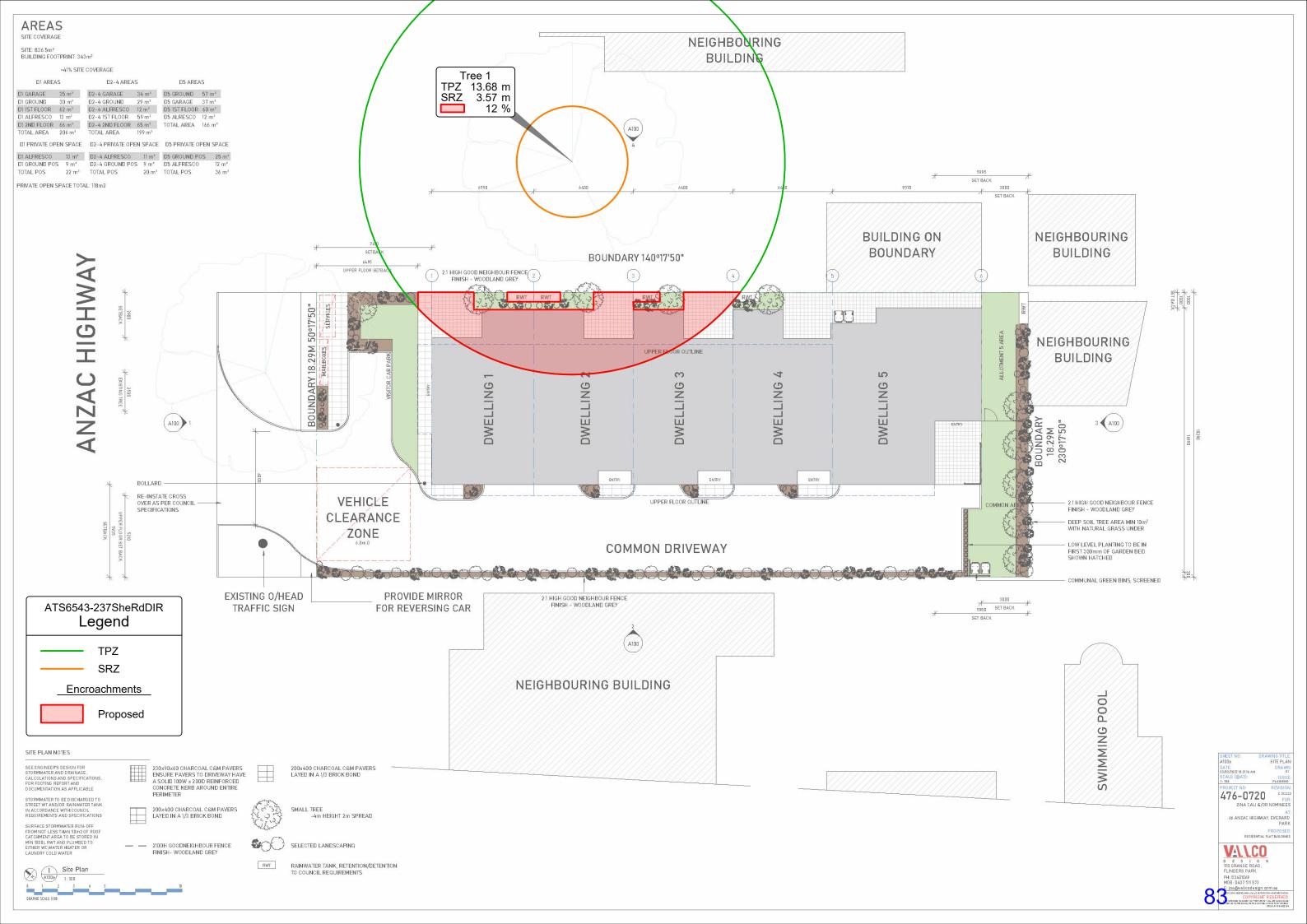


Published 4/05/2022

Development Impact Report

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Appendix C - Mapping





Appendix D - Tree Assessment Summary



Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
1	Corymbia citriodora	Significant	High	Low	13.68 metres	This tree is considered to be in fair condition due to the presence of a currently stable included bark union and an elevated level of epicormic growth. There is a reduction in crown density of the primary leader in the upper crown. This tree has been pruned for clearance away from the adjacent building raising its crown and impacting its overall form. There are signs of movement of the pavers in the driveway and carpark indicating root activity in this area; the carpark separates the tree from the subject land.	Maintain TPZ



Appendix E - Tree Protection Zone Guidelines

Tree Protection Zone General Specifications and Guidelines

The Tree Protection Zone(s) is identified on the site plan. The TPZ is an area where construction activities are regulated for the purposes of protecting tree viability. The TPZ should be established so that it clearly identifies and precludes development/construction activities including personnel.

If development activities are required within the TPZ then these activities must be reviewed and approved by the Project Arborist. Prior to approval, the Project Arborist must be certain that the tree(s) will remain viable as a result of this activity.

Work Activities Excluded from the Tree Protection Zone:

- a) Machine excavation including trenching;
- b) Excavation for silt fencing;
- c) Cultivation;
- d) Storage;
- e) Preparation of chemicals, including preparation of cement products;
- f) Parking of vehicles and plant;
- g) Refuelling;
- h) Dumping of waste;
- i) Wash down and cleaning of equipment;
- j) Placement of fill;
- k) Lighting of fires;
- Soil level changes;
- m) Temporary or permanent installation of utilities and signs, and
- n) Physical damage to the tree.

Protective Fencing

Protective fencing must be installed around the identified Tree Protection Zone (See Figure 1). The fencing should by chain wire panels and compliant with AS4687 - 2007 *Temporary fencing and hoardings*. Shade cloth or similar material should be attached around the fence to reduce dust, other particulates and liquids entering the protected area.

Temporary fencing on 28kg bases are recommended for use as this eliminates any excavation requirements to install fencing. Excavation increase the likelihood of root damage therefore should be avoided where possible throughout the project.

Existing perimeter fencing and other structures may be utilised as part of the protective fencing.

Any permanent fencing should be post and rail with the set out determined in consultation with the Project Arborist.

Where the erection of the fence is not practical the Project Arborist is to approve alternative measures.

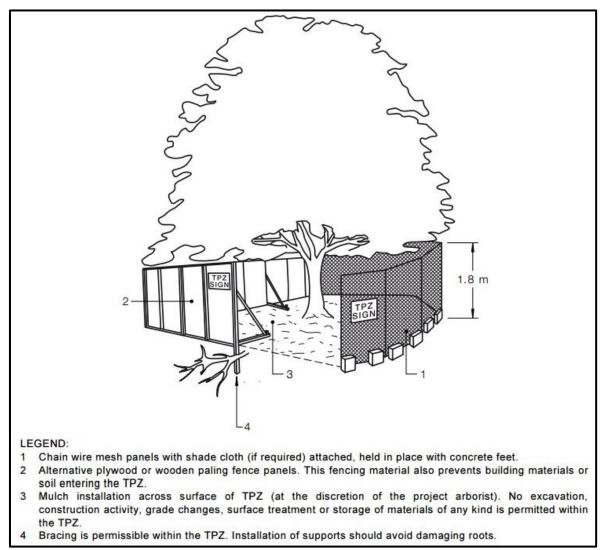


Figure 1 Showing example of protection fencing measures suitable.

Other Protection Measures

General

When a TPZ exclusion area cannot be established due to practical reasons or the area needs to be entered to undertake construction activities then additional tree protection measures may need to be adopted. Protection measures should be compliant with AS4970-2009 and approved by the Project Arborist

Installation of Scaffolding within Tree Protection Area.

Where scaffolding is required within the TPZ branch removal should be minimised. Any branch removal required should be approved by the Project Arborist and performed by a certified Arborist and performed in accordance with AS4373-2007. Approval to prune branches must be documented and maintained.

Ground below scaffold should be protected by boarding (e.g. scaffold board or plywood sheeting) as shown in Figure below. The boarding should be left in place until scaffolding is removed.

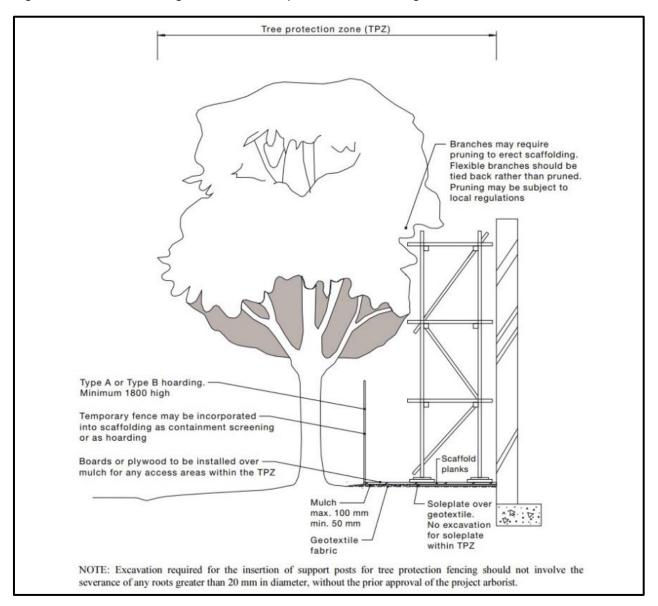


Figure 2 – Showing scaffold constructed within TPZ.

Ground Protection

Where access is required within the TPZ ground protection measures are required. Ground protection is to be designed to prevent both damage to the roots and soil compaction.

Ground protection methods include the placement of a permeable membrane beneath a layer of non-compactable material such as mulch or a no fines gravel which is in turn covered with rumble boards or steel plates.

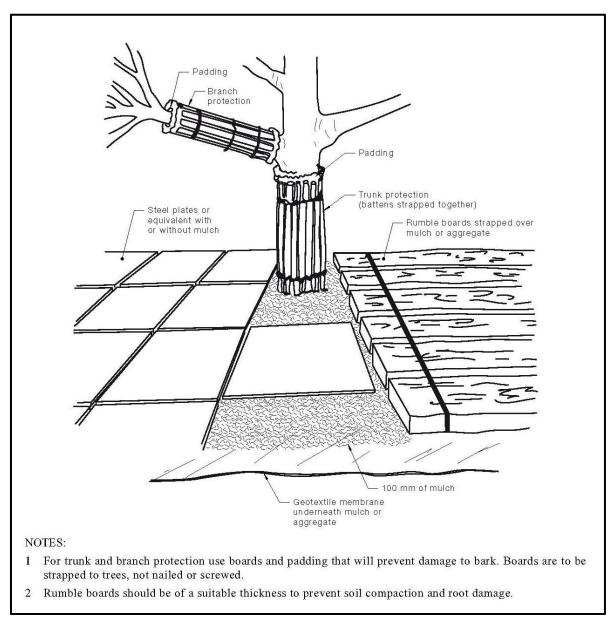


Figure 3 – Ground protection methods.

Document Source:

Diagrams in this document are sourced from AS4970-2009 Protection of trees on development sites. Further information and guidelines are available in within that document.

Paving Construction within a Tree Protection Zone

Paving within any Tree Protection Zone (TPZ) must be carried out above natural ground level unless it can be shown with non-destructive excavation (AirSpade® or similar) that no or insignificant root growth occupies the proposed construction area.

Due to the adverse effect filling over a Tree Protection Zone (TPZ) can have on tree health; alternative mediums other than soil must be used. Available alternative mediums include structural soils or the use of a cellular confinement system such as *Ecocell*®.

Ecocell®

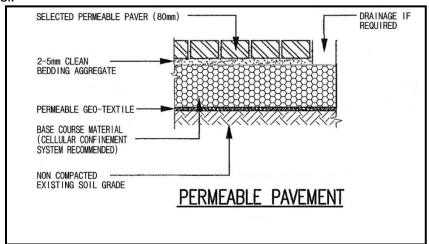
Ecocell® systems are a cellular confinement system that can be filled with large particle sized gravels as a sub-base for paving systems to reduce compaction to the existing grade.

Site preparation

- Clearly outline to all contracting staff entering the site the purpose of the TPZ's and the contractors' responsibilities. No fence is to be moved and no person or machinery is to access the TPZ's without consent from the City of Unley and/or the Project Arborist.
- Fence off the unaffected area of the TPZ with a temporary fence leaving a 1.5 metre gap between the work area and the fence; this will prevent machinery access to the remaining root zone.

Installation of Ecocell® and EcoTrihex Paving®

- Install a non-woven geotextile fabric for drainage and separation from sub base with a minimum of 600mm overlap on all fabric seams as required.
- Add Ecocell®, fill compartments with gravel and compact to desired compaction rate.
- ➤ If excessive groundwater is expected incorporate an appropriate drainage system within the bedding sand level.
- Add paving sand to required depth and compact to paving manufacturer's specifications.
- Lay EcoTrihex Paving® as per manufactures specifications and fill gaps between pavers with no fines gravel.
- Remove all debris, vegetation cover and unacceptable in-situ soils. No excavation or soil level change of the sub base is allowable for the installation of the paving.
- Where the finished soil level is uneven, gullies shall be filled with 20 millimetre coarse gravel to achieve the desired level.



This construction method if implemented correctly can significantly reduce and potentially eliminated the risk of tree decline and/or structural failure and effectively increase the size of the Tree Protection Zone to include the area of the paving.

Certificates of Control

Stage in development	Tree management process				
Stage in development	Matters for consideration	Actions and certification			
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification			
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees			
Pre-construction (Section	ns 4 and 5)				
Initial site preparation	State based OHS requirements for tree work	Compliance with conditions of consent			
	Approved retention/removal	Tree removal/tree retention/transplanting			
	Refer to AS 4373 for the requirements on the pruning of amenity trees	Tree pruning Certification of tree removal and pruning			
	Specifications for tree protection measures	Establish/delineate TPZ Install protective measures			
		Certification of tree protection measures			
Construction (Sections 4	and 5)				
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees Maintain protective measures Certification of tree protection measures			
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures Supervision and monitoring			
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring			
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection			
Post construction (Section	on 5)				
Defects liability/ maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition			

Document Source:

This table has been sourced from AS4970-2009 Protection of trees on development sites. Further information and guidelines are available in within that document.

Tree Protection Zone



NO ACCESS

Contact: Arborman Tree Solutions

Ph. 8240 5555



DEVELOPMENT NO.:	22011713	
APPLICANT:	Lumenaire Pty Ltd	
ADDRESS:	52-54 SHEFFIELD ST MALVERN SA 5061	
NATURE OF DEVELOPMENT:	Demolition of existing semi-detached dwelling and construction of two (2) semi-detached dwellings with associated front fencing, swimming pool and landscaping	
ZONING INFORMATION:	_	
	Zones: Established Neighbourhood Overlays: Airport Building Heights (Regulated) Historic Area Prescribed Wells Area Regulated and Significant Tree Stormwater Management Traffic Generating Development Urban Tree Canopy Technical Numeric Variations (TNVs): Maximum Building Height (Metres) Minimum Frontage Minimum Site Area Maximum Building Height (Levels) Minimum Side Boundary Setback Site Coverage	
LODGEMENT DATE:	11 Apr 2022	
	11 Apr 2022	
RELEVANT AUTHORITY:	Assessment Panel	
PLANNING & DESIGN CODE VERSION:	31 March 2022 - 2022.6	
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed	
NOTIFICATION:	Yes	
RECOMMENDING OFFICER:	Mark Troncone Planning Officer	
REFERRALS STATUTORY:	N/A	
REFERRALS NON-STATUTORY:	N/A	

CONTENTS:

ATTACHMENT 1: Application Documents

ATTACHMENT 2: Representations

ATTACHMENT 3: Response to Representations
ATTACHMENT 4: Relevant P&D Code Policies

DETAILED DESCRIPTION OF PROPOSAL:

The application proposes the following development at 52-54 Sheffield St, Malvern:

- Demolition of the existing semi-detached dwelling
- The construction of two (2) semi-detached dwellings comprising of four (4) bedrooms, open plan living, kitchen and dining area, single car garage and terrace. Each dwelling will also include front fencing, swimming pool and landscaping.

It is noted that the application details the realignment of the common boundary between 52 and 54 Sheffield St. Given no formal land division has been proposed, this will **not** be formally considered as part of this application. The future land division will create two (2) equal sized allotments, with frontages of 11.43m and an approximate area $487m^2$. Although the frontage and site area requirements will be under the minimum stated within Established Neighbourhood Zone (15m frontage and $750m^2$ site area), this is not considered to be fatal as the existing allotments are also undersized (see Subject Land and Locality section below).

It is noted that should the application be approved, a subsequent land division is required to be lodged which will be assessed via the Deemed to Satisfy assessment pathway.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 52 SHEFFIELD ST MALVERN SA 5061

Title ref.: CT 5830/565 Plan Parcel: F14388 AL55 Council: CITY OF UNLEY

Location reference: 54 SHEFFIELD ST MALVERN SA 5061

Title ref.: CT 5830/566 Plan Parcel: F14388 AL54 Council: CITY OF UNLEY

The subject land is located on the northern side of Sheffield Street. The subject land comprises of two allotments, 52 Sheffield St (Allotment 55 in Filed Plan 14388) and 54 Sheffield St (Allotment 55 in Filed Plan 14388).

52 Sheffield Street has a frontage to Sheffield St of 13.11m, a depth of 42.67m and an approximate site area of 560m². 54 Sheffield Street has a frontage to Sheffield St of 9.75m, a depth of 42.67m and an approximate site area of 416m². Overall, the subject land has an approximate frontage of 22.9m and an area of 975m².

The subject land currently contains an existing post-war single storey semi-detached dwelling and a low-scale masonry front fence. Existing vehicle access is located adjacent to the western and eastern boundaries of the subject land. The land is relatively flat and contains no regulated or significant vegetation upon the site. An image of the subject land can be seen within **Figure 1** and **Figure 2** below.



Figure 1: View of the subject land as taken from Sheffield Street looking north



Figure 2: View of the existing building as taken upon the subject land looking north-west

Locality

In forming an opinion as to the extent of the locality I have considered the extent to which the proposed development on the subject land is likely to be evident to the surrounding occupiers and landowners.

The locality is predominantly characterised by residential dwellings on regular shaped allotments. Dwellings are typically single storey in height, however it is noted that there is a two-storey dwelling located north-east of the subject land at 51 Dover St as seen within **Figure 3** below. At this stage, the dwelling is still under construction.

The development adjacent to the subject land fronting Sheffield St consists of a single storey dwelling circa 1960 to the east at 50 Sheffield St (**Figure 4**) and the secondary frontage of a modern single storey dwelling to the west at 99 Rugby St (**Figure 5**).

Locality Plan







Figure 3: View of the two-storey dwelling upon 51 Dover St, Malvern as taken from Dover Street looking south-east



Figure 4: View of the 50 Sheffield St (east of the subject land) as taken from Sheffield Street looking north



Figure 5: View of the secondary frontage of 99 Rugby Street (west of the subject land) as taken from Sheffield Street looking north

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

• PER ELEMENT:

New housing

Swimming pool, spa pool or associated

safety features: Code Assessed - Performance Assessed

Semi-detached dwelling: Code Assessed - Performance Assessed

Demolition: Code Assessed - Performance Assessed

OVERALL APPLICATION CATEGORY:

Code Assessed - Performance Assessed

REASON

P&D Code

PUBLIC NOTIFICATION

REASON

- o **Demolition**
- Proposed semi-detached dwellings exceeds the overall building height of 1 level and 5.6m (2 levels and 9.7m)

LIST OF REPRESENTATIONS

Representor Name/Address	Support/Support with Concerns/Oppose	Request to be heard
	Oppose	Yes
	Oppose	Yes
	Withdrawn	

SUMMARY

The matters raised by the representors consisted of the following:

- Building height, bulk and scale
- Overlooking

Since the application was publicly notified the applicant submitted amended plans to address the matters raised by the representors. These changes included:

- Upper Level roof pitch reduced from 30 degrees to 27 degrees (to match pitch of single storey hipped roof at the front) to achieve an overall height reduction of 380mm.
- Upper Level wall/ceiling pitching point lowered to 1800mm down from 2100mm to achieve an overall height reduction of 300mm
- Ground Floor ceiling height to rear Kitchen/Living/Dining areas (directly below upper level) lowered to 3300mm down from 3600mm to achieve an overall height reduction of 300mm

- The abovementioned changes result in an overall building height reduction of 980mm (total height reduced from 9.71m to 8.73m)
- East, west and north upper level window sill heights/obscure glazing height has been increased from 1500mm to 1800mm to mitigate overlooking.
- East and West upper level dormer window ridge heights reduced by 500mm.

Upon review of the amended plans,	withdrew	representation.
-----------------------------------	----------	-----------------

AGENCY REFERRALS

N/A

INTERNAL REFERRALS

N/A

PLANNING ASSESSMENT

The application has been assessed against the relevant policies of the Planning & Design Code, which are contained in Attachment 4.

Building Height

PO 4.1 of the Established Neighbourhood Zone states that *Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.* DTS/DPF 4.1 identifies the desired building height to be 1 level and 5.6m.

The proposed development will have a maximum height of 2 levels and 8.73m. It is worth noting the following:

- The second storey element will be contained to the rear portion of the dwellings;
- The proposed built form satisfies the relevant performance outcomes in relation to site coverage, side and rear setbacks and private open space;
- The highest point of the dwelling will be at the centre of the site as measured to the top of the ridgeline; and
- Little to no overshadowing to surrounding neighbours given the orientation of the allotment.

The proposed upper level of the dwellings will be setback approx. 11.7m behind the primary façade and in excess of 18.5m from the primary street frontage. As such, the upper level will be largely obscured by the front portion of the dwelling when viewed at eye level from Sheffield St. Whilst the upper level will be visible at some points along the street, the bulk and scale of the development is not considered to be unreasonable so as to detract from the streetscape.

Whilst the upper level of the dwelling has been designed to be setback from the streetscape, the representors have raised concerns with the development as viewed from their rear yards (51 & 53 Dover Street). The Established Neighbourhood Zone does reference visual amenity towards neighbouring properties in relation to site coverage, side and rear setbacks and private open space as outlined within the performance outcomes below:

Site Coverage: 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.

Side Boundary Setback: PO 8.1 Buildings are set back from side boundaries to provide:

- (a) separation between buildings in a way that complements the established character of the locality
- (b) access to natural light and ventilation for neighbours.

Rear Boundary Setback: PO 9.1 Buildings are set back from rear boundaries to provide:

- (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.

In addition to the above, the following performance outcomes do have relative DTS/DPF quantitative measures which are captured below along with an assessment against the proposal:

	P&D Code	Proposal (Each	Complies (Y/N)
		dwelling)	
Side Setback	1m first building level	1m first building level	Υ
	3m second building level	5.76m second building	
		level	
Rear Setback	4m first building level	8.66 first building level	Υ
	6m any second building	8.72 second building	
	level	level	
Site Coverage	50%	Approx. 45%	Υ
Private Open Space	60m ²	139m ²	Υ

The above table outlines that the proposed dwelling has been designed in accordance with the relative DTS/DPF quantitative measures. This suggests that the design and siting of the built form is appropriate and meets the intent of the above performance outcomes in regards to visual impact and visual amenity on neighbouring properties.

In addition, it should be noted that the dwellings have been designed with the highest point central of the site. The steep pitch of the upper level roof ensures that the tallest point is localised to the central ridgeline only which steeply declines towards the lower level roof form. This design outcome accompanied by the proposed side and rear setbacks ensures that the visual bulk and scale of the development will not visually impede upon the surrounding properties. Given the orientation of the allotment combined with the proposed side and rear setbacks, it is anticipated that the level of overshadowing will not result in any unreasonable impacts as demonstrated in the overshadowing plans provided (*Drawing no PL 05*).

Overlooking

PO 10.1 of the Design in Urban Area section states that *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 identifies that upper-level windows should be designed to meet one of the following:

- 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
- have sill heights greater than or equal to 1.5m above finished floor level
- 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.

All windows side and rear windows at the upper level will be obscured to a height of 1.8m. The proposal therefore meets the intent of PO 10.1 of the Design in Urban Areas section.

CONCLUSION

Having considered all the relevant assessment provisions, the proposal is considered to be not seriously at variance with the Planning and Design Code and is considered to satisfy the provisions of the Development Plan for the following reasons

- The proposed development is considered to satisfy the relevant Performance Outcomes of the Established Neighbourhood Zone, Overlays and General Development Policies;
- The proposed dwelling has been designed to respect and complement the streetscape context and will not unreasonably impact upon the adjacent properties; and
- Direct overlooking from upper-level habitable rooms windows is minimised.

RECOMMENDATION

It is recommended that the Council Assessment Panel 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 22011713, by Lumenaire Pty Ltd 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

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 3

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 4

That the side and rear upper storey windows be treated to avoid overlooking prior to occupation by being fitted with permanently fixed non-openable translucent glazed panels to a minimum height of 1800mm above floor level with such translucent glazing to be kept in place at all times.

Condition 5

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 6

That waste water from the swimming pool shall be discharged to the sewer, and not be allowed to flow onto adjoining properties or the street water table under any circumstances.

Condition 7

That ancillary pool and/or spa equipment shall be entirely located within a sound attenuated enclosure prior to the operation of said equipment. Noise generated from ancillary pool and/or spa equipment must not

exceed the maximum noise level recommended by the EPA. For this purpose, noise generated from ancillary pool / spa equipment shall not exceed 52 db(a) between 7am and 10pm and 45 db(a) between 10pm and 7am on any day, measured from a habitable room window or private open space of an adjoining dwelling.

ADVISORY NOTES

General Notes

- 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. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
- 4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 5. 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

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: Mark Troncone Title: Planning Officer Date: 09/06/2022

ATTACHMENT 1









Proske Architects

Malvern Residential Development

Project Address
52-54 Sheffield St, Malvern SA

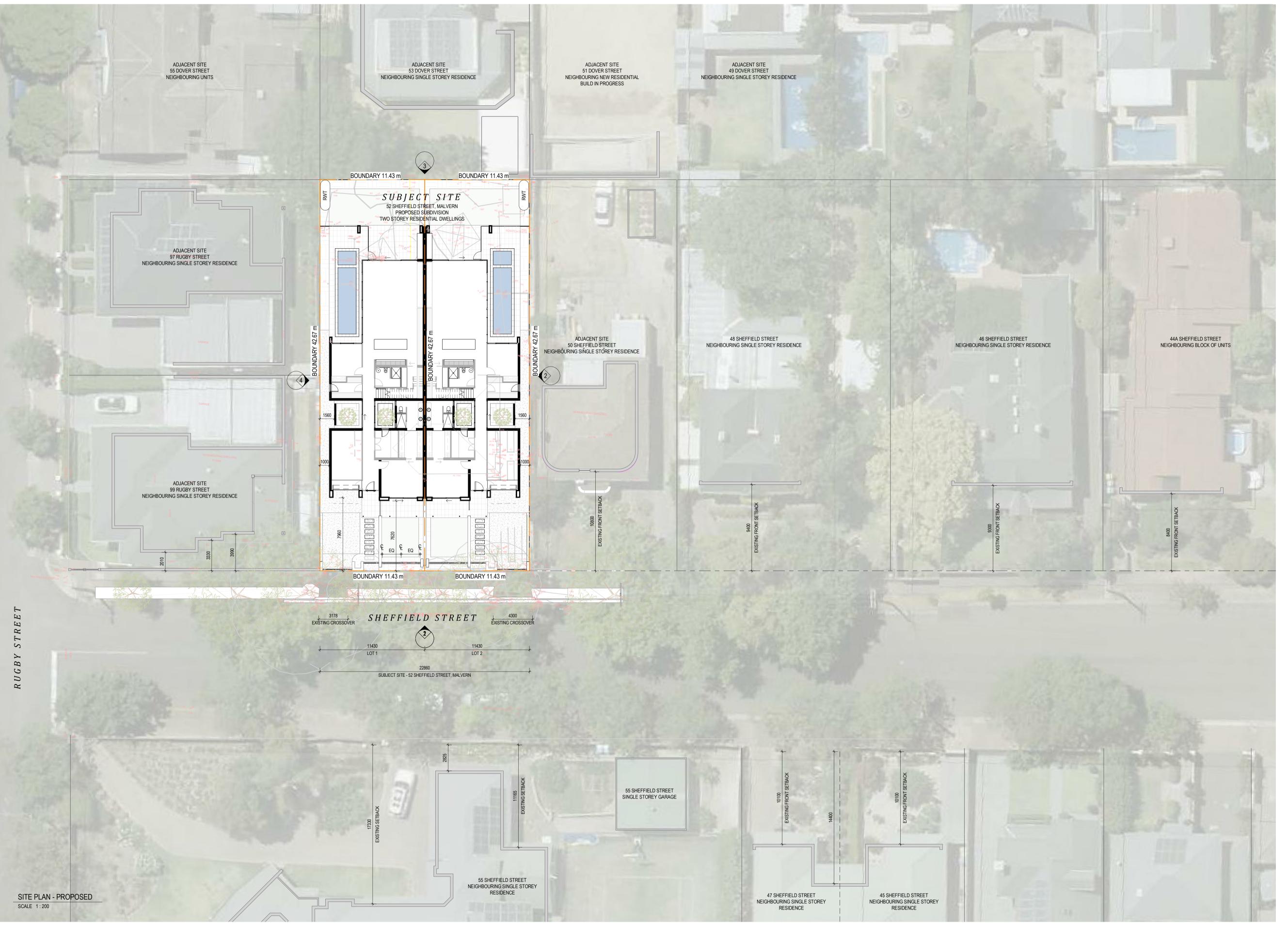
FOR APPROVAL

DRAWING SCHEDULE				
SHEET NO.	SHEET NAME	REV		
PL00	Cover Sheet	A		
PL01	Site Plan	A		
PL02	Proposed Floor Plans	A		
PL03	Streetscape Elevations & Design Section	A		
PL04	Proposed Elevations	A		

18.05.22

Project No. **21.048**

Drawing No.
PLOO.A



BUILDING AREA SCHEDULE

AREAS ARE TAKEN FROM EXTERNAL FACE OF EXTERNAL WALL LINE, UNLESS OTHERWISE SPECIFIED.

TOTAL ALLOTMENT AREA DWELLING 01 = 487.7

TOTAL ALLOTMENT AREA DWELLING 02 = 487.7

DESCRIPTION DWELLING 01 GROUND FLOOR DWELLING 01 FIRST FLOOR DWELLING 01 REAR TERRACE

333 m² DWELLING 02 GROUND FLOOR DWELLING 02 FIRST FLOOR DWELLING 02 REAR TERRACE

PRIVATE OPEN SPACE

DWELLING 01 PRIVATE OPEN SPACE 139 m²

DWELLING 02 PRIVATE OPEN SPACE 139 m²

SITE COVERAGE DWELLING 01

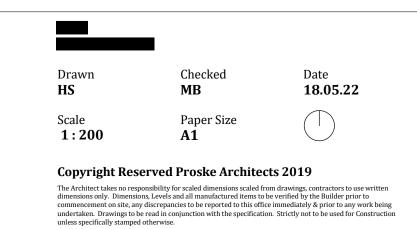
AREA	PERCENTAGE (%)
219 m ²	45%
262 m ²	54%
7 m^2	1%
	219 m ² 262 m ²

SITE COVERAGE DWELLING 02

DESCRIPTION	AREA	PERCENTAGE (%)
DWELLING 02 BUILDING FOOTPRINT	219 m^2	45%
DWELLING 02 OPEN SPACE A	262 m^2	54%
DWELLING 02 OPEN SPACE B	7 m ²	1%

Proske Architects





FOR APPROVAL

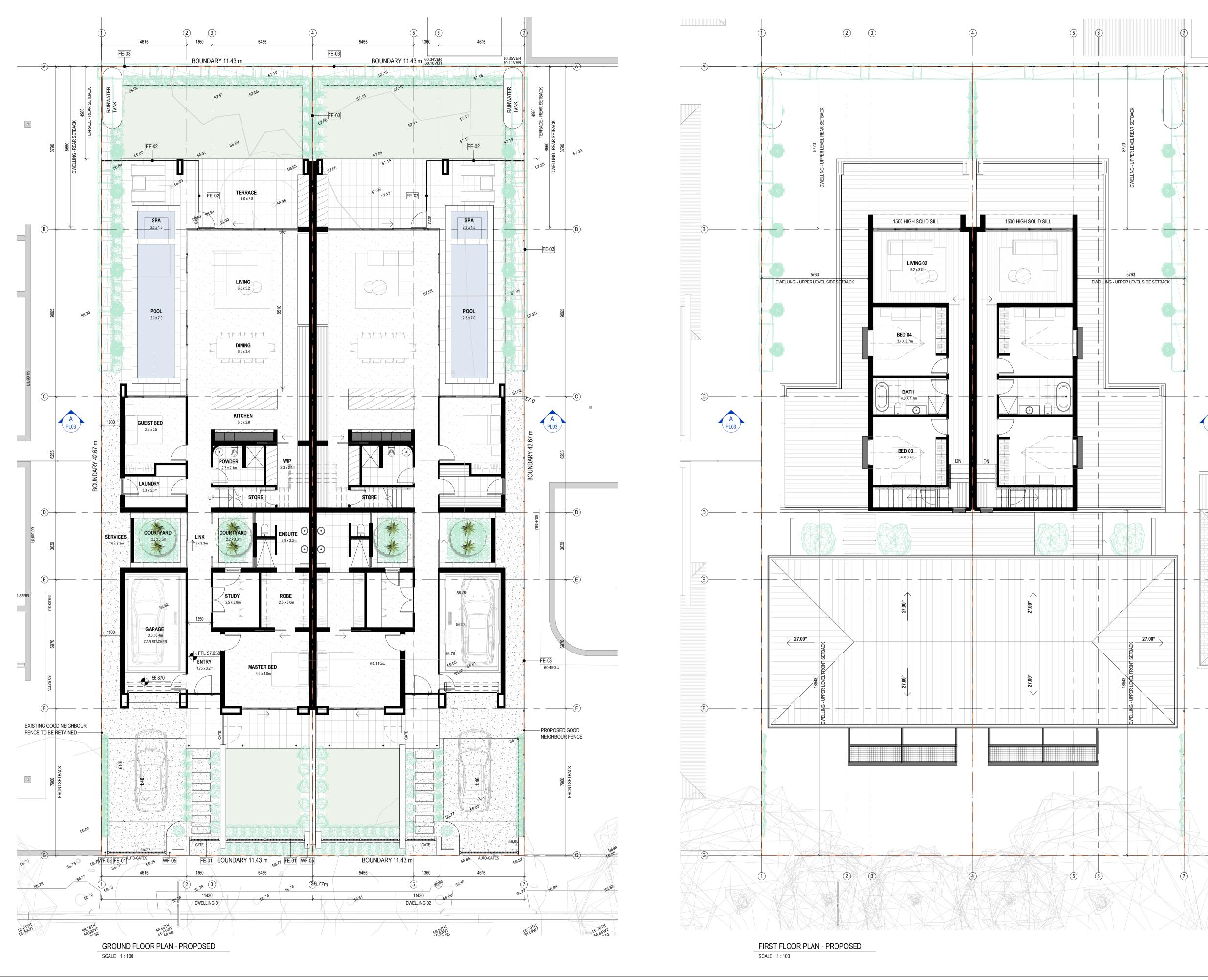
- FOR APPROVAL A FOR APPROVAL 31.03.22 18.05.22

Project No.

Malvern Residential Development **Project Address** 52-54 Sheffield St, Malvern SA

21.048 Drawing No.

Drawing Title **Site Plan**



BUILDING AREA SCHEDULE

AREAS ARE TAKEN FROM EXTERNAL FACE OF EXTERNAL WALL LINE, UNLESS OTHERWISE SPECIFIED.

TOTAL ALLOTMENT AREA DWELLING 01 = 487.7

TOTAL ALLOTMENT AREA DWELLING 02 = 487.7

DESCRIPTION

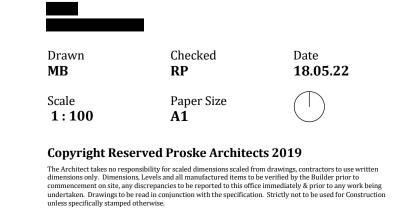
DWELLING 01 GROUND FLOOR DWELLING 01 FIRST FLOOR DWELLING 01 REAR TERRACE

 333 m^2 219 m² 87 m² DWELLING 02 GROUND FLOOR DWELLING 02 FIRST FLOOR $\frac{28\,\text{m}^2}{334\,\text{m}^2}$ DWELLING 02 REAR TERRACE

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Date

18.05.22



A FOR APPROVAL



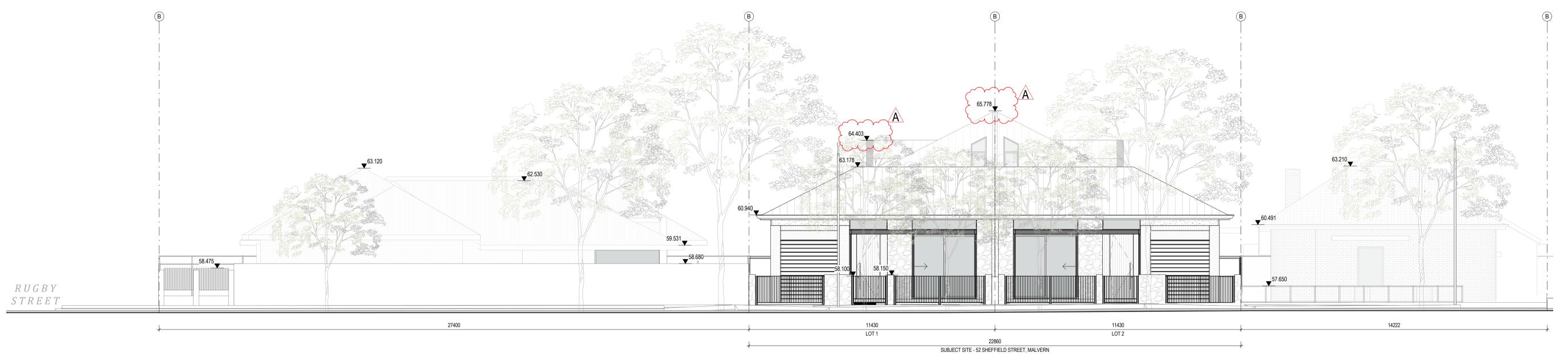
Project Address

Malvern SA

52-54 Sheffield St,

Drawing Title Proposed Floor Plans Malvern Residential

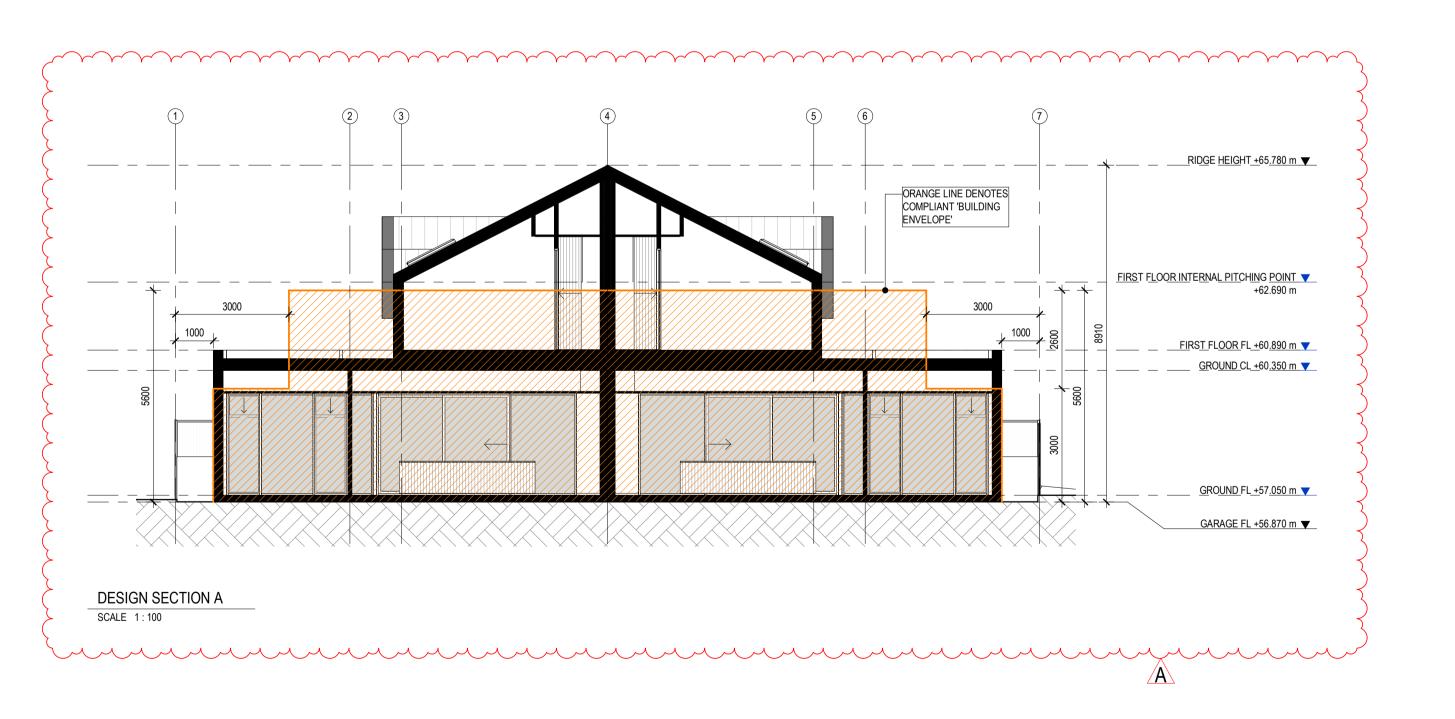
Project No. 21.048 Drawing No.



STREET SCAPE ELEVATION SCALE 1:100



SOUTH ELEVATION - FRONT FENCE SCALE 1:100



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CODE	DESCRIPTION
FE-01	EXPRESSED VERTICAL STEEL PLATE SCREEN
	PAINT FINISH (BRDIGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
FE-02	GLASS POOL FENCING BALUSTRADE
	CLEAR GLAZING
FE-03	CUSTOM ORB GOOD NEIGHBOUR FENCE
	COLORBOND FINISH
	COLOUR: COLORBOND MONUMENT
G1	EXTERNAL GLAZING: CLEAR
G2	EXTERNAL GLAZING: OBSCURE ETCHED TO MITIGATE
u_	OVERLOOKING
RF-01	METAL ROOF SHEETING
M -01	REVOLUTION ROOFING 'EUROPLUS SNAPLOCK'
	COLORBOND FINISH
	LIGHT GREY TONAL RANGE
ST-01	EXPRESSED STEEL PLATE AWNING
31-01	PAINT FINISH (BRIDGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
ST-02	EXPRESSED STEEL FRAMED VERANDAH AND COLUMN
31-02	PAINT FINISH (BRIDGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
WF-01	WALL FINISH TYPE 01
W1-01	FINISH: FACE BRICKWORK
	PAINT FINISH
	COLOUR: OFF-WHITE TONAL RANGE
WF-02	WALL FINISH TYPE 02
WI-02	FINISH: FACE BRICKWORK HEADER COURSE
	PAINT FINISH
	COLOUR: OFF-WHITE TONAL RANGE
WF-03	75mm HEBEL POWER PANEL
05	RENDERED FINISH
	COLOUR: DARK GREY TONAL RANGE
WF-04	METAL WALL CLADDING
	REVOLUTION ROOFING 'EUROPLUS SNAPLOCK'
	COLORBOND FINISH
	LIGHT GREY TONAL RANGE
WF-05	FEATURE STONE WALLING
00	SANDSTONE OR SIMILAR
WF-06	ALUMINIUM CLADDING
	CASSETTE FIXED
	FINISH: DARK GREY METALLIC
WF-07	FEATURE RAMMED EARTH WALL
VV I -U /	LIGHT BROWN TONAL RANGE
WF-08	ROUGH SAWN CEDAR SHIPLAPPED CLADDING
VV F - UO	APPLIED STAIN
	COLOUR: BLACK
	GOLOGIA DIRIGIA

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Date **18.05.22**

FOR APPROVAL



Drawn **HS**

Checked **MB**

1:100

Paper Size

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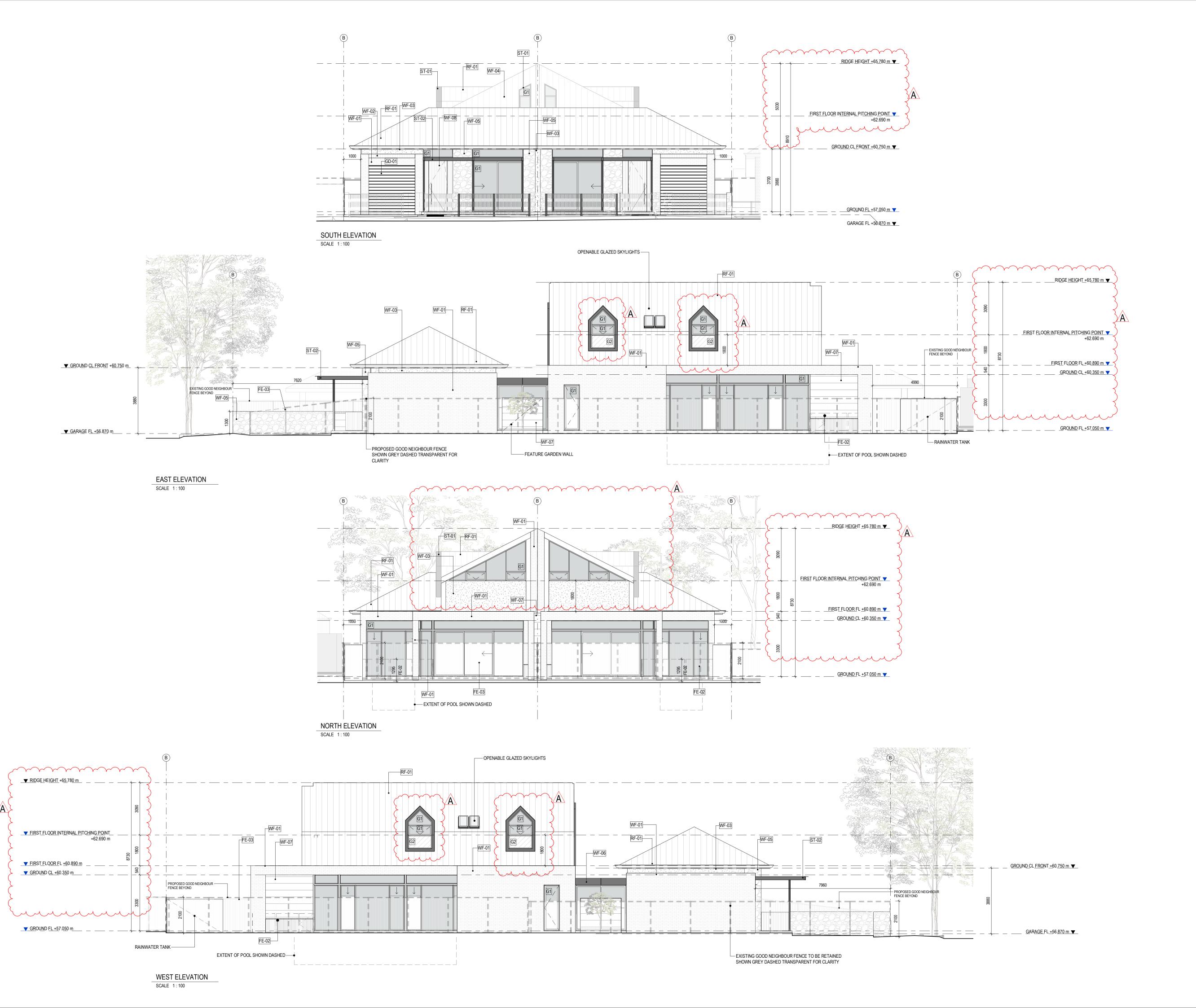
Drawing Title Streetscape Elevations & Design Section

Development Project Address 52-54 Sheffield St,

Malvern SA

Project No. Malvern Residential 21.048

Drawing No.



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EXTERNAL FINISHES - DPC

CODE	PECCHIPTION
CODE	DESCRIPTION
FE-01	EXPRESSED VERTICAL STEEL PLATE SCREEN
	PAINT FINISH (BRDIGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
FE-02	GLASS POOL FENCING BALUSTRADE
	CLEAR GLAZING
FE-03	CUSTOM ORB GOOD NEIGHBOUR FENCE
	COLORBOND FINISH
	COLOUR: COLORBOND MONUMENT
G1	EXTERNAL GLAZING: CLEAR
G2	EXTERNAL GLAZING: OBSCURE ETCHED TO MITIGATE
	OVERLOOKING
RF-01	METAL ROOF SHEETING
	REVOLUTION ROOFING 'EUROPLUS SNAPLOCK'
	COLORBOND FINISH
	LIGHT GREY TONAL RANGE
ST-01	EXPRESSED STEEL PLATE AWNING
	PAINT FINISH (BRIDGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
ST-02	EXPRESSED STEEL FRAMED VERANDAH AND COLUMNS
	PAINT FINISH (BRIDGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
WF-01	WALL FINISH TYPE 01
	FINISH: FACE BRICKWORK
	PAINT FINISH
	COLOUR: OFF-WHITE TONAL RANGE
WF-02	WALL FINISH TYPE 02
	FINISH: FACE BRICKWORK HEADER COURSE
	PAINT FINISH
	COLOUR: OFF-WHITE TONAL RANGE
WF-03	75mm HEBEL POWER PANEL
	RENDERED FINISH
	COLOUR: DARK GREY TONAL RANGE
WF-04	METAL WALL CLADDING
	REVOLUTION ROOFING 'EUROPLUS SNAPLOCK'
	COLORBOND FINISH
	LIGHT GREY TONAL RANGE
WF-05	FEATURE STONE WALLING
	SANDSTONE OR SIMILAR
WF-06	ALUMINIUM CLADDING
	CASSETTE FIXED
	FINISH: DARK GREY METALLIC
WF-07	FEATURE RAMMED EARTH WALL
07	LIGHT BROWN TONAL RANGE
WF-08	ROUGH SAWN CEDAR SHIPLAPPED CLADDING
**1 -00	APPLIED STAIN
	COLOUR: BLACK

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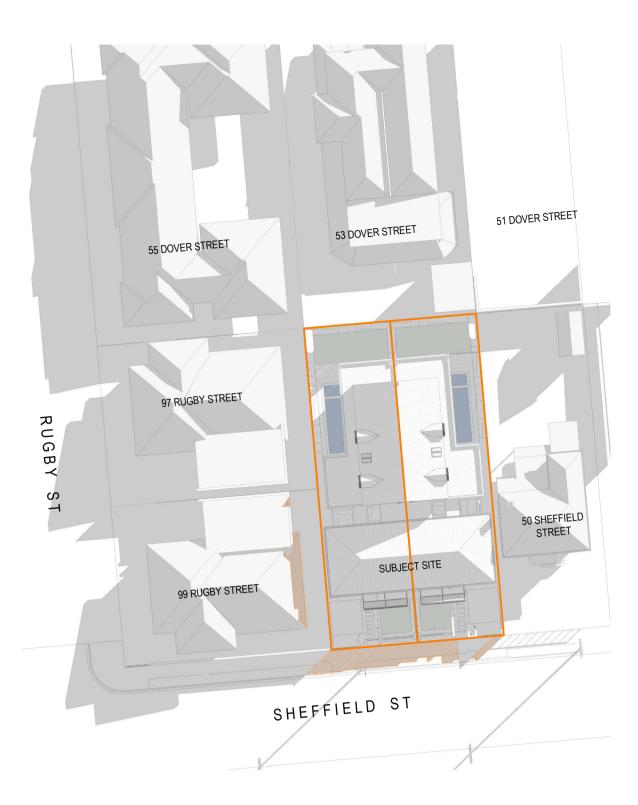
Drawing Title Proposed Elevations

Malvern Residential Development Project Address

52-54 Sheffield St,

Malvern SA

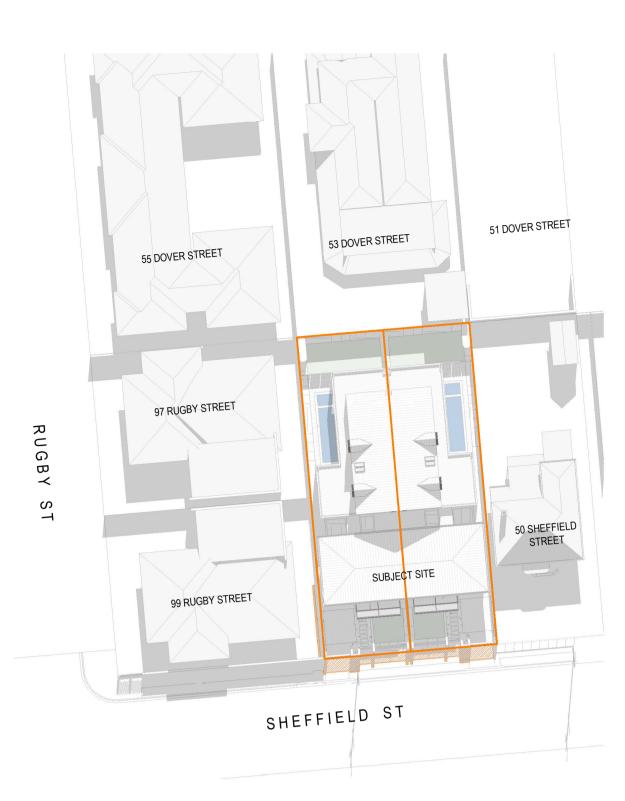
Project No. 21.048 Drawing No.



SUNSHADE ANALYSIS PLAN JUNE 21 9AM

SUNSHADE ANALYSIS LEGEND





SUNSHADE ANALYSIS PLAN JUNE 21 12PM



SUNSHADE ANALYSIS PLAN JUNE 21 3PM

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Development **Project Address**

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08.06.22

Date **08.06.22**

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Drawing Title Sunshade Analysis Plans

Project No. Malvern Residential 21.048 52-54 Sheffield St,

Drawing No. PL05.7

1 April 2022

Don Donaldson Assessment Manager City of Unley 181 Unley Road UNLEY SA 5061

Uploaded to PlanSA Portal

Dear Don

Proposed Boundary Realignment and Construction of Semi-Detached Dwellings at 52-54 Sheffield Street, Malvern

Introduction and Proposal

URPS has been engaged by Luminaire Pty Ltd to prepare this planning statement in support of the above proposal.

We have prepared this planning statement on the proposed development following our assessment of:

- The subject land and locality (refer URPS locality plan in **Appendix A**).
- Architectural drawings prepared by Proske Architects (Appendix B).
- Engineered site works plan prepared by RCI Consulting Engineers (Appendix C)
- Certification of Title and Proposed Plan of Division prepared by Alexander Symonds Surveying Consultants (**Appendix D**)
- The Planning and Design Code (version 2022.5, 17 March 2022).

The Subject Land and Locality

The subject land comprises two uniquely proportioned allotments located side-by-sided on the northern side of Sheffield Street in Malvern, as detailed in Certificate of Title 5830/566 and 5830/565.

The land is rectangular in shape and has a frontage to Sheffield Street of 22.86 metres and depth of 42.67 metres, creating a total site area of approximately 975 square metres.

Existing on the land is a 1950s sandstone conventional style dwelling which has been converted into two semi-detached dwellings on separate titles. Various ancillary structures and moderate vegetation surround the site. The site is relatively flat and vehicular access is achieved via two existing crossovers located on the eastern and western sides of the site.



Image 1: Aerial photograph of subject land

The wider locality is generally comprised of an intact, low density and high amenity residential character comprising a variety of early 20th century villas and cottages as well as later interwar bungalows.

The immediate locality is somewhat discordant to this general character from both a density and built form perspective. Specifically, the historic character of this section of Sheffield is diluted by various buildings constructed in the conventional style, two residential flat buildings, various later built semi-detached buildings and a more recently constructed dwellings including an overtly two-storey dwelling to the east.

Dwellings on both sides of Sheffield Street maintain a consistent setback from the primary frontage as well as maintain distinctive patterns of space between buildings as allotments transition from one to another.

The Proposal

The proposal involves:

- The demolition of the existing single storey semi-detached dwellings.
- Realignment of the common boundary between 52 and 54 Sheffield Street to create two equally proportioned allotments.
- The construction of two double storey street fronting dwellings in semi-detached configuration, each comprising:
 - Four bedrooms
 - Garaging
 - Open plan kitchen, dining and living area
 - Terrace
- In ground swimming pool.
- 'Custom Orb' Colorbond fencing to side and rear boundaries.
- Masonry pillar and plinth fence to primary street boundary.
- Carefully selected landscaping to complement the external facades of the proposal.

Procedural Matters

The land is in the Established Neighborhood Zone of the Planning and Design Code (the Code). No Subzones apply.

Pursuant to Section 105 of the Planning, Development and Infrastructure Act 2016 (the Act) the proposed development falls into the category of 'code assessed development'.

The development cannot be assessed as deemed-to-satisfy development. Therefore, it will be assessed as performance assessed development, assessed on its merits against the Planning and Design Code pursuant to Section 107 of the Act.

Pursuant to Table 5 – Procedural Matters – Notification, the proposed development falls within a class of development which has specific exceptions relating maximum building height (1 level and 5.6m). The proposed development exceeds the above exceptions and as such the application will require public notification.

Planning Assessment

The proposal meets most of the relevant Designated Performance Features of the Code.

Where a DPF is not satisfied, an assessment of the development against the relevant Performance Outcomes follows the table below.

Table 1 Assessment against most relevant quantitative guidelines

Parameter	PD Code Guideline	Proposal	Criteria Met
Maximum site coverage	50%	50%	Met
Maximum building height	5.6 metres/1 level	9.7 metres 2 levels	Not Met
Maximum wall height	7 metres except in the case of a gable end	6.3 metres	Met
Minimum setback from primary road frontage	At least the average setback to the building line of existing buildings on adjoining sites	7.96 metres	Not Met
Minimum ground level side setbacks	900mm where wall height is up to 3m	1 metre	Not Met
Minimum upper-level side setbacks	900mm plus 1/3 height above 3 metres	5.76 metres	Met
Minimum ground level rear setback	4 metres	8.66 metres	Met
Minimum upper-level rear setback	6 metres	8.72 metres	Met
Minimum private open space	60m²	143m²	Met
Minimum number of on-site car parking spaces	2	Each dwelling includes 2 spaces	Met
Habitable room	Facing the street		Met
Maximum cut and fill	1m cut and 1m fill	< 1m cut and fill	Met
Design in Urban Areas	External Appearance – include 3 design features		Met

Land Use

The Established Neighborhood Zone Desired Outcome (DO) seeks:

- 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.

The proposal replaces two semi-detached dwellings with two architecturally designed semi-detached dwellings of a high design standard.

The proposed buildings have been designed with specific regard for the predominant built form character and development pattern of the locality. As such the intent of Desired Outcomes 1 and 2 have been adequately met.

Desired Character

Desired Outcome 1 of the Historic Area Overlay seeks:

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 proposed development has been sited and designed with specific regard to the historic character of the locality. Contemporary in form and appearance, the design of the dwellings appropriately references the acknowledged character outlined in the Historic Area Statement (Un13) through:

- Street-fronting dwellings with hipped roofing at 27 degree pitch and overhanding eaves, taking design cues from cottages and villas typical of the area.
- Symmetrical composition and well-proportioned presentation to the streetscape.
- External wall heights in the order of 3.6 metres.
- Setbacks consistent with prevailing front and side boundary setback pattern in the locality.
- Appropriate solid to void ratio.
- Use of high-quality external materials and finishes to complement existing buildings including sandstone, face brick and 'Snaplock' cladding.
- Modest first floor element which is well setback from the primary street.
- Single width garaging setback behind the building line of the buildings.
- Low and open style front fencing consistent with the historic character of the area.

Site Dimensions and Land Division

Established Neighbourhood Zone Performance Outcome 2.1 seeks:

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.

Having considered the context of the locality including the key attributes within the streetscape and the provisions highlighted above, we make the following observations with respect to the design and setting of the proposal:

- The proposed development will realign the boundaries of two existing discordant residential allotments to create two evenly proportioned allotments which are more coherent with the established settlement pattern of the locality.
- The proposed sites comprise frontages of 11.43 metres to Sheffield Street which are consistent with the existing streetscape allotment pattern found on the southern side of Sheffield Street (see Appendix A):
- The proposed boundary realignment will create allotments with site areas of 487.7 square metres which are consistent with the sites identified within Appendix A, Importantly, there is no increase in density.
- The proposed development offers a high quality, architecturally designed built form outcome for the site which contributes to the range of housing types sought for the Zone, while respecting the predominant and recognised built form character of the locality.

Building Height

The Established Neighborhood Zone seeks:

PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

One way of achieving the above is to limit buildings to one building level and a building height of 5.6 metres, per the associated Designated Performance Feature (DPF).

As per PO 4.1, the intent of this policy is to ensure development is consistent with the prevailing character of the neighbourhood by complementing the height of nearby buildings.

Whilst the Historic Area Statement for the Zone references building heights that are predominantly single storey, there are examples of two-storey development within the immediate locality which undoubtedly contributes to the overall character of the local area.

The above performance outcomes have been satisfied for the following reasons:

- Two-storey development is evidenced within the locality.
- The proposed first floor element is located to the rear of the site, approximately 19 metres from Sheffield Street and as a result, will not be highly prominent within the streetscape.
- The upper level is of a modest scale. At 11.3 metres in width, the upper level makes up less than half the frontage of the site.
- The first-floor level will be set back further than the recommended distances from the side and rear boundaries of the site.
- The pitch of the upper level roofs, and the side setbacks of the upper level component have been specifically designed to follow the pitch of the front single storey component in order to conceal and minimise the impact of the second storey elements on the streetscape.

The proposed dwellings have been designed and sited in a manner which responds appropriately to its contextual setting and do not adversely impact on the streetscape character of the historic area.

Primary Street Setback

The Established Neighborhood Zone seeks:

PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.

The proposed development provides for a consistent streetscape setback from the street boundary with the main face of the dwelling setback 7.96 metres from Sheffield Street. This siting of the building transitions well from the recently constructed dwelling on the adjoining property at 99 Rugby Street and is generally consistent with the front setback pattern evidenced on either side of Sheffield Street.

The above approach is considered appropriate in maintaining consistency in siting patterns within the locality and will ensure the proposed dwellings are not dominant building elements within their immediate context.

The proposed front setback also supports space for meaningful and generous landscaping to be planted forward of the building line something which has been maximised by the driveways being narrowed at the street frontage of each site.

Overshadowing

DPF 3.2 of the Interface between Land Uses section of the General Policies section seeks:

- DPF 3.2 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:
 - a. for ground level private open space, the smaller of the following:
 i. half the existing ground level open space
 or
 - ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)
 - b. for ground level communal open space, at least half of the existing ground level open space.

The siting of the dwellings and the orientation of the site ensures that the proposed development will not inhibit sunlight access into the private open space areas of the adjoining residences to the east. Nor will the development have any impact upon sunlight access for the adjacent property at 50 Sheffield Street.

The proposed development maintains existing sunlight levels and as such the proposal satisfies relevant provisions in the Code.

Overlooking

PO 10.1 of the Design in Urban Areas section of the General Policies section seeks:

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.

As expressed by DPF 10.1, one way to achieve the above is to have permanently obscured windows to a height of 1.5m above finished floor level. The proposal satisfies the DPF – all side and rear facing windows of the first-floor to incorporate permanently obscured glazing to limit views into adjoining land.

Overlays

The proposed development satisfies the requirements of the applicable Overlays, since

The site plan demonstrates that each dwelling includes a 4000 Litre retention tank connected to 60% of the roofed area.

The proposed development demonstrates the planting of one medium tree within the front yard in accordance with the Urban Tree Canopy Overlay

Conclusion

We have reviewed the locality, in particular its character and key streetscape attributes and also the relevant provisions of the Planning and Design Code.

Following our review, we have deemed that the proposed dwellings improve the existing appearance of the land and offer a more positive contribution to the streetscape, and at the same time, appropriately complement the prevailing siting, form and key positive residential elements of the locality.

The development is of a high-quality design standard with the living amenity of future occupants at the forefront of the design methodology by ensuring there are north facing living areas, adequate private open space and provision for landscaping associated with each site.

The proposed development sufficiently satisfies the relevant provisions of the Code to warrant Planning Consent.

Please contact me on 8333 7999 if you have any questions.

Yours sincerely

Senior Consultant

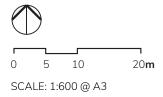
APPENDIX A

Subject Land and Locality



LOCALITY ANALYSIS 52-54 Sheffield Street, Malvern

JOB REF.	21ADL-0732
PREPARED BY.	MP
DATE.	09.03.22
REVISION.	1
DATA SOURCE.	MetroMap (09.01.2022) data.sa.gov.au







APPENDIX B

Architectural Drawings prepared by Proske Architects









Malvern Residential Development

Project Address
52-54 Sheffield St, Malvern SA

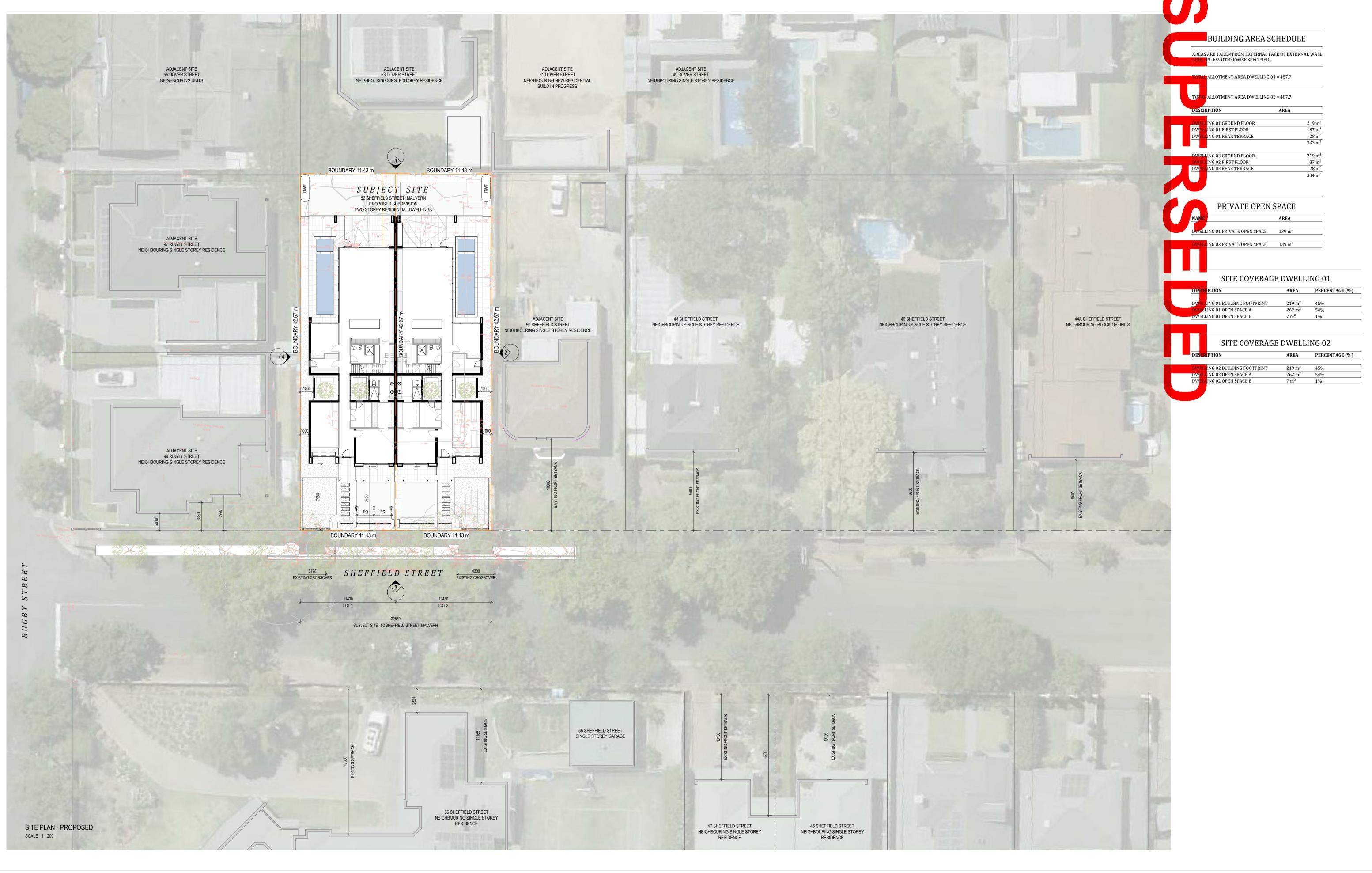
FOR APPROVAL

DRAWING SCHEDULE			
SHEET NO.	SHEET NAME	REV	
PL00	Cover Sheet	-	
PL01	Site Plan	-	
PL02	Proposed Floor Plans	-	
PL03	Streetscape Elevations	-	
PL04	Proposed Elevations	-	

Date 31.03.22

Project No. **21.048**

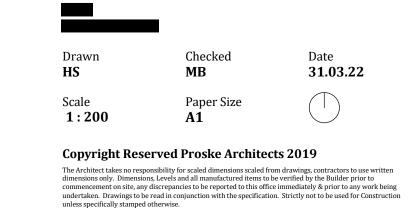
Drawing No.
PLOO.-



Proske Architects

08 8271 0100 proske.com.au

Member
Australian Institute of Architects



FOR APPROVAL

FOR APPROVAL

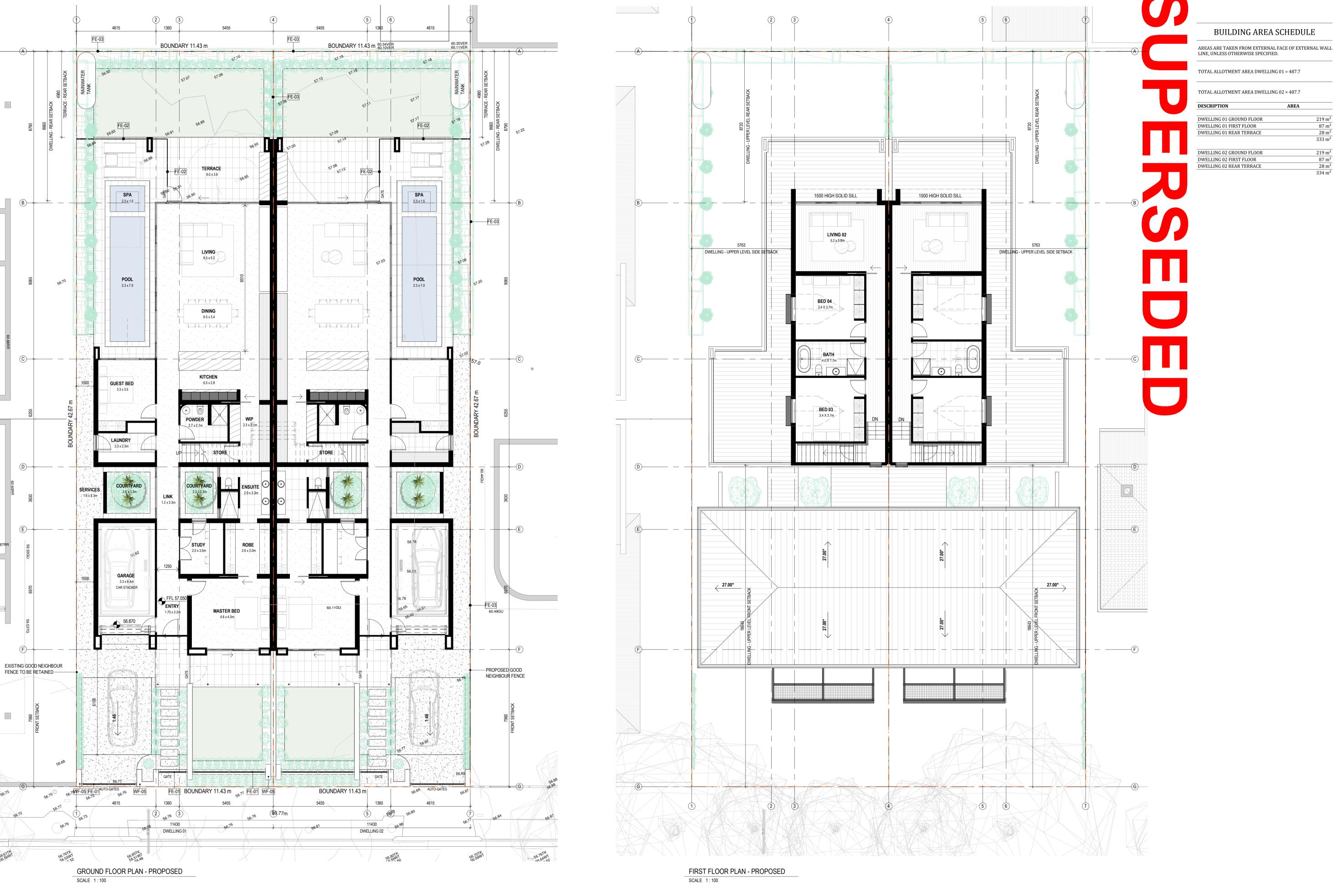
31.03.22

Malvern SA

Project No. **Malvern Residential** Development **Project Address**

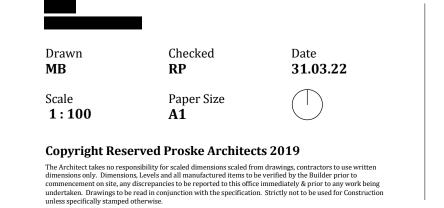
21.048 Drawing No. 52-54 Sheffield St,

Drawing Title **Site Plan**

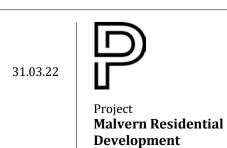


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Malvern SA

Drawing Title Proposed Floor Plans

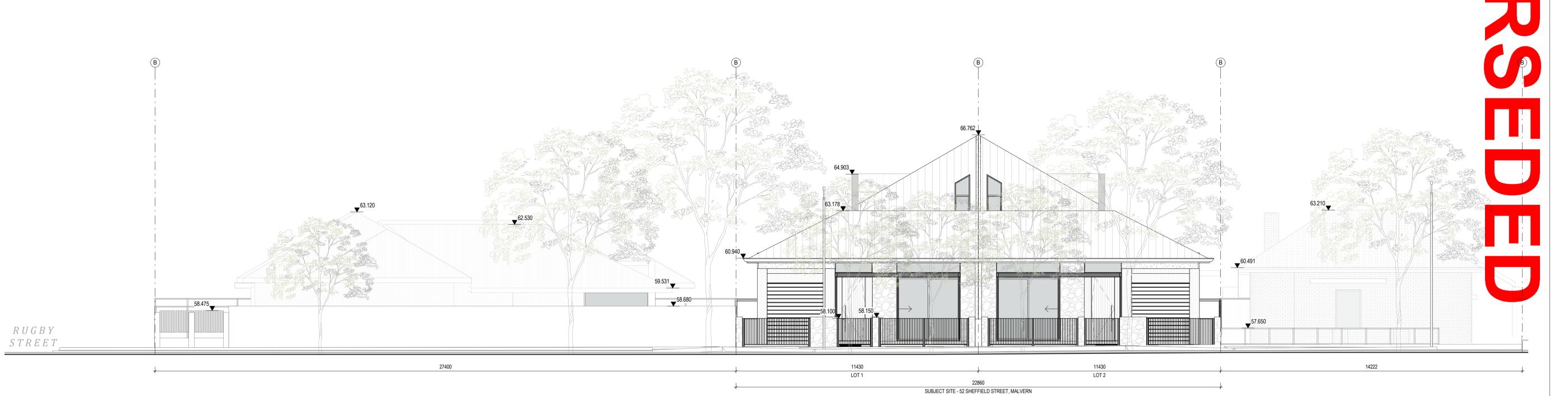
Project No. 21.048 **Project Address** Drawing No. 52-54 Sheffield St,

BUILDING AREA SCHEDULE

 333 m^2

219 m² 87 m²

 $\frac{28 \text{ m}^2}{334 \text{ m}^2}$



STREET SCAPE ELEVATION

SCALE 1:100



Proske Architects

26 Wakeham Street Adelaide, SA, 5000

08 8271 0100 proske.com.au

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CODE	DESCRIPTION
FE-01	EXPRESSED VERTICAL STEEL PLATE SCREEN
	PAINT FINISH (BRDIGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
FE-02	GLASS POOL FENCING BALUSTRADE
	CLEAR GLAZING
FE-03	CUSTOM ORB GOOD NEIGHBOUR FENCE
	COLORBOND FINISH
	COLOUR: COLORBOND MONUMENT
G1	EXTERNAL GLAZING: CLEAR
G2	EXTERNAL GLAZING: OBSCURE ETCHED TO MITIGATE
	OVERLOOKING
RF-01	METAL ROOF SHEETING
	REVOLUTION ROOFING 'EUROPLUS SNAPLOCK'
	COLORBOND FINISH
	LIGHT GREY TONAL RANGE
ST-01	EXPRESSED STEEL PLATE AWNING
	PAINT FINISH (BRIDGE PAINT)
CTL OO	COLOUR: DARK GREY TONAL RANGE
ST-02	EXPRESSED STEEL FRAMED VERANDAH AND COLUMN
	PAINT FINISH (BRIDGE PAINT)
ME 04	COLOUR: DARK GREY TONAL RANGE WALL FINISH TYPE 01
WF-01	FINISH: FACE BRICKWORK
	PAINT FINISH
	COLOUR: OFF-WHITE TONAL RANGE
WF-02	WALL FINISH TYPE 02
W1 -02	FINISH: FACE BRICKWORK HEADER COURSE
	PAINT FINISH
	COLOUR: OFF-WHITE TONAL RANGE
WF-03	75mm HEBEL POWER PANEL
	RENDERED FINISH
	COLOUR: DARK GREY TONAL RANGE
WF-04	METAL WALL CLADDING
	REVOLUTION ROOFING 'EUROPLUS SNAPLOCK'
	COLORBOND FINISH
	LIGHT GREY TONAL RANGE
WF-05	FEATURE STONE WALLING
	SANDSTONE OR SIMILAR
WF-06	ALUMINIUM CLADDING
	CASSETTE FIXED
	FINISH: DARK GREY METALLIC
WF-07	FEATURE RAMMED EARTH WALL
	LIGHT BROWN TONAL RANGE
WF-08	ROUGH SAWN CEDAR SHIPLAPPED CLADDING
	APPLIED STAIN COLOUR: BLACK

FOR APPROVAL

31.03.22

Date **31.03.22**

FOR APPROVAL



Checked **MB**

1:100

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Drawing Title
Streetscape Elevations



Development

Malvern SA

Project Address **52-54 Sheffield St,**

Project **Malvern Residential** Project No.

21.048 Drawing No.





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26 Wakeham Street Adelaide, SA, 5000

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EXTERNAL FINISHES - DPC CODE DESCRIPTION FE-01 EXPRESSED VERTICAL STEEL PLATE SCREEN PAINT FINISH (BRDIGE PAINT)
COLOUR: DARK GREY TONAL RANGE FE-02 GLASS POOL FENCING BALUSTRADE CLEAR GLAZING FE-03 CUSTOM ORB GOOD NEIGHBOUR FENCE COLORBOND FINISH COLOUR: COLORBOND MONUMENT G1 EXTERNAL GLAZING: CLEAR G2 EXTERNAL GLAZING: OBSCURE ETCHED TO MITIGATE OVERLOOKING RF-01 METAL ROOF SHEETING REVOLUTION ROOFING 'EUROPLUS SNAPLOCK' COLORBOND FINISH LIGHT GREY TONAL RANGE ST-01 EXPRESSED STEEL PLATE AWNING PAINT FINISH (BRIDGE PAINT) COLOUR: DARK GREY TONAL RANGE ST-02 EXPRESSED STEEL FRAMED VERANDAH AND COLUMNS PAINT FINISH (BRIDGE PAINT) COLOUR: DARK GREY TONAL RANGE **WF-01** WALL FINISH TYPE 01 FINISH: FACE BRICKWORK PAINT FINISH COLOUR: OFF-WHITE TONAL RANGE WF-02 WALL FINISH TYPE 02 FINISH: FACE BRICKWORK HEADER COURSE PAINT FINISH COLOUR: OFF-WHITE TONAL RANGE WF-03 75mm HEBEL POWER PANEL RENDERED FINISH COLOUR: DARK GREY TONAL RANGE WF-04 METAL WALL CLADDING REVOLUTION ROOFING 'EUROPLUS SNAPLOCK' COLORBOND FINISH LIGHT GREY TONAL RANGE WF-05 FEATURE STONE WALLING SANDSTONE OR SIMILAR WF-06 ALUMINIUM CLADDING CASSETTE FIXED FINISH: DARK GREY METALLIC WF-07 FEATURE RAMMED EARTH WALL LIGHT BROWN TONAL RANGE

WF-08 ROUGH SAWN CEDAR SHIPLAPPED CLADDING

APPLIED STAIN COLOUR: BLACK

- FOR APPROVAL

FOR APPROVAL

Drawn Checked

Drawn **HS**

MB

Paper Size **A1**

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The Architect takes no responsibility for scaled dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, Levels and all manufactured items to be verified by the Builder prior to commencement on site, any discrepancies to be reported to this office immediately & prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise.

 \bigcirc

Drawing Title

Proposed Elevations

31.03.22

31.03.22

Project
Malvern Residential
Development
Project Address
52-54 Sheffield St,

Malvern SA

Project No.
21.048

Drawing No.
PLO4.

APPENDIX C

Engineered Site Works Plan prepared by RCI Consulting Engineers

NOTES:

ANY RETAINING WALLS SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED BY THE OWNER EXCEPT WHERE THE RETAINING WALL FORMS PART OF THE BUILDING STRUCTURE OR WHERE SPECIFIED OTHERWISE WITHIN THE BUILDING CONTRACT.

RETAINING WALLS ADJACENT EXCAVATIONS, A SERVICE TRENCH/EASEMENT (PROPOSED OR EXISTING) OR IF FOUND IN FILL SHOULD HAVE AN UNDERMINING COMPONENT INCORPORATED IN THE DESIGN OF THEIR FOOTING/PIER SUPPORT SYSTEM.

OWNER TO RETAIN ANY MINOR CUT/FILL ON THE BOUNDARIES WITH A CONCRETE PLINTH, SLEEPER OR SIMILAR. ANY SURPLUS SPOIL FROM SITEWORKS IS THE OWNERS RESPONSIBILITY AND SHOULD BE REMOVED OR DISPERSED AS APPROPRIATE, UNLESS STATED OTHERWISE IN THE BUILDING CONTRACT. THIS SPOIL SHOULD BE STOCKPILED SUCH THAT IT DOES NOT OBSTRUCT SITE ACCESS AND CAN BE EASILY REMOVED FROM THE SITE

TANK (1.0 KILOLITRE FOR DETENTION/RETENTION AND 4.0 KILOLITRES FOR RETENTION – BY OWNER/BUILDER – REFER BUILDING CONITRACT). RETENTION SECTION OF TANK TO BE PLUMBED TO ONE WC AND EITHER THE WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS. THE TANK SHALL ALSO BE LOOPED INTO THE MANUS WATER SYSTEM. PROVIDE A 20–25mm DIAMETER SLOW RELEASE ORIFICE AT THE BOTTOM OF THE DETENTION COMPONENT OF THE TANK. TANK SETUP NOT PART OF RCI CONSULTING ENGINEERS EXTENT OF DESIGN CONSULTING HOMEVER TANK INLET HEIGHT IN RELATION TO DWELLING GUTTER HEIGHT MAY NEED TO BE TAKEN INTO ACCOUNT.

STORMWATER DRAIN PIPES AS A SEALED SYSTEM (900 PVC U.N.O) USED TO CONNECT COMBINATION TANK OVERFLOW/OUTLET PIPE AND DP's NOT CONNECTED TO THE TANK TO THE FRONT BOUNDARY SUMP. REFER TO FOOTING CONSTRUCTION REPORT ATTACHMENT SHEET SS1.

STORMWATER DRAIN PIPES AS A SEALED SYSTEM USED TO CONNECT [DP1] TO [DP4] TO THE COMBINATION TANK (ENSURE MINIMUM 60% OF ROOF AREA TO TANK). REFER TO FOOTING CONSTRUCTION REPORT ATTACHMENT SHEET SS1.

AND AN ACTUAL PIT VOLUME OF 4.15m³. PIT VOLUME MAY NEED TO BE INCREASED TO ACCOMMODATE PUMP(S) SETUP AND HIGH/LOW LEVEL SENSORS — REFER TO THE SUPPLIER AND ALSO TO AS/NZS 3500.3:2018. COUNCIL/PRIVATE CERTIFIER TO CONFIRM THE BELOW CRITERIA AND/OR ANY ADDITIONAL REQUIREMENTS PRIOR TO ANY APPROVALS BEING ISSUED.

PIT/BASIN TO HAVE A MINIMUM OF 30 MINUTES STORAGE FOR THE 1 IN 100 YEAR STORM IN CASE OF POWER FAILURE TWO PUMPS SHALL BE PROVIDED, EACH CAPABLE OF THE DESIGN FLOW RATES.

THE PUMPS SHALL BE CONFIGURED TO AUTOMATICALLY ALTERNATE AS THE DUTY PUMP.

HE DUTY PUMP SHALL BE CONFIGURED TO AUTOMATICALLY REVERT TO THE ALTERNATE PUMP & A VISIBLE ALARM BE INITIATED IN THE EVENT THAT THE DUTY PUMP FAILS.

IN THE EVENT THAT BOTH PUMPS FAIL TO OPERATE, AN AUDIBLE ALARM SHALL BE INITIATED.

(---> --->) DESIGNATES RISING MAIN TO FRONT SUMP/STREET WATER TABLE WHICH EVER APPLICABLE — REFER TO PLAN.

ALTHOUGH THE PIT HAS BEEN DESIGNED FOR A STORAGE VOLUME DURING A POWER BLACKOUT, A BACKUP POWER SUPPLY FOR THE PUMP(S) IS ALSO RECOMMENDED TO CATER FOR EVENTS WHICH ARE IN EXCESS OF THE STORAGE VOLUME DESIGNED FOR.

PARAMETERS FOR DESIGN:
(TO BE CONFIRMED BY THE

(TO BE CONFIRMED BY THE BUILDER AS CORRECT PRIOR TO ANY COUNCIL APPROVALS BEING ISSUED):

• 50mm MAX DEEP REBATE

• PERIMETER PAVING SETDOWN 75mm BELOW UNDERSIDE OF REBATE (visual perimeter termite management provided to AS 3660)

• PERIMETER PAVING TO BE 1000mm WIDE

• PERIMETER PAVING CROSS-FALL AS PER "BENCH" NOTES NOTE: THE ABOVE PAVING SETDOWN, WIDTH AND CROSS-FALL HAVE BEEN SPECIFIED IN ACCORDANCE WITH AS2870 — 2011, THE NCC AND ENGINEERING JUDGEMENT.

IF ANY OF THE ABOVE PARAMETERS ARE CHANGED/ALTERED OR SETDOWNS ARE DIFFERENT, A REVIEW OF THIS PLAN WILL BE NECESSARY.

57.05 56.85 56.70

CONCRETE

SEWER DRAIN PIPE EXITS FROM SLAB PROVIDE 2 x "SWIVEL" . REFER DETAIL SHEET SD1.

SPA

φ-

NOTE:
STEP LOCATIONS AND SET UP ARE
SCHEMATIC ONLY (TO BE CONFIRMED E
THE CLIENT/ARCHITECT). Вγ SHEFFIELD \bigcirc +4.3% () TRE ---ENERCY DISSIPATING SUMP

TO SOUARE × 450mm DEEP PVC SUMP

FGL/TLO.5: ≈56.75

FGL/TLO.5: ≈56.75

INLET PIPE/RISING MAIN IL: 56.35

OUTLET PIPE IL: 56.53

(FALL TO STREET WT) <u>10</u>0ø INTERPREY DISSIPATING SUMP INTERPREY ASOMM DEEP PAC SUMP FGL/T.O.S. × 56.80 FGL/T.O.S. × 56.80 INLET PIPE/RISING MAIN IL: 56.50 OUTLET PIPE IL: 56.50 (FALL TO STREET WT) \$6.50 Terk : GARAGE PIT/PUMP TO THE ELEVATOR SUPPLIERS SPECIFICATION. CONNECT RISING MAIN INTO THE STORMWATER DRAIN PIPE SYSTEM DISCHARGING TO THE STREET WATER TABLE.

NOTE:

REFER TO DETAIL SHEET PD1 FOR RECOMMENDED MINIMUM PAVEMENT SETDOWN FROM UNDERSIDE OF REBATE FOR CLASS "H2-D" SITE SOIL CLASSIFICATION.

DUE TO THE HIGHLY REACTIVE NATURE OF THE SOIL PROFILE, IT IS RECOMMENDED SEGMENTAL BRICK/BLOCK PAVING BE UTILISED FOR PERIMETER AND DRIVEWAY PAVING NOT INSITU CONCRETE.

NOTE:

NOTE:

REFER TO THE CSIRO DOCUMENT FOR THE EXTENT OF MPERMEABLE TYPE PAVING RECOMMENDED TO BE PLACED AROUND THE PERIMETER OF A DWELLING. REFER ALSO TO THIS DOCUMENT IN REGARDS TO THE PLANTING OF TREES/EXISTING TREES TO BE KEPT AND SOIL MODIFICATION (DEEP SOIL ZONES) NEAR THE PROPOSED AND POSSIBLE ADJACENT FOOTING SYSTEMS

P

SHED LEVEL

ER TOP EDGE OF PERIMETER

REBATI

led/paved/decking level) TFR

EVEL (BOTTOM OF GRAVITY ORAWATER DRAIN PIPE SYSTEM)

OUND SURFACE LEVEL

FILL AND GRADE FRONT OF ALLOTMENT FROM OUTER TOP EDGE OF PERIMETER PAVING TOWARDS FRONT BOUNDARY SUMP

USING EXISTING AS CONSTRUCTED V FOR DRIVEWAY DESIGN (TO BE CONFRELEVANT CHECKING AUTHORITY PRIV. BUILDING/PLANNING APPROVALS FOR

CONFIRM PRIOR CONFIRM

/ERGE/FOOTPATH/X-OVER GRADES RMED AS ACCEPTABLE BY ${f R}$ TO ANY WORKS PROCEEDING OR CONSTRUCTION BEING ISSUED).

NOTE:

IF STORMWATER DRAIN PIPE COVER ACHIEVED, PROVIDE A 3.0mm THICK A ACHIEVED, PROVIDE A 3.0mm THICK A HAT" SECTION ABOVE PIPE FOR PROTE MEASURES. BLEND TOP INTO EXISTING TO COUNCIL GRADE CRITERIA.

ER ACROSS COUNCIL VERGE IS NOT ICK ALUMINIUM CHEQUER PLATE "TOP ROTECTION AND ANTI SLIP STING VERGE LEVELS AS REQUIRED

NOTE:

• DWELLING 1: SIP WAS LOCATED DURING THE LEVEL CONTOUR SURVEY HOWEVER AN INVERT LEVEL WAS NOT PROVIDED.

• DWELLING 2: LOCATE & CONNECT SEWER DRAIN TO NEW SIP. CONNECTION TO BE AS PER SA WATER STANDARD DETAILS.

BUILDER/BUILDERS PLUMBER TO CHECK AND CONFIRM GRAVITY FALL CAN BE ACHIEVED PRIOR TO COMMENCEMENT OF EARTHWORKS OR ANY COUNCIL APPROVALS ISSUED. WHERE FALL CAN NOT BE ACHIEVED WITH THE PROPOSED FLOOR LEVEL, CONTACT THIS OFFICE IMMEDIATELY FOR REVISED LEVELS.

DOWNPIPE/RAINWATER HEAD LOCATIONS TO BE CONFIRMED BY THE BUILDER/BUILDING DESIGNER/ROOF PLUMBER PRIOR TO ANY WORKS PROCEEDING. FLOOR LEVELS AS PER THE ARCHITECTURAL DRAWINGS.

WHERE GRATED SURFACE STORMWATER SUMPS ARE USED GRADE SOIL/PAVING IN TOWARDS SUMPS IN ACCORDANCE WITH THE "BENCH" NOTES ON THIS PAGE. ALTERNATIVELY CONSTRUCT LINED SPOON DRAINS WITH 0.30% GRADIENT AS PER THE DETAILS ON ATTACHMENT SHEET PD1.

ENSURE GRAVITY FLOW PIPES MAINTAIN SUFFICIENT GRADE TO MEET THE APPROPRIATE OUTLET AS SHOWN ON THIS PLAN. CONSTRUCT ANY SEALED SYSTEM PIPES SUCH THAT THEY DO NOT INTERFERE WITH THE GRAVITY FLOW SYSTEM.

STORMWATER DRAIN PIPES UNDER GRAVITY FLOW USED TO CONNECT SURFACE STORMWATER DRAIN PIPES TO THE PIT/PUMP CHAMBER AND FRONT BOUNDARY SUMPOUTLET PIPE TO THE STREET WATER TABLE.

SUMP SIZES AND QUANTITY SHOWN ARE RECOMMENDED AS A MINIMUM. LOCATIONS AND SIZES MAY BE ALTERED AT THE DRAIN AND PAVING CONTRACTORS DISCRETION DEPENDING ON AREAS THEY SERVICE AND PAVEMENT TYPE USED.

FILL (AT LEAST AS "ROLLED" FILL) AND GRADE REAR YARDS FROM OUTER TOP EDGE OF PERIMETER PAVING AND REAR/SIDE BOUNDARIES BACK TOWARD TOP OF PIT/PUMP GRATE. MATERIAL FROM FOOTING EXCAVATION MAY BE UTILISED.

INSTALLATION OF PIT/PUMP PRIOR TO CONSTRUCTION OF DWELLING MAY BE ADVISABLE TO AVOID ACCESS ISSUES AT A LATER DATE. N/FGL/TOP OF PIT/PI 56.88 (FGL) NO CUT ZONE (NET) IMPORTANT NOTE:

BUILDER TO CHECK BY LOCAL EXCAVATION ONLY PRIOR TO MAJOR EARTHWORKS PROCEEDING OR COUNCIL APPROVALS GRANTED THAT THE EXISTING VERNDAH FOOTING(S) ON BOUNDARY WILL NOT BE UNDERMINED BY PROPOSED BENCH LEVEL/FOOTING EXCAVATION. CONTACT THIS OFFICE FOR FURTHER ADVICE IF UNDERMINING IS A CONSIDERATION AS BENCH LEVEL MAY NEED TO BE REVISED.

GENERAL NOTES:
SITEWORKS & STORMWATER DRAINAGE TO BE CONSTRUCTED
BY THE OWNER OR THE OWNERS REPRESENTATIVE (IE. THE
BUILDER WHERE STATED WITHIN THE BUILDING CONTRACT).
THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE
FOOTING CONSTRUCTION REPORT & ARCHITECTURAL
DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO
THIS OFFICE IMMEDIATELY PRIOR TO WORKS PROCEEDING.

JUILDING AREA TO BE BENCHED TO 200 mm BELOW THE INISHED FLOOR LEVEL.

IMPORTANT NOTE:
TO ASSIST IN AVOIDING A "DOWNHILL" MOVEMENT OF FILL ONCE IT HAS BEEN PLACED, A SERIES OF HORIZONTAL BENCHED PLATFORMS SHOULD BE EXCAVATED INTO THE GROUND WHEN THE EXISTING SLOPE IS 1 IN 8 OR GREATER. THIS BENCHING SHOULD BE UNDERTAKEN OVER THE ENTIRE AREA WHERE FILLING IS TO OCCUR.

RUN. BUILDER/PLUMBER TO CONFIRM SEWER CONNECTION INVERT LEVEL AND ASSUMED LAYOUT PROVIDED ON THIS DRAWING. CONTACT THIS OFFICE IMMEDIATELY IF ANY DESCREPANCIES EXIST AS THE FLOOR LEVEL AND/OR UNDERMINING PIER DEPTHS MAY NEED TO BE REVISED. TOP OF FLOOD GULLY AND PAVING AROUND FLOOD GULLY TO BE CONSTRUCTED 150mm BELOW THE LOWEST FIXTURE CONNECTED TO THE DRAIN.

RAVITY FLOW STORMWATER SYSTEM IS TO BE LAID @ 1 IN 250 MIN GRADE WITH 100mm MIN COVER EXCEPT AS NOTED BELOW UNDERSIDE OF PAVING:—

• 50mm (SUBJECT TO PEDESTRIAN TRAFFIC)

• 100mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)

• 450mm (UNPAVED DRIVEWAYS)

WHERE COVER CANNOT BE ACHIEVED ENCASE DRAIN PIPE WITHIN A CHS GALV. STEEL SLEEVE OF THICKNESS:

• 3.0mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)

• 5.0mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)

THIS IS NOT A BOUNDARY SURVEY. THEREFORE THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE. LEVELS ARE BASED ON A TEMPORARY DATUM (UNO). THE DATUM (SHOWN ON THIS PLAN) IS TO BE LOCATED PRIOR TO COMMENCING SITEWORKS. SURVEY:

⊗ 250 SQUARE x 285 DEEP "RELN" RAINWATER PIT (PVC), (SERIES 250) OR SIMILAR (U.N.O.) GRATED SURFACE STORMWATER DRAIN 90¢ (U.N.O.) STORMWATER DRAIN PIPE (SEALED SYSTEM) - 900 PVC (U.N.O) STORMWATER DRAIN PIPE (GRAVITY FLOW) – PVC (U.N.O) AT 1 IN 250 (0.40%) MIN FALL (U.N.O) EXCEPT ON SEALED SYSTEM 90ø

EXISTING TREES AND STRUCTURES ON SITE TO BE DEMOLISHED/REMOVED BY OWNER PRIOR CONSTRUCTION. UNLESS OTHERWISE STATED. BATTERS/EARTHWORK EMBANKMENTS TO BE 50% (1 IN 2) UNLESS NOTED OTHERWISE

130

NOTE: FEATURE SITE SURVEY BY OTHERS. ADDRESS:

NOTE:

No. SITEWORKS PLAN 52-54 Sheffield Street, MALVERN,

esidential ndustrial ommercial BERT PARK, SA 5014 (08) 8241 2326 (08) 8241 2409

Consulting Engineers

A.B.N. 17 131 375 356 This drawing is cappright to RCI Consulting Engineers, no part of this drawing shall be used for any other purpose nor by any other third party without the prior written consent of RCI Consulting Engineers.

C33555 1 of 1 METRES

SOIL CLASSIFICATION:

40mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH ALL FOOTINGS.

FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAINS ARE REQUIRED — REFER DETAIL SHEET SD1 H2-D (TO BE CONFIRMED)
L POLYETHYLENE LAGGING

DE SITE AWAY FROM HOUSE AS FOLLOWS:-GRADE PAVED AREAS 35mm IN 1000mm GRADE GRASSED AREAS 5mm IN 1000mr 5mm IN 1000mm

SEWER

STORMWATER:

DESIGN LEGEND

TOP OF BATTER

Y

BOTTOM OF BATT 900 AGRIC DRAIN (U.N.O). CONNECT INTO TOP OF GRAVITY FLOW STORMWATER DRAIN PIPE. INTERNAL SEWER DRAIN LOCATION (TO BE CONFIRMED BY BUILDER)

SEWER PIPE 1000 AT 1.65% MIN (1 IN 60)

RCI Consulting Engineers

1 Hawke Street, Albert Park Phone: (08) 8241 2326 Email: admin@rciconsulting.com.au

Sump Pump Design - Unley Council

Job No: C33555

Address: No. 52-54 Sheffield Street, Malvern

Client: Richard Bryant

Contributory Area = 487 m²

Roof Area = 275 m^2 Paved Area = 115 m^2 Open area = 97 m^2

Storage Volume for Pump Failure

1 in 100 year return period 30 min storm event

Catchment Area	Duration (min)	ARI (yrs)	Intensity (mm/hr)	Area (m²)	Coefficien t	Q (L/sec)	Volume (L)
Paved Area	30	100	73.28	115	0.9	2.107	3792
Open Area	30	100	73.28	97	0.1	0.197	355
Storage Volume required for Pump Failure (L)						4148	

Pumping Rate

Design Storm Event 1:100 years ARI Storm Roof System Capacity 1:20 years ARI Storm

Run-off Coefficient

Roof Area = 275 m^2 1 Paved Area = 115 m^2 0.9 Open area = 97 m^2 0.1 Run-off Coefficient (weighted Average) 0.80

Pump Rate = 2 L/sec

TC	Intensity		Flow								
	1:100	1:20	1:100	1:100	1:100	1:20	Qin	Qout	Vol in	Vol out	Storage
			Q _{paved}	Q _{open}	Q_{roof}	Q_{roof}					
5	186.0	121.0	5.35	0.50	14.21	9.24	10.81	2	3244	600	2644
7	161.0	105.0	4.63	0.43	12.30	8.02	9.34	2	3923	840	3083
10	136.0	89.0	3.91	0.37	10.39	6.80	7.87	2	4720	1200	3520
15	110.0	72.0	3.16	0.30	8.40	5.50	6.36	2	5726	1800	3926
20	94.0	62.0	2.70	0.25	7.18	4.74	5.40	2	6480	2400	4080
25	82.0	54.0	2.36	0.22	6.26	4.13	4.72	2	7076	3000	4076
30	73.4	48.7	2.11	0.20	5.61	3.72	4.19	2	7551	3600	3951
35	66.6	44.3	1.91	0.18	5.09	3.38	3.80	2	7975	4200	3775
40	61.0	40.7	1.75	0.16	4.66	3.11	3.47	2	8325	4800	3525
45	57.0	37.8	1.64	0.15	4.35	2.89	3.26	2	8799	5400	3399
50	53.0	35.3	1.52	0.14	4.05	2.70	3.02	2	9056	6000	3056
55	49.5	33.2	1.42	0.13	3.78	2.54	2.80	2	9245	6600	2645
60	46.6	31.3	1.34	0.13	3.56	2.39	2.63	2	9483	7200	2283
90	35.5	24.0	1.02	0.10	2.71	1.83	1.99	2	10772	10800	-28
120	29.1	19.8	0.84	0.08	2.22	1.51	1.63	2	11703	14400	-2697
180	21.9	15.1	0.63	0.06	1.67	1.15	1.21	2	13047	21600	-8553
Required Tank Volume for selected pump rate (L)							4080				

Therefore Adopt pump rate = 2 L/sec

Total Storage Capacity = 4148 L (Adopt 4150 Litres min)

Note: Where sumps are to be used in trafficable areas a suitable trafficable cover/grate will be required.

APPENDIX D

Certification of Title and Proposed Plan of Division Prepared by Alexander Symonds Surveying Consultants



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5830/566) 25/08/2021 04:48PM 21A3058

20210825010640

REAL PROPERTY ACT, 1886



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 5830 Folio 566

Parent Title(s) CT 2816/158

Creating Dealing(s) CONVERTED TITLE

Title Issued 19/12/2000 **Edition** 4 **Edition Issued** 05/12/2019

Estate Type

FEE SIMPLE

Registered Proprietor

Description of Land

ALLOTMENT 54 FILED PLAN 14388 IN THE AREA NAMED MALVERN HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

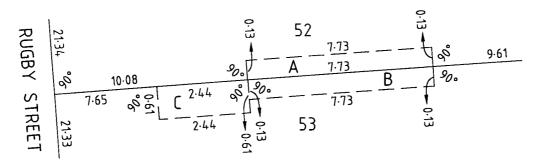
Registrar-General's Notes NIL

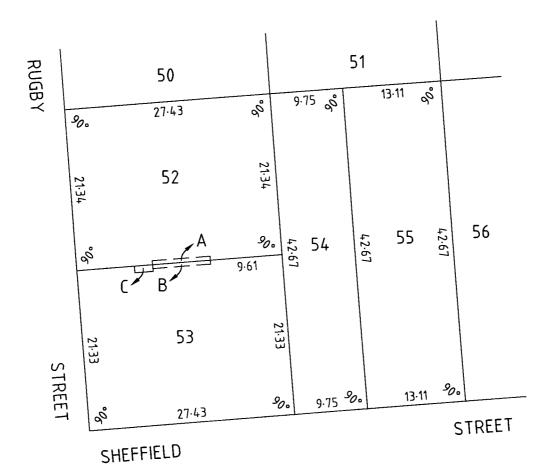
Administrative Interests NIL

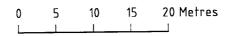
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Date/Time
Customer Reference
Order ID

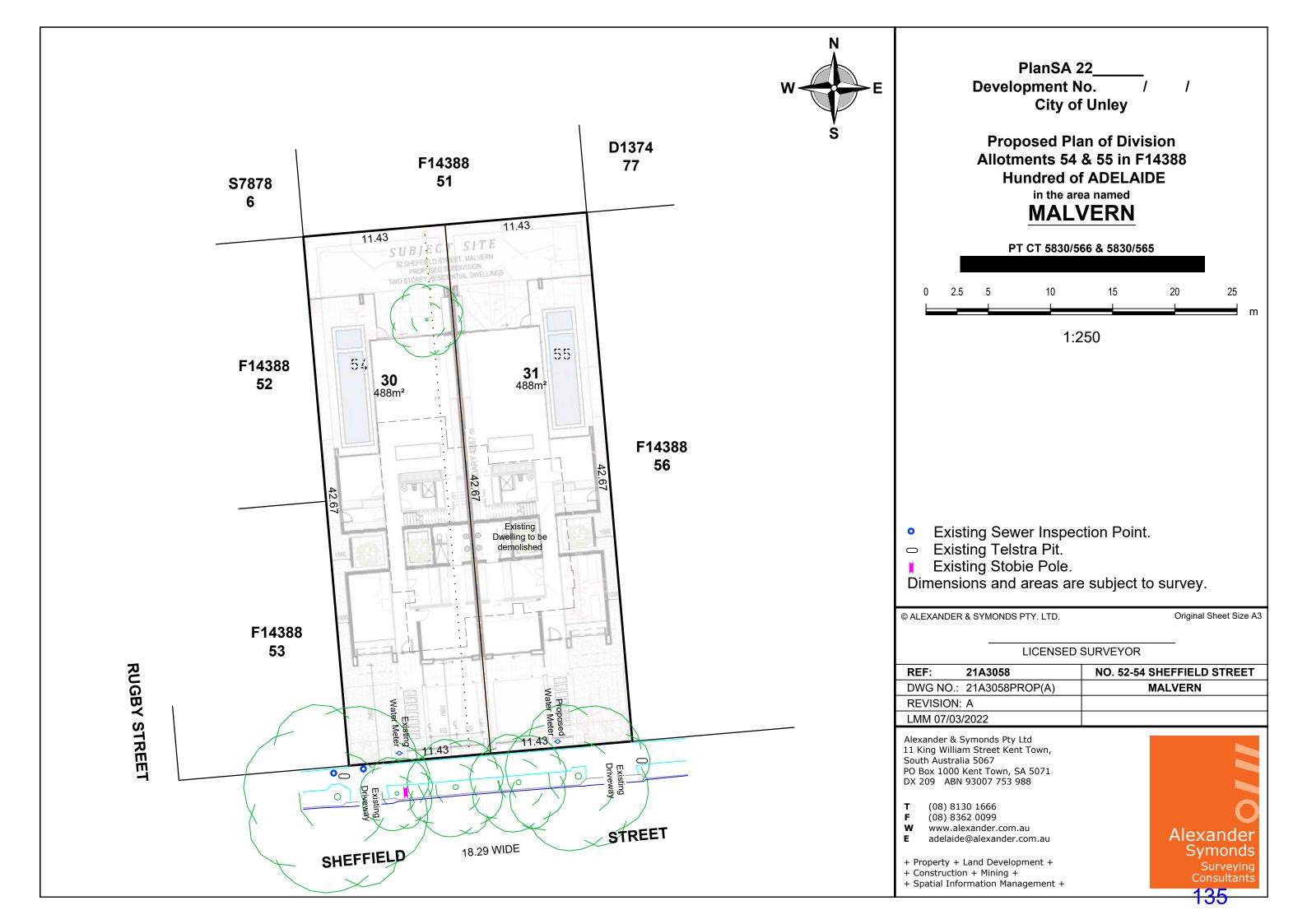
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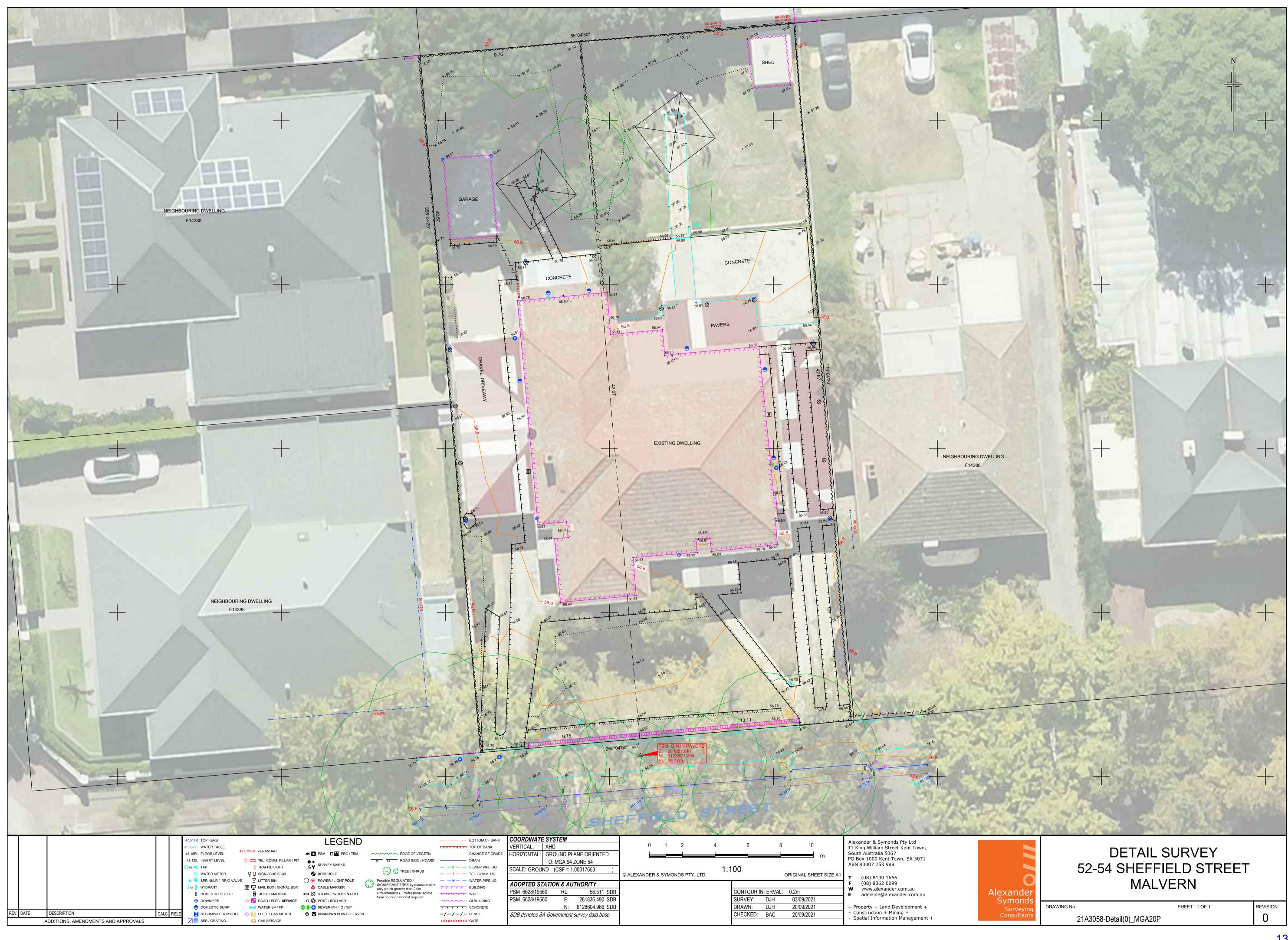












ATTACHMENT 2

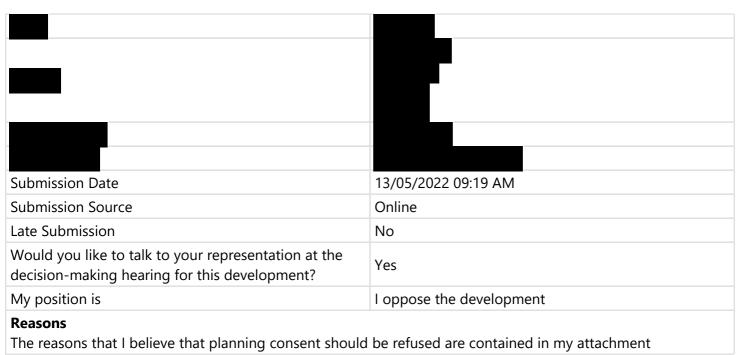
Details of Representations

Application Summary

Application ID	22011713
Proposal	2 x Semi-Detached Dwellings and Boundary Realignment.
Location	52-54 SHEFFIELD ST MALVERN SA 5061, 54 SHEFFIELD ST MALVERN SA 5061, 52-54 SHEFFIELD ST MALVERN SA

Representations





Attached Documents

Re_Development_Application22011713-1041782.pdf

From:			

Re: Development Application: 22011713

Date: 13 May, 2022

I am writing to object to two key aspects of the development application 22011713 related to 52-54 Sheffield Street, Malvern

Background

. We have always enjoyed our neighbourhood, particularly its ambience and its heritage buildings. During that time there have been two new houses built on adjoining blocks to which we did not object. Not only do we understand the need for urban renewal, but we appreciated that both developments had been planned with a sensitivity to maintaining the amenity of the area.

One of these developments is at 97-99 Rugby St which is on the western side of 52-54 Sheffield Street and diagonally to the rear of our property. It involved demolishing a single house about five years ago and replacing it with two stand-alone single-storey residences. Despite their proximity to our place, the design and height of both houses did not impinge on our privacy, and we welcomed the development.

The second development at is adjacent to our property on our eastern boundary. It involved demolishing a single-storey red brick home and replacing it with a two-storey home which is just nearing completion. In this case, the property owner, Colleen O'Hare, consulted the neighbours and then planned to ensure that (a) the height of their new home (6.5 metres) did not exceed the height of the two villas on either side of it; and (b) none of the windows in the house overlook any of the surrounding properties. This has been achieved by clever positioning of the windows, and by ensuring that any windows which could overlook are located at a height that makes it impossible to do so.

The point of this introduction is to emphasise that we do we not make automatic objections to any new development. Rather we understand and appreciate the need for change, and welcome talking through the issues associated with a development in order to achieve an outcome that satisfies all parties. In this case however, we cannot accept what is being proposed. In particular we have two main objections.

Objection 1: Building height

Our first objection relates to Building Height. As the application recognizes, under Section 105 of the *Planning, Development and Infrastructure Act* 2016, this application is a 'performance assessed' development which must be assessed on its merits against the *Planning and Design Code*, pursuant to section 107 of the Act.

Performance Outcome 4.1 for an Established Neighbourhood Zone states that the: *Buildings contribute* to the prevailing character of the neighbourhood and complement the height of nearby buildings.

It seems to us that such a performance outcome is pretty unequivocal in terms of height. Indeed, the URPS report admits that the **intent** of this policy is to ensure that any development complements the height of nearby buildings (see p. 6).

And yet the proposed development at 52-54 Sheffield Street is, almost unbelievably, 9.71 metres – that is, nearly 60% higher than the two properties on either side of it. How could this possibly be seen as being consistent with 'the intent of the policy by complementing the height of nearby buildings'?!

We looked to find a justification for such a height in the proposal and could only find one paragraph by URPS which disingenuously states that:

Whilst the Historic Area Statement for the zone references building heights that are predominantly single storey, there are examples of two-storey development within the immediate locality which undoubtedly contributes to the overall character of the local area (p. 6).

This unsubstantiated statement does not withstand even cursory scrutiny. Let's assume that the 'immediate locality' for 52-54 Sheffield Street means the four houses from the corner of Rugby and Sheffield going east on both sides of the road, and going west on both sides of the road; and four houses from the corner of Rugby and Dover Streets, going east on the southern side of Dover Street. Inside this circle, there is just ONE two-storey property. This happens to be the new property at 51 Dover Street and it has the same roof height as the houses on either side of it. If the applicant wants to use that one example of two-storey development in the 'immediate locality' as an argument for how his proposal 'contributes to the overall character of the local area', surely logic suggests that, at the very least, the proposal should be consistent and follow the same pattern of roof height. Why use examples as justifications for a proposal and then ignore the central features of the example?

More than this, the URPS statement gives five dot points to elaborate its argument (see page 7). We take issue with three of them.

The first dot point again makes the argument that there is two-storey development 'evidenced' within the locality. In the paragraph above we point out that in fact the only example of two-storey development in the immediate locality (Sheffield and Dover Streets) bears no resemblance to the proposal for 52-54 Sheffield Street.

The second dot point makes much of the 19 metre setback of the second storey from Sheffield Street, which apparently means that it is 'not highly prominent within the streetscape'. And yet there is no mention of its 'prominence' in relation to the properties at the rear. In fact, the further the setback from the street, the greater the impact on properties at the rear. The absurd height of the proposal, combined with the fact that the second upper level extends to within 8.72 metres of the rear boundary, makes a mockery of the claim that the 19 metre setback of the proposal satisfies the performance outcomes (eg., 2.1, 4.1) described in the Established Neighbourhood Zone! The second level will totally dominate the view from our living room windows. Why are the rear properties not given the same consideration in the application as the 'streetscape' properties are given?

The third dot point argues that the upper level is of a 'modest scale'. It justifies this claim by **only** making reference to the width – 11.3 metres, which it claims makes up less than half the frontage of the site. Why is only width mentioned? Why not height? Why not length? Surely they are even more relevant? It seems that the application wishes to camouflage the impact of height and length which, however they might be described, are certainly NOT of a 'modest scale'. The pitch of the roof is irrelevant. It is the height that will loom over the back of our living area, destroying the amenity of our property and our privacy.

Objection 2: Back windows

Having exceeded the height of its neighbouring properties by 4.1 metres, and the height of the properties at the rear by 3.1 metres, the application then goes on to rub salt into the wound by having full length clear glass windows at the back of the two-storey development. Certainly, the windows begin at 1.5 metres above ground level as per the minimum allowed by the regulations, but they then go the full height of the building. Why is this a problem? Since the building is 9.71 metres in height, anyone who is above five feet in height will be able to look out of the windows and have a direct line of sight into the back yards and buildings of the properties at the rear. In our case, even the deciduous ornamental pears and the hedge planted across the back of our property will be dwarfed by the development. This awful intrusion is exacerbated by the fact that the windows are part of the LIVING AREAS for two families. Both of the two proposed dwellings will look straight into our kitchen and living area which spans the building width of our property at the rear. The privacy we have enjoyed for so long will be totally destroyed.

What is the solution?

In our view the application fails to make a case for exceeding the height of surrounding buildings by up to 60%. As it stands, the development would be a serious intervention into our privacy and have a deleterious impact on the amenity of the local area. We believe that a compromise solution would be to make **two adjustments** to the plan.

First, make the height of the building 6.5 metres, that is, the same height as the houses to the rear, and one metre above the height of the houses on either side; and ensure that the setback of the upper floor is at least 15 metres from the rear properties.

Second, frost the back glass windows to a level of 2 metres from the floor, or install windows that start at least two metres from the floor. This would still provide light for the building whilst protecting the privacy of neighbours.

In our view such a compromise would retain the main features of the application while removing its damaging effects, and so 'contribute to the character of the local area' in a genuine rather than a lip service way. I am prepared to appear before the relevant committee to further argue our case, and look forward to your response.

Yours sincerely



Representations

Representor 2 -

Submission Date	13/05/2022 09:55 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 Please see further attached document.	

Attached Documents

52-54_Sheffield_St_opposition_letter-1041804.pdf

Re: Development Application 22011713

Dear Planner,

I write to object to Development Application 22011713. My objection is not only to the nature of the development as a whole, but also to two key facets of the proposed design.

My husband and I with our two small children live directly to the North-East of the proposed development. We have recently finished building our new home and are in the process of landscaping. In designing our home we not only considered our surrounding neighbours during the design phase, but we consulted with those directly affected before lodging for planning approval. Malvern is one of the most prestigious suburbs in Adelaide, particularly in the then Historic Area - Unley 13, hence we also endeavoured to contribute to the area by designing a home that people would admire within the locale.

Whilst we normally endorse new development wherever possible, in this instance we object to what is being proposed both holistically and by design.

Proposed development

In regards to the development as a whole, it appears as a two-storey duplex which is not inline with the area and is not seen at all in the close surrounds of the Established Neighbourhood Zone (particularly in the previously named Historic Area - Unley 13). We feel this proposed development is not contributing to the area and does not meet Desired Outcome 1 of the Historic Area Overlay. Specifically, in that it does not conserve the patterns of site configuration, building siting and built scale for such a development.

We propose that upper floors integrated within the roof space are a more complimentary development, whereby the ceiling heights below these upper floors are reduced to make it possible. Whilst the ceiling heights of the front rooms need to remain higher in-line with the DO 1 of the Historic Area Overlay, those past the front façade can be reduced to enable a much more discrete upper floor.

Proposed design

(1) The upper floor of the proposed development is to a height of 9.71m, which extends to a distance of only 8.72m from the rear boundary. This would completely tower above our backyard and living area and unequivocally dominate our view towards the South. Such an overbearing structure would create complete loss of amenity to the main feature of our home. Moreover there is no way such a structure can 'contribute to the prevailing character of the neighbourhood and complement the height of nearby buildings' as clearly sought in Performance Outcome 4.1 of the relevant Established Neighbourhood Zone.

I propose that in any two-storey development the upper floor is set back a minimum of 15m from the rear boundary with a reduced roof-line to a maximum height at 6.5m. This is in-line with the upper floor on my recently built home, which is set back 18m to a height of 6.5m.

(2) The clear windows of the upper storey are set at 1.5m above the upper FL, which causes outright overlooking of my living area and backyard. These windows at such a height would create a visual intrusion with complete loss of privacy to where my family live our day-to-day lives and where my children will play. Again there is no way this can 'mitigate direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood type zones' as clearly sought in Performance Outcome 10.1. of the relevant Established Neighbourhood Zone.

I propose that the upper floor windows are sat 1.9m above the upper FL and further back into the property (minimum 15m as per point 1). This ensures that anyone under 2m in height cannot see down through the windows, whilst the setback means the rear lower rooves further prohibit overlooking. This again is in-line with my recently built home which all affected neighbours were comfortable with.

Whilst I find it hard to comprehend how the new planning legislation can permit this application to even reach a stage of public notification based on such a sky-scraping plan; if a duplex looking development is going to be looked upon favourably then I implore the planners involved to visit our home and see what can be achieved within my proposals above. Excessively high structures and any side/rear glazing under 1.9m do not complement the Established Neighbourhood Zone and visiting site will not only give a better understanding of the impact upon my family home, it will also clearly show what can be achieved by a healthier design which considers the neighbours.

In addition to this, either myself or my selected representative will appear before the relevant committee to further campaign this development be disapproved.

Please feel free to contact me and visit our new home in assistance of your assessment.

Yours Sincerely,



Representations

Representor 3 -

Submission Date	13/05/2022 12:55 PM
Submission Source	Over Counter
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	

Attached Documents

13052022125036-0001-2847694.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	LUMENAIRE	PTY LID.	
Development Number:	22011713		
Nature of Development			. 1
Zone/Sub-zone/Overlay			Manager of the Manager of the Assert State of the State o
Subject Land:	•		
Subject Land.			
Contact Officer:	····		-
Phone Number:			
Close Date:			
·	The first control of the second control of t	COMOCNET CHILDS DESCRIPTION OF A SHELL OF A	
\dashv	upport the development		
F*****1	upport the development v	ith some concerns (deta	ail below)
	ppose the development		
The specific reasons I beling the sp			ned are: over the privacy of our liver are the Western side;
thus the a	levelopment w	11 overlook	our rear aspect.
We have	r smimmind	pool deck	and entertaining
area and	would like	any window	us which may
overlook ou	r living sp	ice to be	frosted to la
height of	1.7m which	was the	height for comptance
in the po	st.		
As our	pool is mai	ily used by	Grand children we ttach additional pages as needed] Government of South Australia
would he	appreciative	of this la	ttach additional pages as needed]
Privacy. Thank you	for your	consideration	Attorney-General's Department 146

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].

1:	wish to be heard in support of my submission*	
	do not wish to be heard in support of my submission	
Ву:	appearing personally	
	being represented by the following person:	
*You may	e contacted if you indicate that you wish to be heard by the relevant authority in support	of your submission
Signature	Date: $(3/5)$	2022
Return Ad	ress:	
Email:		

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

ATTACHMENT 3

27 May 2022

Mark Troncone Planning Officer City of Unley

Uploaded to PlanSA Portal

Dear Mark

Application ID 21039035 – Response to Representations

Boundary Realignment and Construction of Semi-Detached Dwellings at 52-54 Sheffield Street, Malvern

URPS has been engaged our client Luminaire Pty Ltd to review and respond to the representations received by Council during the application's public notification period.

Representations were received from:



Two of the representors have requested to be present their submission verbally at the Council Assessment Panel.

Representations

There was some consistency of themes amongst the representations with respect to the issues of:

- Building height, bulk and scale
- Overlooking

Response

We acknowledge the concerns raised during the public notification and, in the interests of achieving a well-considered built form outcome for the site, we have amended the siting and design of the building to achieve greater compatibility with the prevailing character of the area, provide improved consistency with the relevant height provisions of the Zone and preserve established privacy for neighbours.

This has been achieved through the following design amendments:

- Upper Level roof pitch reduced from 30 degrees to 27 degrees (to match pitch of single storey hipped roof at the front) to achieve an overall height reduction of 380mm.
- Upper Level wall/ceiling pitching point lowered to 1800mm down from 2100mm to achieve an overall height reduction of 300mm
- Ground Floor ceiling height to rear Kitchen/Living/Dining areas (directly below upper level) lowered to 3300mm down from 3600mm to achieve an overall height reduction of 300mm
- The abovementioned changes result in an overall building height reduction of 980mm
- East, west and north upper level window sill heights/obscure glazing height has been increased from 1500mm to 1800mm to mitigate overlooking.
- East and West upper level dormer window ridge heights reduced by 500mm.

Building Height, Bulk & Scale

Two of the submissions received by Council during the public notification period raise concerns with the building height of the proposed dwellings.

Specifically, the submissions take concern over the

- The 9.71 metre height, the configuration of the first floor;
- The prominence of the building in relation to the properties at the rear;
- The proximity of the upper level to the rear boundary; and
- The building's impact on views from rear living areas.

With respect to building height the Established Neighborhood Zone offers guidance through Performance Outcome 4.1:

PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

As mentioned in our planning statement, one way of achieving the above is to limit buildings to one building level and a building height of 5.6 metres, per the associated Designated Performance Feature (DPF).

While it is acknowledged that the locality exhibits a predominance of single storeyed buildings, in terms of building height plans prepared by Proske Architects indicate that the two adjoining dwellings are approximately 6.5 metres in height, extending beyond the 5.6 metres contemplated by DPF 4.1.

My own observations of the locality revealed numerous examples of dwellings which appear similar in height, see below:



Image 1: Site photos portraying typical building heights within locality (27th May 2022)

Considering the above observations regarding building heights of established dwelling, we prepared a schematic portrayal of the building commensurate to a 'fully compliant' building envelope. As portrayed below, the portion (or apex) which protrude beyond the building envelope is negligible.

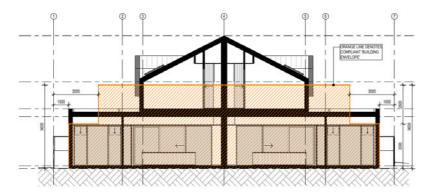


Image 2: Section showing portion of building protruding above 'compliant building envelope' (orange)

We contend that the quantitative guideline of the DPF is not accurately reflective of its corresponding PO having reference to the locality. As such, in this context, the most practical way to assess building height is to ensure that it is consistent with the prevailing character of the neighbourhood by complementing the height of nearby buildings.

For this reason, we have acknowledged the original proposal was not truly reflective of the prevailing building heights of dwellings in the locality and have reduced the vertical profile of the building through a reduction in roof pitch, a reduction in ceiling height and a reduction in wall/ceiling pitching point. The proposed revisions have seen a reduction in the total building height from 9.7 metres to 8.73 metres.

The proposed height reductions, when combined with the modest, central siting of the upper level, the sympathetic roof form, deep setback of the first floor from Sheffield Street and generous separation from side boundaries, result in a built form outcome that contributes to the prevailing character of the neighbourhood and complements the height of nearby buildings.



Image 3: 3D Streetscape elevation portraying the proposed building's relationship with adjoining built form

In addressing concerns raised over the prominence of the building in relation to the properties at the rear and the proximity of the upper level to the rear boundary of properties located along Dover Street, we refer to Performance Outcome 9.1 of the Zone which states:

- PO 9.1 Buildings are set back from rear boundaries to provide:
 - 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.

One way of achieving the above is to ensure the siting of the building is setback from the rear boundary at least 6 metres for any second building level. We contend that the proposal is consistent with the above PO, because:

- The first floor of the dwellings achieve a setback of 8.72 metres from the rear boundary
- The combined width of the first floor component is limited to 11.9 metres, or 52% of the combined allotment width.
- The gable composition of the upper level reduces its horizontal profile and essentially presents as a modern expression of a 'bungalow'.
- Due to its orientation, the development has nil impact to sunlight access for properties to the rear.
- The site retains sufficient space for meaningful landscaping and vegetation to break up the visual massing of the building.

Overlooking

Concerns over privacy have been raised by all three representors. Specifically, neighbours are concerned over the extent of glazing across the side and rear facades of the building and how these potentially enable views into private open space areas.

With respect to privacy, PO 10.1 of the Design in Urban Areas section of the General Policies section seeks:

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

As expressed by its corresponding DPF (10.1), one way to achieve the above is to have permanently obscured windows to a height of 1.5m above finished floor level.

We note that the original proposal complied with the above DPF by ensuring all upper level windows incorporated permanently obscured windows to a height of 1.5m above finished floor level.

In the interests of maintaining a cordial relationship with their neighbours, our client has committed to ensuring increased privacy beyond what is contemplated by the Planning and Design Code. The revised plans now portray all side and rear upper level windows as being fitted with permanently obscure glazing to a height of 1.8 metres above finished floor level, some 300mm above what would satisfy the DPF.

Accordingly, it has been demonstrated that the proposed development mitigates direct overlooking from upper level windows to habitable rooms and private open space areas of adjoining residential land.

Conclusion

Thank you for the opportunity to address the neighbours' concerns. We have taken these concerns on board and contend that the proposed revisions to the proposal enclosed herein have been very well considered in the context of locality and draw the development in line with the relevant provisions of the Code.

Importantly, it has been demonstrated that the proposed development has been designed to minimise any detrimental impact on adjacent landowners.

For the reasons outlined herein, the concerns of the representors have been addressed in the context of the Planning and Design Code and the proposed dwelling satisfies the relevant provisions of the Code to warrant Planning Consent.

Please contact me on 8333 7999 if you have any questions.

Yours sincerely

Senior Consultant

Attachment A – Revised Architectural Plans (Proske Architects)









Proske Architects

Malvern Residential Development

Project Address
52-54 Sheffield St, Malvern SA

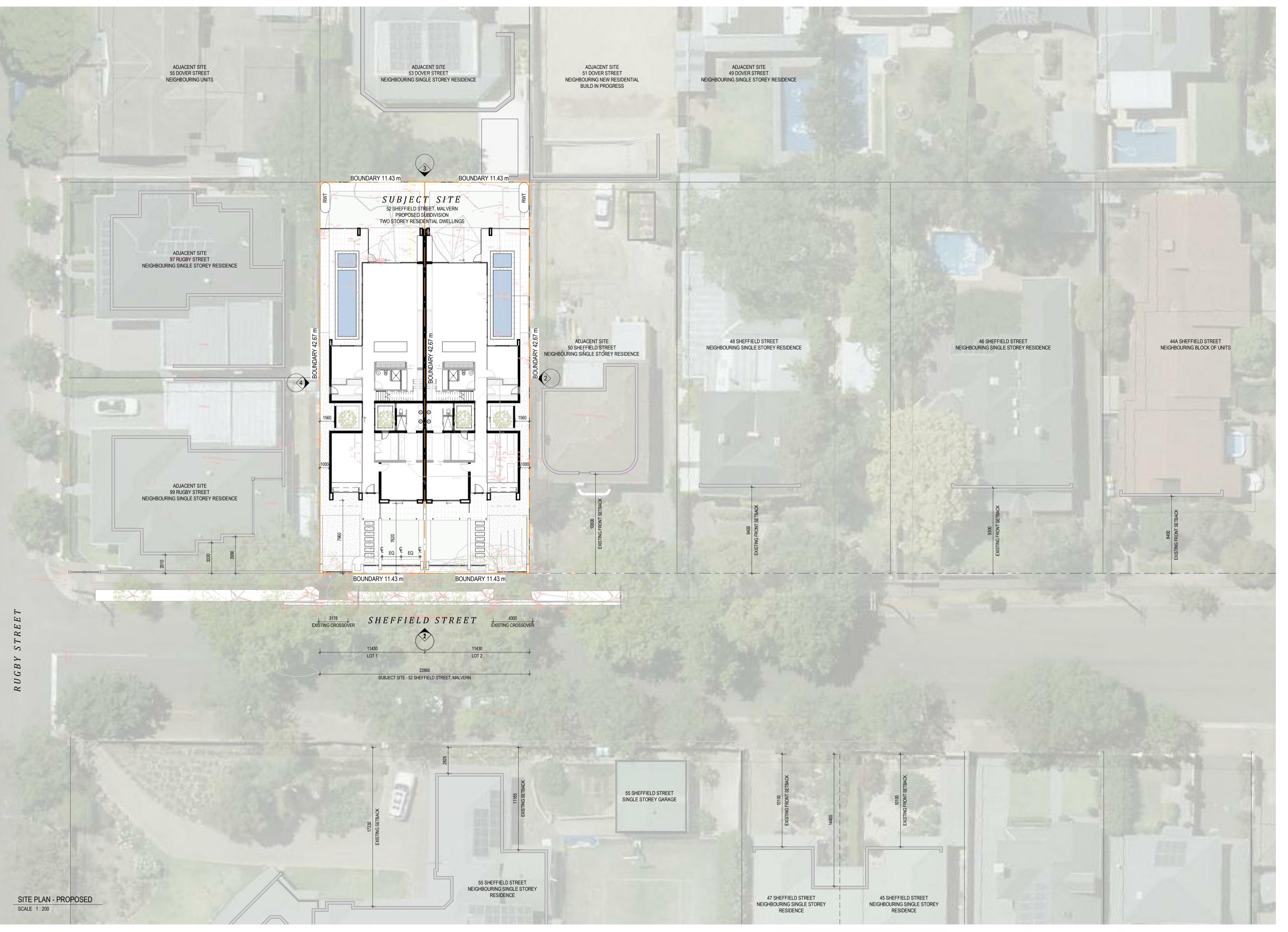
FOR APPROVAL

DRAWING SCHEDULE			
SHEET NO. SHEET NAME REV			
PL00	Cover Sheet	A	
PL01	Site Plan	A	
PL02	Proposed Floor Plans	A	
PL03	Streetscape Elevations & Design Section	A	
PL04	Proposed Elevations	A	

18.05.22

Project No. **21.048**

Drawing No.
PLOO.A



BUILDING AREA SCHEDULE

AREAS ARE TAKEN FROM EXTERNAL FACE OF EXTERNAL WALL LINE, UNLESS OTHERWISE SPECIFIED.

TOTAL ALLOTMENT AREA DWELLING 01 = 487.7

TOTAL ALLOTMENT AREA DWELLING 02 = 487.7

DESCRIPTION DWELLING 01 GROUND FLOOR DWELLING 01 FIRST FLOOR DWELLING 01 REAR TERRACE

333 m² DWELLING 02 GROUND FLOOR DWELLING 02 FIRST FLOOR DWELLING 02 REAR TERRACE

PRIVATE OPEN SPACE

DWELLING 01 PRIVATE OPEN SPACE 139 m²

DWELLING 02 PRIVATE OPEN SPACE 139 m²

SITE COVERAGE DWELLING 01

RCENTAGE (%)
%
%
ó

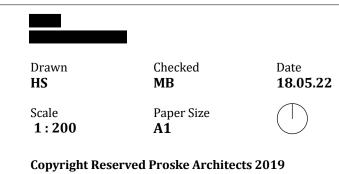
SITE COVERAGE DWELLING 02

DESCRIT TION	AILLA	I ERCENTAGE (70)
DWELLING 02 BUILDING FOOTPRINT	219 m ²	45%
DWELLING 02 OPEN SPACE A	262 m^2	54%
DWELLING 02 OPEN SPACE B	7 m^2	1%

Proske Architects

08 8271 0100 proske.com.au





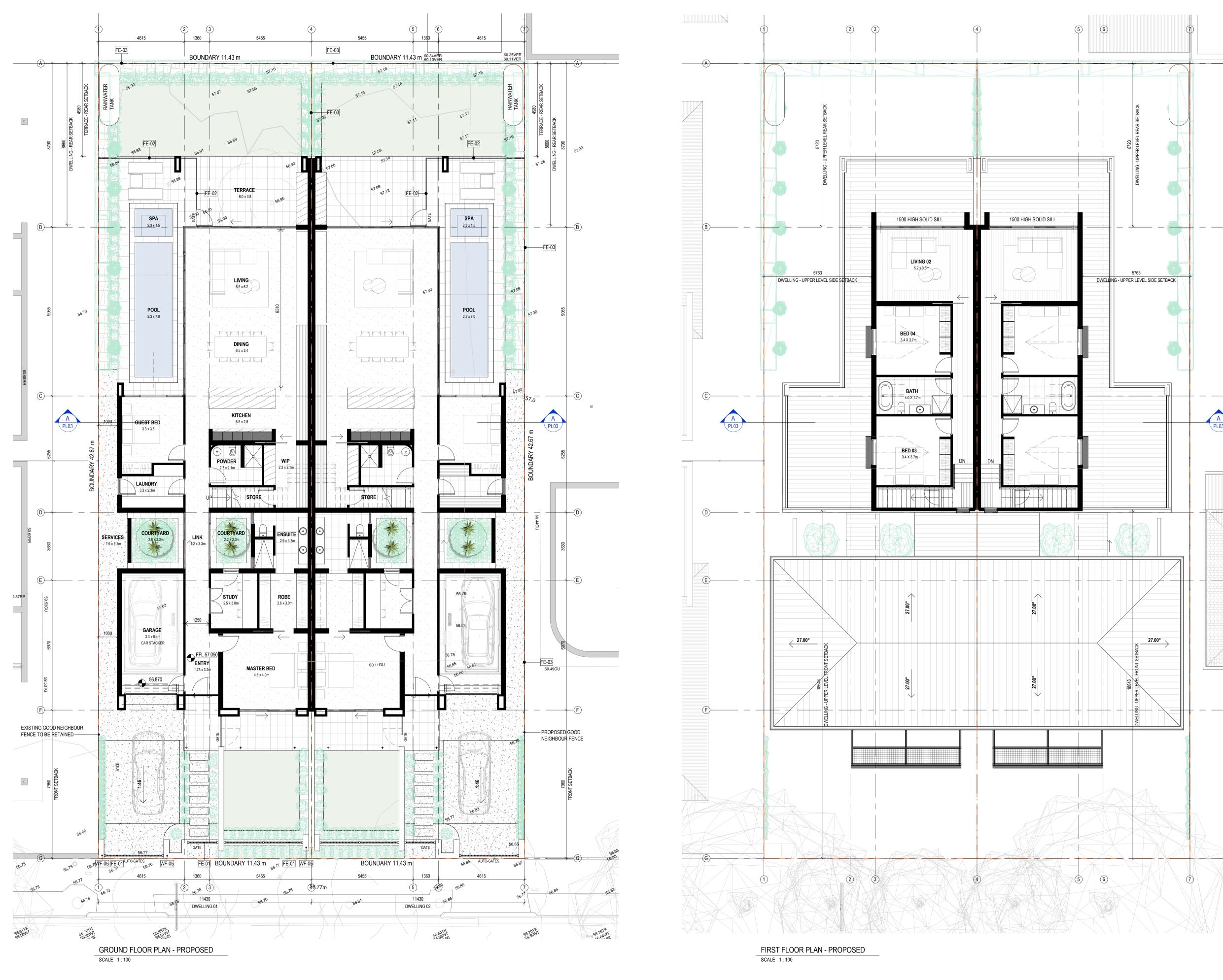
FOR APPROVAL

- FOR APPROVAL A FOR APPROVAL 31.03.22 18.05.22

Drawing Title **Site Plan Malvern Residential** Development

Project No. 21.048

Project Address Drawing No. 52-54 Sheffield St, The Architect takes no responsibility for scaled dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, Levels and all manufactured items to be verified by the Builder prior to commencement on site, any discrepancies to be reported to this office immediately & prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise. Malvern SA



BUILDING AREA SCHEDULE

AREAS ARE TAKEN FROM EXTERNAL FACE OF EXTERNAL WALL LINE, UNLESS OTHERWISE SPECIFIED.

TOTAL ALLOTMENT AREA DWELLING 01 = 487.7

TOTAL ALLOTMENT AREA DWELLING 02 = 487.7

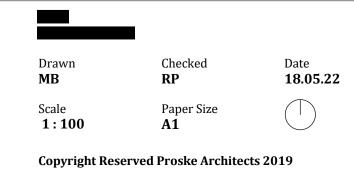
DESCRIPTION DWELLING 01 GROUND FLOOR DWELLING 01 FIRST FLOOR

DWELLING 01 REAR TERRACE

 333 m^2 219 m² 87 m² DWELLING 02 GROUND FLOOR DWELLING 02 FIRST FLOOR $\frac{28\,\text{m}^2}{334\,\text{m}^2}$ DWELLING 02 REAR TERRACE

Proske Architects

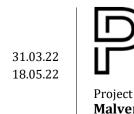




The Architect takes no responsibility for scaled dimensions scaled from drawings, contractors to use written dimensions only. Dimensions, Levels and all manufactured items to be verified by the Builder prior to commencement on site, any discrepancies to be reported to this office immediately & prior to any work being undertaken. Drawings to be read in conjunction with the specification. Strictly not to be used for Construction unless specifically stamped otherwise.



A FOR APPROVAL



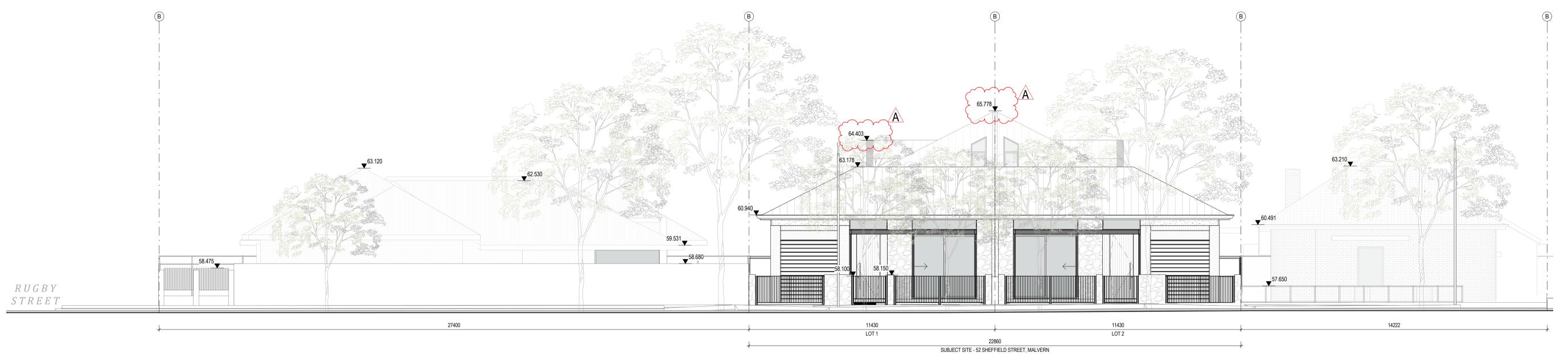
Malvern Residential Development Project Address

Malvern SA

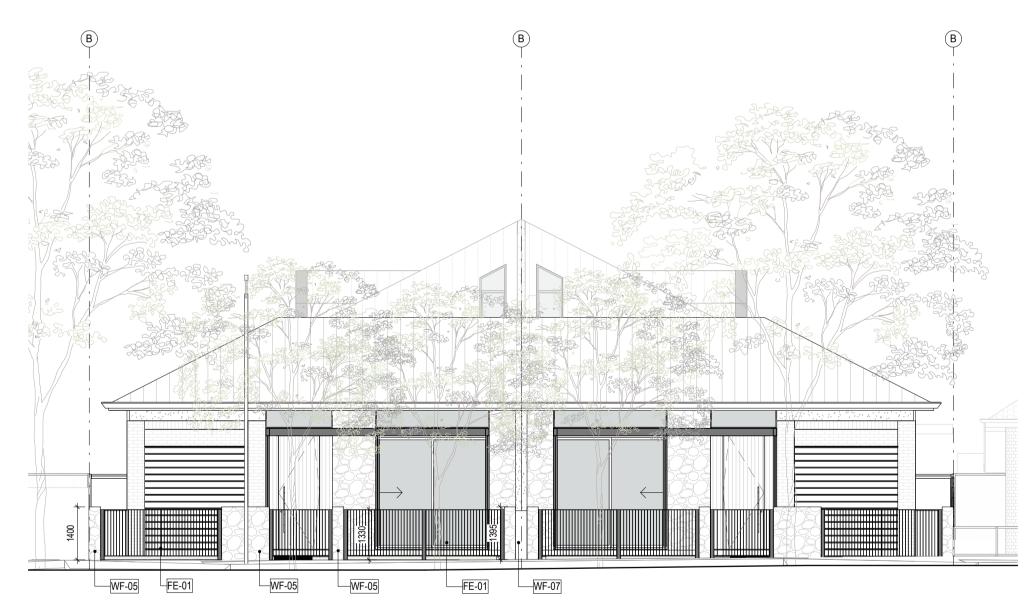
Project No. 21.048 Drawing No. 52-54 Sheffield St,

Drawing Title

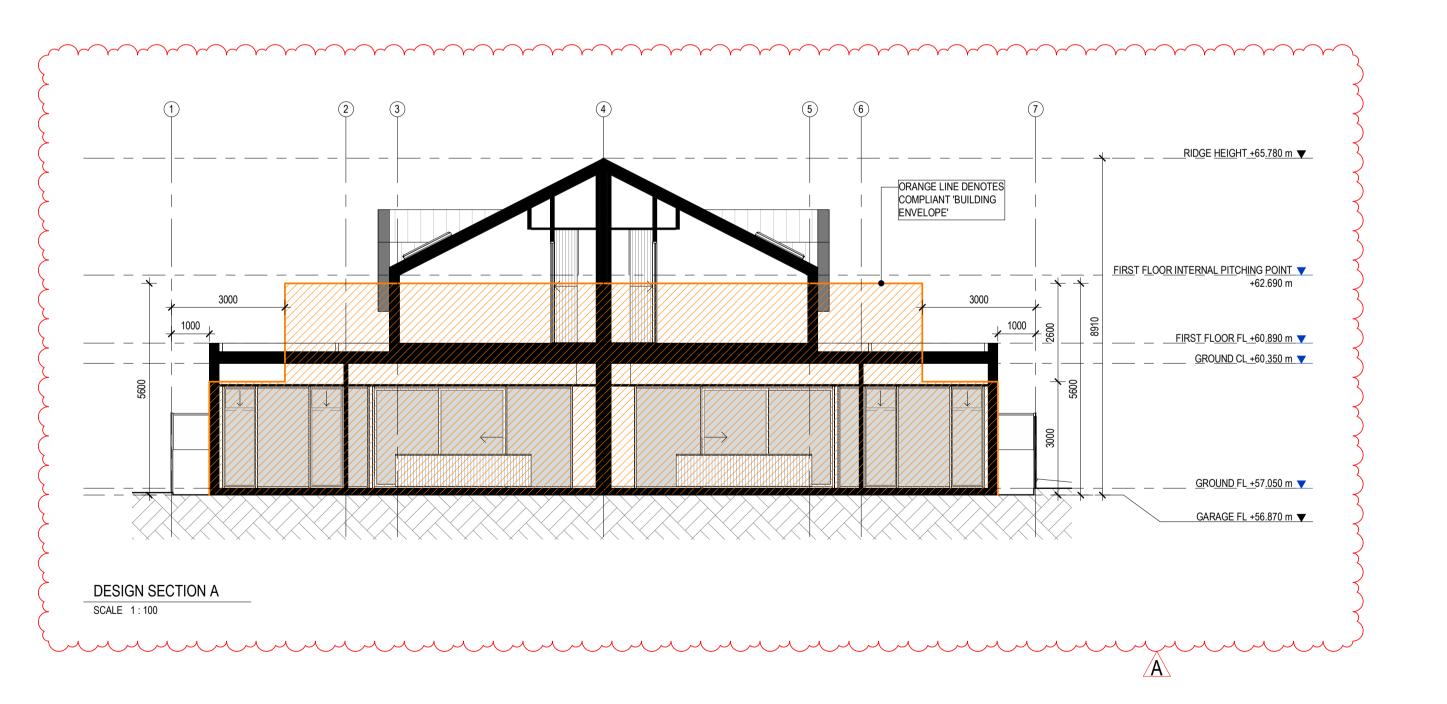
Proposed Floor Plans



STREET SCAPE ELEVATION SCALE 1:100







Proske Architects

26 Wakeham Street Adelaide, SA, 5000

08 8271 0100 proske.com.au

Member
Australian Institute of Architects

CODE	DESCRIPTION
FE-01	EXPRESSED VERTICAL STEEL PLATE SCREEN
	PAINT FINISH (BRDIGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
FE-02	GLASS POOL FENCING BALUSTRADE
	CLEAR GLAZING
FE-03	CUSTOM ORB GOOD NEIGHBOUR FENCE
	COLORBOND FINISH
	COLOUR: COLORBOND MONUMENT
G1	EXTERNAL GLAZING: CLEAR
G2	EXTERNAL GLAZING: OBSCURE ETCHED TO MITIGATE
	OVERLOOKING
RF-01	METAL ROOF SHEETING
	REVOLUTION ROOFING 'EUROPLUS SNAPLOCK'
	COLORBOND FINISH
	LIGHT GREY TONAL RANGE
ST-01	EXPRESSED STEEL PLATE AWNING
	PAINT FINISH (BRIDGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
ST-02	EXPRESSED STEEL FRAMED VERANDAH AND COLUMN
	PAINT FINISH (BRIDGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
WF-01	WALL FINISH TYPE 01
	FINISH: FACE BRICKWORK
	PAINT FINISH
	COLOUR: OFF-WHITE TONAL RANGE
WF-02	WALL FINISH TYPE 02
	FINISH: FACE BRICKWORK HEADER COURSE
	PAINT FINISH
	COLOUR: OFF-WHITE TONAL RANGE
WF-03	75mm HEBEL POWER PANEL
	RENDERED FINISH
	COLOUR: DARK GREY TONAL RANGE
WF-04	METAL WALL CLADDING
	REVOLUTION ROOFING 'EUROPLUS SNAPLOCK'
	COLORBOND FINISH
	LIGHT GREY TONAL RANGE
WF-05	FEATURE STONE WALLING
	SANDSTONE OR SIMILAR
WF-06	ALUMINIUM CLADDING
	CASSETTE FIXED
	FINISH: DARK GREY METALLIC
WF-07	FEATURE RAMMED EARTH WALL
	LIGHT BROWN TONAL RANGE
	ROUGH SAWN CEDAR SHIPLAPPED CLADDING
WF-08	ROUGH SAWN GEDAN SHILEM LED GEADDING
WF-08	APPLIED STAIN

- FOR APPROVAL A FOR APPROVAL 31.03.22 18.05.22

Date **18.05.22**

FOR APPROVAL



Checked **MB**

Paper Size

1:100

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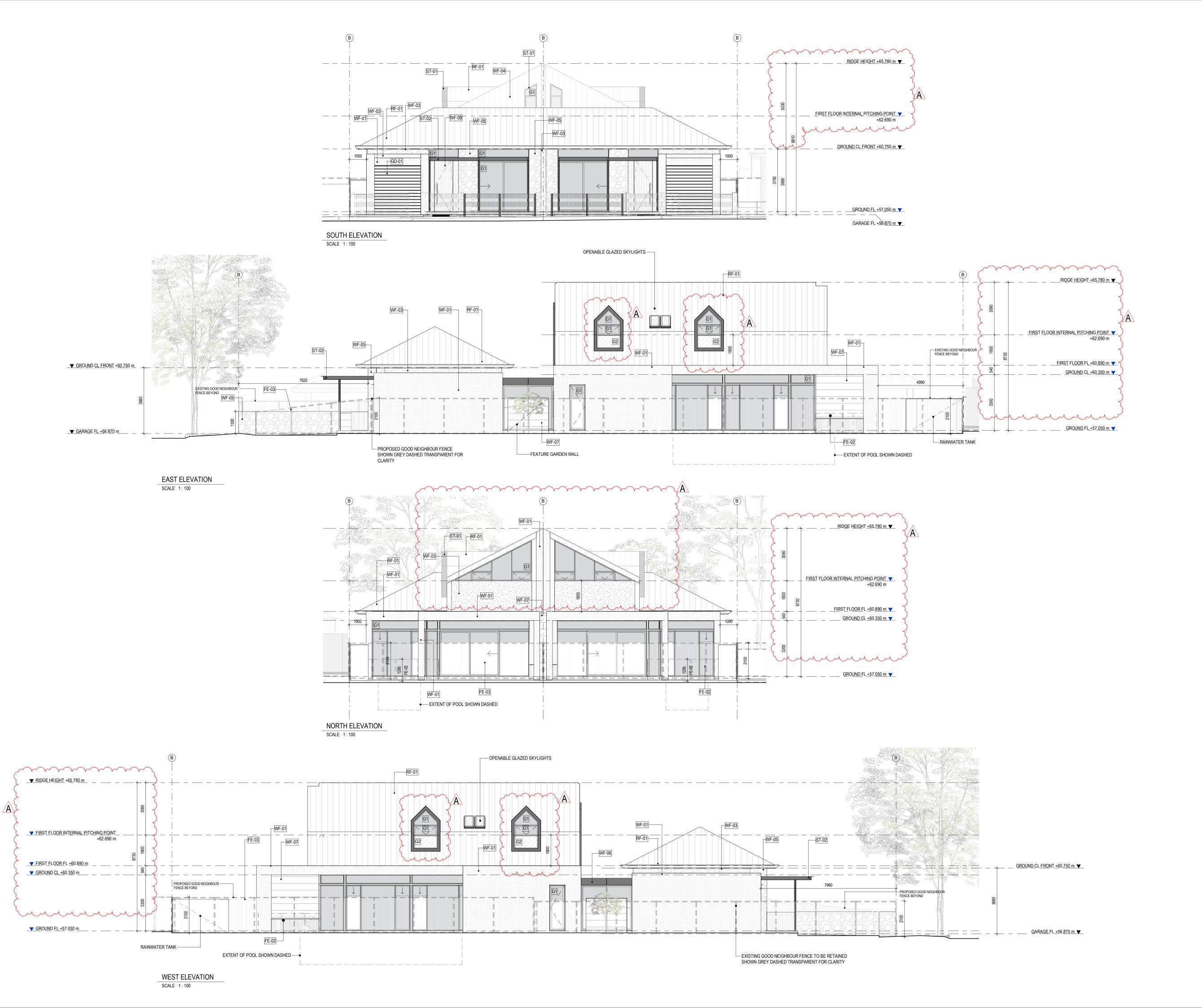


Malvern SA

Drawing Title Streetscape Elevations & Design Section

Malvern Residential Development Project Address

Project No. 21.048 52-54 Sheffield St, Drawing No.



Proske Architects

26 Wakeham Street Adelaide, SA, 5000

08 8271 0100 proske.com.au

Member
Australian Institute of Architects

EXTERNAL FINISHES - DPC

CODE	DESCRIPTION
FE-01	EXPRESSED VERTICAL STEEL PLATE SCREEN
	PAINT FINISH (BRDIGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
FE-02	GLASS POOL FENCING BALUSTRADE
	CLEAR GLAZING
FE-03	CUSTOM ORB GOOD NEIGHBOUR FENCE
	COLORBOND FINISH
	COLOUR: COLORBOND MONUMENT
G1	EXTERNAL GLAZING: CLEAR
G2	EXTERNAL GLAZING: OBSCURE ETCHED TO MITIGATE
	OVERLOOKING
RF-01	METAL ROOF SHEETING
	REVOLUTION ROOFING 'EUROPLUS SNAPLOCK'
	COLORBOND FINISH
	LIGHT GREY TONAL RANGE
ST-01	EXPRESSED STEEL PLATE AWNING
	PAINT FINISH (BRIDGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
ST-02	EXPRESSED STEEL FRAMED VERANDAH AND COLUMNS
	PAINT FINISH (BRIDGE PAINT)
	COLOUR: DARK GREY TONAL RANGE
WF-01	WALL FINISH TYPE 01
	FINISH: FACE BRICKWORK
	PAINT FINISH
*****	COLOUR: OFF-WHITE TONAL RANGE
WF-02	WALL FINISH TYPE 02
	FINISH: FACE BRICKWORK HEADER COURSE PAINT FINISH
	COLOUR: OFF-WHITE TONAL RANGE
WF-03	75mm HEBEL POWER PANEL
WF-03	RENDERED FINISH
	COLOUR: DARK GREY TONAL RANGE
WF-04	METAL WALL CLADDING
WF-04	REVOLUTION ROOFING 'EUROPLUS SNAPLOCK'
	COLORBOND FINISH
	LIGHT GREY TONAL RANGE
WF-05	FEATURE STONE WALLING
05	SANDSTONE OR SIMILAR
WF-06	ALUMINIUM CLADDING
	CASSETTE FIXED
	FINISH: DARK GREY METALLIC
WF-07	FEATURE RAMMED EARTH WALL
07	LIGHT BROWN TONAL RANGE
WF-08	ROUGH SAWN CEDAR SHIPLAPPED CLADDING
	APPLIED STAIN
	COLOUR: BLACK

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31.03.22 18.05.22

FOR APPROVAL



Date **18.05.22**

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Project Address **52-54 Sheffield St,**

Malvern SA

Drawing Title
Proposed Elevations

Project Project No.

Malvern Residential Development Project No.

21.048

Drawing No.
PLO4.A

ATTACHMENT 4

52 SHEFFIELD ST MALVERN 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 5.6m)

Minimum Frontage (Minimum frontage for a detached dwelling is 15m)

Minimum Site Area (Minimum site area for a detached dwelling is 750 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)

Historic Area (Un13)

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 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 Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

Land Use and Intensity

PO 1.1

Predominantly residential development with complementary nonresidential activities compatible with the established development pattern of the neighbourhood.

DTS/DPF 1.1

Development comprises one or more of the following:

- (a) Ancillary accommodation
- (b) Community facility
- (c) Consulting room
- (d) Dwelling
- (e) Office
- (f) Recreation area
- (g) Shop.

PO 1.2

Commercial activities improve community access to services are of a scale and type to maintain residential amenity.

DTS/DPF 1.2

A shop, consulting room or office (or any combination thereof) satisfies any one of the following:

- (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:
 - 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:
 - (i) the building is a State or Local Heritage Place
 - 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:
 - 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
- (d) the development site abuts an Activity Centre and all the following are satisfied:
 - (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:

A. 50% of the existing gross leasable floor area within the Activity Centre

B. 1000m².

PO 1.3

Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.

DTS/DPF 1.3

None are applicable.

PO 1.4

Non-residential development located and designed to improve community accessibility to services, primarily in the form of:

- (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.

DTS/DPF 1.4

None are applicable.

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.

DTS/DPF 1.5

Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:

- (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.

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:

 (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):

Minimum Site Area

Minimum site area for a detached dwelling is 750 sqm

and

(b) site frontages (or allotment frontages in the case of land division) are not less than:

Minimum Frontage

Minimum frontage for a detached dwelling is 15m

In relation to DTS/DPF 2.1, in instances where:

- (c) more than one value is returned in the same field, refer to the Minimum Frontage Technical and Numeric Variation layer or Minimum Site Area Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development
- (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.

PO 2.2

Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.

DTS/DPF 2.2

Where the site of a dwelling does not comprise an entire allotment:

- 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
- (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:
 - (i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space
 - (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.

Site coverage

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

Development does not result in site coverage exceeding:

Site Coverage

Maximum site coverage is 50 per cent

In instances where:

(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. **Building Height** PO 4.1 DTS/DPF 4.1 Buildings contribute to the prevailing character of the Building height (excluding garages, carports and outbuildings) is no neighbourhood and complements the height of nearby buildings. greater than: the following: **Maximum Building Height (Metres)** Maximum building height is 5.6m **Maximum Building Height (Levels)** Maximum building height is 1 level 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. In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. 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. PO 4.2 DTS/DPF 4.2 Additions and alterations: Additions and alterations do not adversely impact on the streetscape character. are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street (b) meet all of the following: do not include any development forward of the front façade building line 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. Primary Street Setback PO 5.1 DTS/DPF 5.1 Buildings are set back from primary street boundaries consistent The building line of a building is set back from the primary street with the existing streetscape. 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

(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

not separated by a public road or a vacant allotment)

or

(c) in all other cases, no DTS/DPF is applicable.

Secondary Street Setback

PO 6.1

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.

DTS/DPF 6.1

Building walls are set back from the secondary street boundary (other than a rear laneway):

(a) no less than:

Minimum Side Boundary Setback

Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher

or

(b) 900mm, whichever is greater

or

(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.

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.

Boundary Walls

PO 7.1

Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

DTS/DPF 7.1

Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:

(a)

Minimum Side Boundary Setback

Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher

or

- (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:
 - 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:
 - exceed 3.2m in height from the lower of the natural or finished ground level

Policy24 - Enquiry В. 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. PO 7.2 DTS/DPF 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain Dwellings in a semi-detached, row or terrace arrangement are space between buildings consistent with a low density suburban setback from side boundaries shared with allotments outside the streetscape character. development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1. Side Boundary Setback PO 8.1 DTS/DPF 8.1 Buildings are set back from side boundaries to provide: Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are separation between buildings in a way that complements set back from the side boundary: the established character of the locality (b) access to natural light and ventilation for neighbours. no less than: Minimum Side Boundary Setback Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher (b) in all other cases (i.e. there is a blank field), then: (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 at least 1.9m plus 1/3 of the wall height above 3m for south facing walls. Rear Boundary Setback PO 9 1 DTS/DPF 9 1 Buildings are set back from rear boundaries to provide: Other than in relation to an access lane way, buildings are set back from the rear boundary at least: separation between dwellings in a way that complements the established character of the locality (a) 4m for the first building level (b) access to natural light and ventilation for neighbours (b) 6m for any second building level. (c) private open space (d) space for landscaping and vegetation.

Appearance

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.

DTS/DPF 10.1

Garages and carports facing a street (other than an access lane way):

- (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.
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.	DTS/DPF 10.2 None are applicable.
Ancillary building	gs and structures

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 11.1

Ancillary buildings and structures:

- (a) are ancillary to a dwelling erected on the same site
- (b) have a floor area not exceeding 60m²
- are constructed, added to or altered so that they are situated at least
 - 500mm behind the building line of the dwelling to which they are ancillary
 - (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:
 - (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:
 - 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 not exceeding 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 abut the proposed wall or structure
- (h) 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
- (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, are pre-colour treated or painted in a non-reflective colour.

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	(k)	retains a total area of soft landscaping (i) or (ii), whichever is less:	in accordance with	
	(i)	(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%	
		201-450	20%	
		>450	25%	
	(ii)	the amount of existing soft landscaping development occurring.	prior to the	
PO 11.2	DTS/DPF	- 11.2		
Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking	Ancillary buildings and structures do not result in:			
requirements or result in over-development of the site.	(a) less private open space than specified in Design in Urbar Areas Table 1 - Private Open Space			
	(b)	less on-site car parking than specified Access and Parking Table 1 - General Parking Requirements or Table 2 - Off-Requirements in Designated Areas.	Off-Street Car	
Adverti	sements			
PO 12.1	DTS/DPI	= 12.1		
Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	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.			

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

Class of Development	Exceptions
 •	·

Policy24	- Enquiry		
(Column A)		(Column B)	
1.	Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.	
2.	All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (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: residential flat building(s) of 3 or more building levels the demolition of a State or Local Heritage Place 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): (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.	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 (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) 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).	
4.	Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	 does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall 	

exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater

(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the

length on the adjoining allotment)

		natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
	ny of the following (or of any combination of any of the bllowing): (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. D	emolition.	 Except any of the following: the demolition of a State or Local Heritage Place 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
	I

PO 1.1	DTS/DPF 1.1
Building height does not pose a hazard to the operation of a certified or registered aerodrome.	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	DTS/DPF 1.2
Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	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</i> (<i>Regulated</i>) <i>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</i> (<i>Regulated</i>) <i>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.

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 Deve	elopment
PO 1.1	DTS/DPF 1.1
All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	None are applicable.
Built	Form
PO 2.1	DTS/DPF 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.	None are applicable.
PO 2.2	DTS/DPF 2.2
Development is consistent with the prevailing building and wall heights in the historic area.	None are applicable.
PO 2.3	DTS/DPF 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.	None are applicable.
PO 2.4	DTS/DPF 2.4
Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	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.
Alterations a	and additions
PO 3.1	DTS/DPF 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.	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	DTS/DPF 3.2
Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	None are applicable.
Ancillary d	evelopment
PO 4.1	DTS/DPF 4.1
Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	None are applicable.
PO 4.2	DTS/DPF 4.2

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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.	None are applicable.
PO 4.3	DTS/DPF 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.	None are applicable.
PO 4.4	DTS/DPF 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.	None are applicable.
Land I	Division
PO 5.1	DTS/DPF 5.1
Land division creates allotments that are:	None are applicable.
(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 	
Context and Stre	eetscape Amenity
PO 6.1	DTS/DPF 6.1
The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	None are applicable.
PO 6.2	DTS/DPF 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.	None are applicable.
Dem	l Olition
PO 7.1	DTS/DPF 7.1
Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:	
 (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.	
PO 7.2	DTS/DPF 7.2
Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.	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	DTS/DPF 8.1	
Development conserves and complements features and ruins associated with former activities of significance.	None are applicable.	

Statement

Historic Area Statements

Historic Areas affecting City of Unley

Statement#

cious Unley and Malvern Trimmer Estate Historic Area Statement (Un13)
a Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or ecognised importance. They can comprise land divisions, development patterns, built form characteristics res that provide a legible connection to the historic development of a locality.
have been identified in the below table. In some cases State and / or Local Heritage Places within the to the attributes of an Historic Area.
of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area not stated in the below table.
nd 1880 to 1920 built development.
Spacious streetscape character of regular grid layout (with axial views focussed on the central oval feature) of wide, tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.
Victorian and Turn-of-the-Century villas (asymmetrical and symmetrical), double-fronted cottages and limited complementary, Inter-war era, styles. More affluent, original owners developed some larger, amalgamated allotments in the southern areas of Malvern establishing grander residences and gardens. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), 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.
Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.
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. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
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
r

	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 spanels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanisteel 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 stuck masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hed with or without fencing.
Setting, landscaping, streetscape and public realm features	Spacious streetscape character. Regular grid layout of wide tree-lined streets, with axial view along wide, tree-lined Cambridge Terrace and Oxford Street focussed on the central Unley C feature. Large front gardens. 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		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
PO 1.1	DTS/DPF 1.1
All development, but in particular involving any of the following:	Development satisfies either of the following:
 (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry 	 (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 Landscape South Australia Act 2019.

has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.

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 that require or may require water to be taken in addition to any allocation that has already been granted under the Landscape South Australia Act 2019: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. Commercial forestry that requires a forest water licence under Part 8 Division 6 of the Landscape South Australia Act 2019.	The Chief Executive of the Department of the Minister responsible for the administration of the Landscape South Australia Act 2019.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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	DTS/DPF 1.1	
Regulated trees are retained where they:	None are applicable.	
(a) make an important visual contribution to local character and amenity		

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(b) are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species and / or (c) provide an important habitat for native fauna. PO 1.2 DTS/DPF 1.2 Significant trees are retained where they: None are applicable. (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 National Parks and Wildlife Act 1972 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. PO 1.3 DTS/DPF 1.3 A tree damaging activity not in connection with other development None are applicable. satisfies (a) and (b): (a) tree damaging activity is only undertaken to: 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 rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place В. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire 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 (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. PO 1.4 DTS/DPF 1.4 A tree-damaging activity in connection with other development None are applicable. satisfies all the following:

- (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible
- in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

Ground work affecting trees

PO 2.1

DTS/DPF 2.1

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.

None are applicable.

Land Division

PO 3.1

DTS/DPF 3.1

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.

Land division where:

- (a) there are no regulated or significant trees located within or adjacent to the plan of division
- (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
PO 1.1	DTS/DPF 1.1
Residential development is designed to capture and re-use	Residential development comprising detached, semi-detached or

stormwater to:

- (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.

row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:

- (a) includes rainwater tank storage:
 - (i) connected to at least:
 - 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
- incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

	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	•	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 Generati	ng Development
PO 1.1	DTS/DPF 1.1
Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:
	 (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	DTS/DPF 1.2
Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:
	(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 1.3	DTS/DPF 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.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (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
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: (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.	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 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 /

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	Designated Performance Feature				
PO 1.1	DTS/DPF 1.1				
Trees are planted or retained to contribute to an urban tree canopy.	Tree planting is provided in accordance with the following:				
			Tree size* and number required per dwelling		
	<450		1 small tree		
	450-800	450-800 1 medium tree		e or 2	small trees
	>800		1 large tree of small trees	r 2 me	edium trees or 4
	*refer Table 1 Tree Size				
	Table 1 Tree Size				
	Tree size	height	Mature spread (minimum)	with	area around tree in development (minimum)
	Small	4 m	2m	_	² and min. ension of 1.5m
	Medium	6 m	4 m		² and min. ension of 2m
	Large	12 m	8m		. ² and min. ension of 4m
	required to retained on and C of Ta	be planted in DT the subject land able 2, and are no the Planning Dev	S/DPF 1.1 whe that meet the o ot a species ide	ere ex criteria entified	ne number of trees isting tree(s) are a in Columns A, B d in Regulation structure (General)
Table 2 Tree Discounts					
	Retained tree height (Column	Retained tree spread (Column B)	Retained so area around tree within developmen	t	Discount applied (Column D)

site

(Column C)

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)

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Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

Appearance

PO 1 1

DTS/DPF 1.1

Advertisements are compatible and integrated with the design of the building and/or land they are located on.

Advertisements attached to a building satisfy all of the following:

- (a) are not located in a Neighbourhood-type zone
- (b) where they are flush with a wall:
 - if located at canopy level, are in the form of a fascia sign
 - (ii) if located above canopy level:
 - 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:
 - 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:
 - 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:
 - (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.

PO 1.2

Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.

DTS/DPF 1.2

Where development comprises an advertising hoarding, the supporting structure is:

(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.
PO 1.3	DTS/DPF 1.3
Advertising does not encroach on public land or the land of an adjacent allotment.	Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4	DTS/DPF 1.4
Where possible, advertisements on public land are integrated with existing structures and infrastructure.	Advertisements on public land that meet at least one of the following:
	(a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5	DTS/DPF 1.5
Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	None are applicable.
Proliferation of	Advertisements
PO 2.1	DTS/DPF 2.1
Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	No more than one freestanding advertisement is displayed per occupancy.
PO 2.2	DTS/DPF 2.2
Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3	DTS/DPF 2.3
Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	Advertisements satisfy all of the following:
	 (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.
Advertisir	I ng Content
PO 3.1	DTS/DPF 3.1
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.	Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity	Impacts
PO 4.1	DTS/DPF 4.1
Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	Advertisements do not incorporate any illumination.
Sa	fety
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PO 5.1 DTS/DPF 5.1 Advertisements and/or advertising hoardings erected on a verandah Advertisements have a minimum clearance of 2.5m between the top or projecting from a building wall are designed and located to allow of the footpath and base of the underside of the sign. for safe and convenient pedestrian access. PO 5.2 DTS/DPF 5.2 Advertisements and/or advertising hoardings do not distract or No advertisement illumination is proposed. create a hazard to drivers through excessive illumination. DTS/DPF 5.3 Advertisements and/or advertising hoardings do not create a hazard Advertisements satisfy all of the following: to drivers by: (a) are not located in a public road or rail reserve (a) being liable to interpretation by drivers as an official traffic (b) are located wholly outside the land shown as 'Corner Cutsign or signal Off Area' in the following diagram (b) obscuring or impairing drivers' view of official traffic signs or signals Corner Cut-Allotment Boundary Off Area (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 Road Reserve or rail vehicles at/or approaching level crossings. PO 5.4 DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location or adjacent to a road having a speed limit of 80km/h or more. where the demands on driver concentration are high. PO 5.5 DTS/DPF 5.5 Advertisements and/or advertising hoardings provide sufficient Where the advertisement or advertising hoarding is: clearance from the road carriageway to allow for safe and on a kerbed road with a speed zone of 60km/h or less, the convenient movement by all road users. advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb 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 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: (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. PO 5.6 DTS/DPF 5.6 Advertising near signalised intersections does not cause Advertising: unreasonable distraction to road users through illumination, flashing (a) is not illuminated lights, or moving or changing displays or messages. (b) does not incorporate a moving or changing display or (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 a	nd Design
PO 1.1	DTS/DPF 1.1
Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	None are applicable.
PO 1.2	DTS/DPF 1.2
Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	None are applicable.
Horse	Keeping
PO 2.1	DTS/DPF 2.1
Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	None are applicable.
PO 2.2	DTS/DPF 2.2
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: (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	DTS/DPF 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.	Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.

Policy24 - Enquiry	
PO 2.4	DTS/DPF 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.	Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5	DTS/DPF 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.	Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Ke	nnels
PO 3.1	DTS/DPF 3.1
Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2	DTS/DPF 3.2
Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:	Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
(a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	
PO 3.3	DTS/DPF 3.3
Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1	DTS/DPF 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.	None are applicable.
PO 4.2	DTS/DPF 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.	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)

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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based	Aquaculture
PO 1.1	DTS/DPF 1.1
Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	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	DTS/DPF 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.	None are applicable.
PO 1.3	DTS/DPF 1.3
Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	None are applicable.
PO 1.4	DTS/DPF 1.4
Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	None are applicable.
PO 1.5	DTS/DPF 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.	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	DTS/DPF 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.	None are applicable.
Marine Based Aquaculture	
PO 2.1	DTS/DPF 2.1
Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:	None are applicable.
(a) creeks and estuaries (b) wetlands	

- Olicy24	- Enquiry	
(c)	significant seagrass and mangrove communities marine habitats and ecosystems.	
(=)	mame nasicas and coosystems.	
PO 2.2		DTS/DPF 2.2
Marine	aquaculture is sited in areas with adequate water current to	None are applicable.
	e sediments and dissolve particulate wastes to prevent the	
build-up	o of waste that may cause environmental harm.	
PO 2.3		DTS/DPF 2.3
Marine	aquaculture is designed to not involve discharge of human	None are applicable.
waste c	on the site, on any adjacent land or into nearby waters.	
PO 2.4		DTS/DPF 2.4
Marine	aquaculture (other than inter-tidal aquaculture) is located an	Marine aquaculture development is located 100m or more seaward
	riate distance seaward of the high water mark.	of the high water mark.
PO 2.5		DTS/DPF 2.5
	aquaculture is sited and designed to not obstruct or interfere	None are applicable.
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 bight tourism calls	
(d) (e)	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.	
PO 2.6		DTS/DPF 2.6
Marine	aquaculture is sited and designed to minimise interference	None are applicable.
	struction to the natural processes of the coastal and marine	
environ	ment.	
PO 2.7		DTS/DPF 2.7
Marine	aquaculture is designed to be as unobtrusive as practicable	None are applicable.
by inco	rporating measures such as:	
(a)	using feed hoppers painted in subdued colours and	
	suspending them as close as possible to the surface of the	
(b)	water positioning structures to protrude the minimum distance	
(5)	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	
/ ₄ 1\	reasons	
(d)	positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	
PO 2.8		DTS/DPF 2.8
Access	, launching and maintenance facilities utilise existing	None are applicable.

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antablished roads tracks rooms and noths to as force the ac-	I
established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	
PO 2.9	DTS/DPF 2.9
Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	None are applicable.
PO 2.10	DTS/DPF 2.10
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> .	Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act</i> 1972.
PO 2.11	DTS/DPF 2.11
Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:	None are applicable.
 (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. 	
Navigation	and Safety
PO 3.1	DTS/DPF 3.1
Marine aquaculture sites are suitably marked to maintain navigational safety.	None are applicable.
PO 3.2	DTS/DPF 3.2
Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	None are applicable.
Environmental Management	
PO 4.1	DTS/DPF 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.	None are applicable.
PO 4.2	DTS/DPF 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.	None are applicable.
PO 4.3	DTS/DPF 4.3
Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	None are applicable.
PO 4.4	DTS/DPF 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	None are applicable.

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the nearby coastline.	

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 a	and Noise
PO 1.1	DTS/DPF 1.1
Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	None are applicable.
PO 1.2	DTS/DPF 1.2
Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	None are applicable.
PO 1.3	DTS/DPF 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.	None are applicable.
PO 1.4	DTS/DPF 1.4
Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	Brew kettles are fitted with a vapour condenser.
PO 1.5	DTS/DPF 1.5
Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	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	DTS/DPF 2.1
Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	Wastewater management systems are set back 50m or more from the banks of watercourses and bores.

i	1
PO 2.2	DTS/DPF 2.2
The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	None are applicable.
PO 2.3	DTS/DPF 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.	None are applicable.
PO 2.4	DTS/DPF 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.	None are applicable.
Wastewate	er Irrigation
PO 3.1	DTS/DPF 3.1
Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	None are applicable.
PO 3.2	DTS/DPF 3.2
Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3	DTS/DPF 3.3
Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:	None are applicable.
 (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.	

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 Outcome Deemed-to-Satisfy Criteria / **Designated Performance Feature** Siting and Design PO 1.1 DTS/DPF 1.1 Bulk handling and storage facilities are sited and designed to Facilities for the handling, storage and dispatch of commodities in minimise risks of adverse air quality and noise impacts on sensitive bulk (excluding processing) meet the following minimum separation receivers. distances from sensitive receivers: 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 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 coal handling with: 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 DTS/DPF 2.1 PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the None are applicable. establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares. PO 2.2 DTS/DPF 2.2 Bulk handling and storage facilities incorporate landscaping to None are applicable. assist with screening and dust filtration. Access and Parking PO 3.1 DTS/DPF 3.1 Roadways and vehicle parking areas associated with bulk handling Roadways and vehicle parking areas are sealed with an all-weather and storage facilities are designed and surfaced to control dust surface. emissions and prevent drag out of material from the site. Slipways, Wharves and Pontoons PO 4.1 DTS/DPF 4.1

None are applicable.

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.	

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	DTS/DPF 1.1
Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	One of the following is satisfied: (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	Develo	opment is:
	(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

PO 1.1 DTSOPF 1.2 None are applicable. DTSOPF 1.3 None are applicable. DTSOPF 1.4 Development does not incorporate any structures that protrude beyond the roofline. DTSOPF 1.4 Development does not incorporate any structures that protrude beyond the roofline. DTSOPF 1.4 Development does not incorporate any structures that protrude beyond the roofline. DTSOPF 1.4 Development does not incorporate any structures that protrude beyond the roofline. DTSOPF 1.4 Development does not incorporate any structures that protrude beyond the roofline. DTSOPF 1.4 Development does not incorporate any structures that protrude beyond the roofline. DTSOPF 1.5 DTSOPF 1.5 None are applicable.	All deve	elopment	
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope). PO 12 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canoples and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm. PO 13 Building elevations facing the primary street (other than anciliary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape. 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: (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. PO 1.5 The negative visual impact of outdoor storage, waste management, locating the plant and equipment as far as practicable from adjacent sensitive land uses. PO 1.5 The negative visual impact of outdoor storage, waste management, locating 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. 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. PO 2.2 Development is designed to differentiate public, communal and	External Appearance		
articulation, materials, colour and massing (including height, width, bulk, roof form and slope). 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. 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. 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: (a) positioning plant and equipment and equipment and equipment and equipment and equipment is necessary to be a complement of the public realm and equipment and equipment is necessary to be a complement of the public realm and equipment is not positioning plant and equipment from view (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. 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 tive (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone. Safety DTS/DPF 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. Po 2.2 Development is designed to differentiate public, communal and	PO 1.1	DTS/DPF 1.1	
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Development is designed to differentiate public, communal and None are applicable.	public realm by providing clear lines of sight, appropriate lighting	None are applicable.	
	PO 2.2	DTS/DPF 2.2	
		None are applicable.	
PO 2.3 DTS/DPF 2.3	PO 2.3	DTS/DPF 2.3	

Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.
PO 2.4	DTS/DPF 2.4
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.
PO 2.5	DTS/DPF 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.	None are applicable.
Lands	caping
PO 3.1	DTS/DPF 3.1
Soft landscaping and tree planting is incorporated to:	None are applicable.
 (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. 	
PO 3.2	DTS/DPF 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.	None are applicable.
	l Performance
	I Performance DTS/DPF 4.1
Environmenta	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable	DTS/DPF 4.1
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.
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Policy24 - Enquiry (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. On-site Waste Treatment Systems PO 6.1 DTS/DPF 6.1 Dedicated on-site effluent disposal areas do not include any areas Effluent disposal drainage areas do not: to be used for, or could be reasonably foreseen to be used for, (a) encroach within an area used as private open space or private open space, driveways or car parking. 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 DTS/DPF 7.1 Development facing the street is designed to minimise the negative None are applicable. impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (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. PO 7.2 DTS/DPF 7.2 Vehicle parking areas are appropriately located, designed and None are applicable. constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. PO 7.3 DTS/DPF 7.3 Safe, legible, direct and accessible pedestrian connections are None are applicable. provided between parking areas and the development. PO 7.4 DTS/DPF 7.4 Street level vehicle parking areas incorporate tree planting to None are applicable. provide shade and reduce solar heat absorption and reflection. PO 7.5 DTS/DPF 7.5 Street level parking areas incorporate soft landscaping to improve None are applicable. visual appearance when viewed from within the site and from public places. PO 7.6 DTS/DPF 7.6 Vehicle parking areas and associated driveways are landscaped to None are applicable. provide shade and positively contribute to amenity. PO 7.7 DTS/DPF 7.7

Policy24 - Enquiry Vehicle parking areas and access ways incorporate integrated None are applicable. stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. Earthworks and sloping land PO 8.1 DTS/DPF 8.1 Development, including any associated driveways and access Development does not involve any of the following: tracks, minimises the need for earthworks to limit disturbance to excavation exceeding a vertical height of 1m natural topography. (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m PO 8.2 DTS/DPF 8.2 Driveways and access tracks are designed and constructed to allow Driveways and access tracks on sloping land (with a gradient safe and convenient access on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): exceeding 1 in 8). do not have a gradient exceeding 25% (1-in-4) at any point along the driveway are constructed with an all-weather trafficable surface. (b) PO 8.3 DTS/DPF 8.3 None are applicable. 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. PO 8.4 DTS/DPF 8.4 Development on sloping land (with a gradient exceeding 1 in 8) None are applicable. avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion. PO 8.5 DTS/DPF 8.5 Development does not occur on land at risk of landslip nor None are applicable. increases the potential for landslip or land surface instability. Fences and Walls PO 9.1 DTS/DPF 9.1 Fences, walls and retaining walls are of sufficient height to maintain None are applicable.

privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places. PO 9 2 DTS/DPF 9 2 A vegetated landscaped strip 1m wide or more is provided against Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual the low side of a retaining wall.

impacts. Overlooking / Visual Privacy (in building 3 storeys or less) PO 10.1 **DTS/DPF 10.1** Development mitigates direct overlooking from upper level windows Upper level windows facing side or rear boundaries shared with a to habitable rooms and private open spaces of adjoining residential residential allotment/site satisfy one of the following: uses (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. DTS/DPF 10.2 PO 10.2 Development mitigates direct overlooking from balconies, terraces One of the following is satisfied: and decks to habitable rooms and private open space of adjoining (a) the longest side of the balcony or terrace will face a public residential uses. road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace (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: 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 (ii) 1.7m above finished floor level in all other cases All Residential development Front elevations and passive surveillance PO 11.1 DTS/DPF 11.1 Dwellings incorporate windows along primary street frontages to Each dwelling with a frontage to a public street: encourage passive surveillance and make a positive contribution to (a) includes at least one window facing the primary street from the streetscape. 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. PO 11.2 **DTS/DPF 11.2** Dwellings incorporate entry doors within street frontages to address Dwellings with a frontage to a public street have an entry door the street and provide a legible entry point for visitors. visible from the primary street boundary. Outlook and amenity PO 12.1 **DTS/DPF 12.1** Living rooms have an external outlook to provide a high standard of A living room of a dwelling incorporates a window with an outlook amenity for occupants. towards the street frontage or private open space, public open

space, or waterfront areas.

Policy24 - Enquiry PO 12.2 DTS/DPF 12.2 Bedrooms are separated or shielded from active communal None are applicable. recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. **Ancillary Development** PO 13.1 **DTS/DPF 13.1** Ancillary buildings: Residential ancillary buildings and structures are sited and are ancillary to a dwelling erected on the same site designed to not detract from the streetscape or appearance of (b) have a floor area not exceeding 60m2 buildings on the site or neighbouring properties. 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 (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: 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: 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 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: a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (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)

(j)

(k)

have a roof height where no part of the roof is more than

if clad in sheet metal, is pre-colour treated or painted in a

retains a total area of soft landscaping in accordance with

5m above the natural ground level

non-reflective colour

(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%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 13.2

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.

DTS/DPF 13.2

Ancillary buildings and structures do not result in:

- (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.

PO 13.3

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.

DTS/DPF 13.3

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

- (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

PO 14.1

Garaging is designed to not detract from the streetscape or appearance of a dwelling.

DTS/DPF 14.1

Garages and carports facing a street:

- (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

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

DTS/DPF 15.1

None are applicable

Dwelling additions

PO 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.

DTS / DPF 16.1

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:
 - 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
 - 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 includes stormwater management systems that minimise the

Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater

discharge of sediment, suspended solids, organic matter, nutrients, runoff outcomes: bacteria, litter and other contaminants to the stormwater system, (a) 80 per cent reduction in average annual total suspended watercourses or other water bodies. (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen. PO 18.2 **DTS/DPF 18.2** Residential development creating a common driveway / access Development creating a common driveway / access that services 5 includes a stormwater management system designed to mitigate or more dwellings: peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP increase the peak flows in downstream systems. 30-minute storm and the stormwater runoff time to peak is not increased 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 DTS/DPF 19.1 Enclosed parking spaces are of a size and dimensions to be Residential car parking spaces enclosed by fencing, walls or other functional, accessible and convenient. structures have the following internal dimensions (separate from any waste storage area): 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 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** Uncovered parking spaces are of a size and dimensions to be Uncovered car parking spaces have: functional, accessible and convenient. (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 19.3 **DTS/DPF 19.3** Driveways are located and designed to facilitate safe access and Driveways and access points on sites with a frontage to a public egress while maximising land available for street tree planting, road of 10m or less have a width between 3.0 and 3.2 metres landscaped street frontages, domestic waste collection and onmeasured at the property boundary and are the only access point street parking. provided on the site. PO 19.4 DTS/DPF 19.4

Vehicle access is safe, convenient, minimises interruption to the Vehicle access to designated car parking spaces satisfy (a) or (b): operation of public roads and does not interfere with street (a) is provided via a lawfully existing or authorised access infrastructure or street trees. 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 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 does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services. PO 19.5 **DTS/DPF 19.5** Driveways are designed to enable safe and convenient vehicle Driveways are designed and sited so that: movements from the public road to on-site parking spaces. 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 if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site PO 19.6 **DTS/DPF 19.6** Driveways and access points are designed and distributed to Where on-street parking is available abutting the site's street optimise the provision of on-street visitor parking. frontage, on-street parking is retained in accordance with the following requirements: minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 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 20.1 DTS/DPF 20.1 Provision is made for the adequate and convenient storage of waste None are applicable. bins in a location screened from public view. Design of Transportable Dwellings **DTS/DPF 21.1** PO 21 1 The sub-floor space beneath transportable buildings is enclosed to Buildings satisfy (a) or (b): give the appearance of a permanent structure. (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.

Policy24 - Enquiry Group dwelling, residential flat buildings and battle-axe development Amenity PO 22.1 **DTS/DPF 22.1** Dwellings are of a suitable size to accommodate a layout that is well Dwellings have a minimum internal floor area in accordance with organised and provides a high standard of amenity for occupants. the following table: **Number of bedrooms** Minimum internal floor area Studio 35m² 1 bedroom 50m² 2 bedroom 65m² 3+ bedrooms 80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom PO 22.2 DTS/DPF 22.2 The orientation and siting of buildings minimises impacts on the None are applicable. amenity, outlook and privacy of occupants and neighbours. PO 22.3 DTS/DPF 22.3 Development maximises the number of dwellings that face public None are applicable. open space and public streets and limits dwellings oriented towards adjoining properties. PO 22.4 DTS/DPF 22.4 Battle-axe development is appropriately sited and designed to Dwelling sites/allotments are not in the form of a battle-axe respond to the existing neighbourhood context. arrangement. Communal Open Space PO 23.1 **DTS/DPF 23.1** Private open space provision may be substituted for communal None are applicable. open space which is designed and sited to meet the recreation and amenity needs of residents. PO 23.2 **DTS/DPF 23.2** Communal open space is of sufficient size and dimensions to cater Communal open space incorporates a minimum dimension of 5 for group recreation. metres. PO 23.3 DTS/DPF 23.3 Communal open space is designed and sited to: None are applicable. (a) be conveniently accessed by the dwellings which it

(b)

services

have regard to acoustic, safety, security and wind effects.

Policy24 - Eriquity	
PO 23.4	DTS/DPF 23.4
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 23.5	DTS/DPF 23.5
Communal open space is designed and sited to:	None are applicable.
in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings in relation to ground floor communal space, be overlooked	
by habitable rooms to facilitate passive surveillance.	
Carnarking access	and manoeuvrability
PO 24.1	DTS/DPF 24.1
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	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	DTS/DPF 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.	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3	DTS/DPF 24.3
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	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	DTS/DPF 24.4
Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
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.

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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 Lan	dscaping	
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:	None are applicable.	
located away, or screened, from public view, and conveniently located in proximity to dwellings and the waste collection point.		
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 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

ccess

Development is designed to support safe and convenient access and movement for residents by providing: None are applicable.

DTS/DPF 28.1

- (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
- 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.

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:

None are applicable.

- be conveniently accessed by the dwellings which it services
- (b) have regard to acoustic, safety, security and wind effects.

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

DTS/DPF 29.6

Communal open space is designed and sited to:

None are applicable.

- 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

DTS/DPF 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.	None are applicable.
PO 30.2	DTS/DPF 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.	None are applicable.
PO 30.3	DTS/DPF 28.3
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 30.4	DTS/DPF 30.4
Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	None are applicable.
PO 30.5	DTS/DPF 30.5
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 30.6	DTS/DPF 30.6
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 30.7	DTS/DPF 30.7
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
All non-resident	tial development
Water Sens	sitive Design
PO 31.1	DTS/DPF 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.	None are applicable.
PO 31.2	DTS/DPF 31.2
Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	None are applicable.
Wash-down and Waste	Loading and Unloading
PO 32.1	DTS/DPF 32.1
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:	None are applicable.
(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	

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- (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:
 - 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
 - (ii) a holding tank and its subsequent removal off-site on a regular basis.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	 Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): 4m ² with a minimum dimension 1.8m One bedroom: 8m ² with a minimum dimension 2.1m Two bedroom dwelling: 11m ² with a minimum dimension 2.4m Three + bedroom dwelling: 15m ² with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

	Desired Outcome			
DO 1	Develo	pment 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

	Feature
All Deve	elopment
External A	ppearance
PO 1.1	DTS/DPF 1.1
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.
PO 1.2	DTS/DPF 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.	None are applicable.
PO 1.3	DTS/DPF 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.	None are applicable.
PO 1.4	DTS/DPF 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:	Development does not incorporate any structures that protrude beyond the roofline.
 (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.	
PO 1.5	DTS/DPF 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.	None are applicable.
Sa	fety

PO 2.1 DTS/DPF 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.

None are applicable.

PO 2.2	DTS/DPF 2.2
Development is designed to differentiate public, communal and private areas.	None are applicable.
PO 2.3	DTS/DPF 2.3
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.
PO 2.4	DTS/DPF 2.4
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.
PO 2.5	DTS/DPF 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.	None are applicable.
Lands	caping
PO 3.1	DTS/DPF 3.1
Soft landscaping and tree planting are incorporated to:	None are applicable.
(a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	
Environment	al Performance
PO 4.1	DTS/DPF 4.1
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable	Name and applicable
rooms, common areas and open spaces.	None are applicable.
	DTS/DPF 4.2
rooms, common areas and open spaces.	
rooms, common areas and open spaces. PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on	DTS/DPF 4.2
rooms, common areas and open spaces. 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.
rooms, common areas and open spaces. 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. 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 4.2 None are applicable. DTS/DPF 4.3
rooms, common areas and open spaces. 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. 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 4.2 None are applicable. DTS/DPF 4.3 None are applicable.
rooms, common areas and open spaces. 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. 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 4.2 None are applicable. DTS/DPF 4.3 None are applicable.

groundwater
the quality and function of natural springs.

On-site Waste Treatment Systems

PO 6.1

(c)

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:

- 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

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:

- (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 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

Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.

DTS/DPF 7.4

Vehicle parking areas that are open to the sky and comprise 10 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.

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

DTS/DPF 7.6

None are applicable.

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provide shade and positively contribute to amenity.	
PO 7.7	DTS/DPF 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.	None are applicable.
Earthworks ar	nd sloping land
PO 8.1	DTS/DPF 8.1
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	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. PO 8.4	DTS/DPF 8.3 None are applicable. DTS/DPF 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.	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	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against

are visible from public roads and public open space to minimise visual impacts.

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:

- (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:

- (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:
 - 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, 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 A	appearance
PO 12.1	DTS/DPF 12.1
Buildings positively contribute to the character of the local area by responding to local context.	None are applicable.
PO 12.2	DTS/DPF 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.	None are applicable.
PO 12.3	DTS/DPF 12.3
Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	None are applicable.
PO 12.4	DTS/DPF 12.4
Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	None are applicable.
PO 12.5	DTS/DPF 12.5
External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	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	DTS/DPF 12.6
Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	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
Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	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	DTS/DPF 12.8

Building services, plant and mechanical equipment are screened from the public realm.

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.

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 canony enread		

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.

Enviro	nmental
PO 14.1	DTS/DPF 14.1
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	None are applicable.
PO 14.2	DTS/DPF 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.	None are applicable.
PO 14.3	DTS/DPF 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	None are applicable.
(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.	
	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
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:	DTS/DPF 16.1 None are applicable.
 (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 	

Policy24 - Enquiry 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. PO 17.1

All residential development

Front elevations and passive surveillance

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:

- 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.

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

PO 19.1

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.

DTS/DPF 19.1

Ancillary buildings:

- 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
 - (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:
 - 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:
 - for dwellings of single building level 7m in width or 50% of the site frontage, whichever is the lesser
 - В. 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
 - (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
- 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%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 19.2

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.

DTS/DPF 19.2

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space
- 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.	
PO 19.3	DTS/DPF 19.3	
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.	The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (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 Deve	lopment - Low Rise	
External :	appearance	
PO 20.1	DTS/DPF 20.1	
Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and carports facing a street:	
	 (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. 	
PO 20.2	DTS/DPF 20.2	
Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	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:	
	(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line	
	a porch or portico projects at least 1m from the building wall 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.	

PO 20.3 DTS/DPF 20.3 The visual mass of larger buildings is reduced when viewed from None are applicable adjoining allotments or public streets. Private Open Space DTS/DPF 21.1 PO 21.1 Dwellings are provided with suitable sized areas of usable private Private open space is provided in accordance with Design in Urban open space to meet the needs of occupants. Areas Table 1 - Private Open Space. PO 21.2 **DTS/DPF 21.2** Private open space is positioned to provide convenient access from Private open space is directly accessible from a habitable room. internal living areas. Landscaping PO 22.1 DTS/DPF 22.1 Soft landscaping is incorporated into development to: Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (a) minimise heat absorption and reflection (b): (b) contribute shade and shelter a total area as determined by the following table: (c) provide for stormwater infiltration and biodiversity (a) (d) enhance the appearance of land and streetscapes. Dwelling site area (or in the case **Minimum** of residential flat building or group percentage of site dwelling(s), average site area) (m²) <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 **DTS/DPF 23.1** Enclosed car parking spaces are of dimensions to be functional, Residential car parking spaces enclosed by fencing, walls or other accessible and convenient. structures have the following internal dimensions (separate from any waste storage area): single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m 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 minimum garage door width of 2.4m per space.

PO 23.2 DTS/DPF 23.2 Uncovered car parking space are of dimensions to be functional, Uncovered car parking spaces have: accessible and convenient. 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 **DTS/DPF 23.3** Driveways and access points are located and designed to facilitate Driveways and access points satisfy (a) or (b): safe access and egress while maximising land available for street sites with a frontage to a public road of 10m or less, have tree planting, domestic waste collection, landscaped street a width between 3.0 and 3.2 metres measured at the frontages and on-street parking. property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: 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. PO 23.4 **DTS/DPF 23.4** Vehicle access is safe, convenient, minimises interruption to the Vehicle access to designated car parking spaces satisfy (a) or (b): operation of public roads and does not interfere with street is provided via a lawfully existing or authorised access infrastructure or street trees. 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: 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 6m or more from the tangent point of an intersection of 2 or more roads outside of the marked lines or infrastructure dedicating a pedestrian crossing. PO 23.5 **DTS/DPF 23.5** Driveways are designed to enable safe and convenient vehicle Driveways are designed and sited so that: movements from the public road to on-site parking spaces. (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 or way is at least 6.2m

wide along the boundary of the allotment / site

PO 23.6 **DTS/DPF 23.6** Driveways and access points are designed and distributed to Where on-street parking is available abutting the site's street optimise the provision of on-street visitor parking. frontage, on-street parking is retained in accordance with the following requirements: 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 DTS/DPF 24.1 PO 24.1 Provision is made for the convenient storage of waste bins in a Where dwellings abut both side boundaries a waste bin storage location screened from public view. area is provided behind the building line of each dwelling that: 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. Design of Transportable Buildings DTS/DPF 25.1 PO 25.1 The sub-floor space beneath transportable buildings is enclosed to Buildings satisfy (a) or (b): give the appearance of a permanent structure. (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** Buildings: Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space. 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. PO 26.2 **DTS/DPF 26.2** The visual privacy of ground level dwellings within multi-level The finished floor level of ground level dwellings in multi-storey buildings is protected. developments is raised by up to 1.2m. Private Open Space DTS/DPF 27.1 PO 27.1 Dwellings are provided with suitable sized areas of usable private Private open space provided in accordance with Design in Urban open space to meet the needs of occupants. Areas Table 1 - Private Open Space.

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Residential amenity i	in multi-level buildings
PO 28.1	DTS/DPF 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.	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.
PO 28.2	DTS/DPF 28.2
Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:	Balconies utilise one or a combination of the following design elements:
(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.	(a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3	DTS/DPF 28.3
Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4	DTS/DPF 28.4
Dwellings are provided with sufficient space for storage to meet likely occupant needs.	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:
	 (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.
PO 28.5	DTS/DPF 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.	Light wells: (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.
PO 28.6	DTS/DPF 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.	None are applicable.
PO 28.7	DTS/DPF 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.	None are applicable.
Dwelling C	

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.

DTS/DPF 29.1

Buildings containing in excess of 10 dwellings provide at least one of each of the following:

- (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.

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.

DTS/DPF 29.2

None are applicable.

Common Areas

PO 30.1

The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.

DTS/DPF 30.1

Common corridor or circulation areas:

- (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

PO 31.1

Dwellings are of a suitable size to provide a high standard of amenity for occupants.

DTS/DPF 31.1

Dwellings have a minimum internal floor area in accordance with the following 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

PO 31.2

The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.

DTS/DPF 31.2

None are applicable.

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DTS/DPF 31.3
None are applicable.
DTS/DPF 31.4
Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Open Space
DTS/DPF 32.1
None are applicable.
DTS/DPF 32.2
Communal open space incorporates a minimum dimension of 5 metres.
DTS/DPF 32.3
None are applicable.
DTS/DPF 32.4
None are applicable.
DTS/DPF 32.5
None are applicable.
s and manoeuvrability
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.
DTS/DPF 33.2
Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.

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PO 33.3	DTS/DPF 33.3
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	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	DTS/DPF 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.	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	DTS/DPF 33.5
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 lan	dscaping
PO 34.1	DTS/DPF 34.1
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 building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2	DTS/DPF 34.2
Battle-axe or common driveways incorporate landscaping and	Battle-axe or common driveways satisfy (a) and (b):
permeability to improve appearance and assist in stormwater management.	(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	DTS/DPF 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.	None are applicable.
PO 35.2	DTS/DPF 35.2
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 35.3	DTS/DPF 35.3

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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. 	
PO 35.4	DTS/DPF 35.4
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 35.5	DTS/DPF 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.	None are applicable.
PO 35.6	DTS/DPF 35.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Water sensitiv	e 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	DTS/DPF 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.	None are applicable.
Supported Accommodation	on and retirement facilities
Siting, Configura	ation and Design
PO 37.1	DTS/DPF 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.	None are applicable.
PO 37.2	DTS/DPF 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.	None are applicable.
Movement	and Access
PO 38.1	DTS/DPF 38.1
Development is designed to support safe and convenient access and movement for residents by providing:	None are applicable.
(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. Communal Open Space PO 39.1 DTS/DPF 39.1 Development is designed to provide attractive, convenient and None are applicable. comfortable indoor and outdoor communal areas to be used by residents and visitors. PO 39.2 DTS/DPF 39.2 Private open space provision may be substituted for communal None are applicable. open space which is designed and sited to meet the recreation and amenity needs of residents. PO 39.3 **DTS/DPF 39.3** Communal open space is of sufficient size and dimensions to cater Communal open space incorporates a minimum dimension of 5 for group recreation. 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 None are applicable. functional, attractive and encourage recreational use. PO 39.6 DTS/DPF 39.6 Communal open space is designed and sited to: None are applicable. in relation to rooftop or elevated gardens, minimise (a) 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 None are applicable. items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electricpowered vehicles. PO 40.2 DTS/DPF 40.2 None are applicable. 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. PO 40.3 **DTS/DPF 40.3**

PO 42.1

Policy24 - Enquiry			
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 located and screened from public view.	None are applicable.		
Student Acc	commodation		
PO 41.1	DTS/DPF 41.1		
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.	Student accommodation provides: (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: (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.		
PO 41.2 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.	DTS/DPF 41.2 None are applicable.		
All non-residential development			
Water Sensitive Design			

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Development likely to result in risk of export of sediment, suspended None are applicable.

DTS/DPF 42.1

Policy24	- Enquiry	/	
	ement sy	natter, nutrients, oil and grease include stormwater restems designed to minimise pollutants entering	
PO 42.2			DTS/DPF 42.2
chemic		ed from a development site is of a physical, ological condition equivalent to or better than its state.	None are applicable.
PO 42.3			DTS/DPF 42.3
peak flo	ows and ges from	cludes stormwater management systems to mitigate manage the rate and duration of stormwater the site to ensure that development does not ows in downstream systems.	None are applicable.
		Wash-down and Waste	Loading and Unloading
PO 43.1			DTS/DPF 43.1
waste r wash-d	refuse bir lown area nent are: designa	ies including loading and unloading, storage of his in commercial and industrial development or has used for the cleaning of vehicles, plant or hed to contain all wastewater likely to pollute	None are applicable.
		rater within a bunded and roofed area to exclude the f external surface stormwater run-off	
(b)	paved collecti	with an impervious material to facilitate wastewater on	
(c)		cient size to prevent 'splash-out' or 'over-spray' of vater from the wash-down area	
(d)	(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

PO 44.1

Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:

- (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

DTS/DPF 44.1

Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

fronting minor thoroughfares.	

Table 1 - Private Open Space

Dwelling Type	welling Type Dwelling / Site Minimum Rate	
	Configuration	
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m.
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	Dwellings at ground level:	15m ² / minimum dimension 3m
above ground level dwellings	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 DTS/DPF 1.1 Commercial forestry plantations are established where there is no None are applicable. detrimental effect on the physical environment or scenic quality of the rural landscape. PO 1.2 DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. exceeding 20% (1-in-5). PO 13 DTS/DPF 1.3 Commercial forestry plantations and operations associated with Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately their establishment, management and harvesting are set back 50m set back from any sensitive receiver to minimise fire risk and noise or more from any sensitive receiver. disturbance. DTS/DPF 1.4 PO 1.4 Commercial forestry plantations are separated from reserves Commercial forestry plantations and operations associated with gazetted under the National Parks and Wildlife Act 1972 and/or their establishment, management and harvesting are set back 50m Wilderness Protection Act 1992 to minimise fire risk and potential or more from a reserve gazetted under the National Parks and for weed infestation. Wildlife Act 1972 and/or Wilderness Protection Act 1992. Water Protection PO 2.1 DTS/DPF 2.1 Commercial forestry plantations incorporate artificial drainage lines None are applicable. (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas. PO 2.2 DTS/DPF 2.2 Appropriate siting, layout and design measures are adopted to Commercial forestry plantations: minimise the impact of commercial forestry plantations on surface (a) do not involve cultivation (excluding spot cultivation) in water resources. 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 DTS/DPF 3.1 Commercial forestry plantations incorporate appropriate firebreaks Commercial forestry plantations provide: and fire management design elements. 7m or more wide external boundary firebreaks for plantations of 40ha or less

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	plantations of be (c) 20m or more wid	tween 40ha a le external bo al 10m or mo	oundary firebreaks, or 10m re of fuel-reduced plantation,
	'		
PO 3.2	DTS/DPF 3.2		
Commercial forestry plantations incorporate appropriate fire management access tracks.			nagement access tracks:
	(a) are incorporated (b) are 7m or more more		ebreaks Pertical clearance of 4m or
	or if they are a n signposted and p fighting vehicles	o through ac	t through access at junctions, cess track are appropriately ble turnaround areas for fire-
	(d) partition the plan	tation into ur	nits of 40ha or less in area.
Power-lin	ne Clearances		
PO 4.1	DTS/DPF 4.1		
Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	Commercial forestry plan expected mature height o requirements listed in the	f greater than	n 6m meet the clearance
	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	

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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	DTS/DPF 1.1			
Residential development provides a range of housing choices.	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	DTS/DPF 1.2			
Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	None are applicable.			
Buildin	g Height			
PO 2.1	DTS/DPF 2.1			
Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	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	DTS/DPF 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.	None are applicable.			
Primary St	Treet Setback			
PO 3.1	DTS/DPF 3.1			
Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.			
Secondary S	I Street Setback			
PO 4.1	DTS/DPF 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.	Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.			
Bounda	ary Walls			
PO 5.1	DTS/DPF 5.1			

Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.

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:
 - 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 streetscape character.

DTS/DPF 5.2

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.

Side Boundary Setback

PO 6.1

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that contributes to a suburban character
- (b) access to natural light and ventilation for neighbours.

DTS/DPF 6.1

Other than walls located on a side boundary, buildings are set back from side boundaries:

- (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

PO 7.1

Buildings are set back from rear boundaries to provide:

- 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.

DTS/DPF 7.1

Dwellings are set back from the rear boundary:

- (a) 3m or more for the first building level
- (b) 5m or more for any subsequent building level.

Buildings elevation design

PO 8.1

Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.

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:

- (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.
PO 8.2	DTS/DPF 8.2
Dwellings incorporate windows along primary street frontages to	Each dwelling with a frontage to a public street:
encourage passive surveillance and make a positive contribution to the streetscape.	(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 8.3	DTS/DPF 8.3
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applicable.
PO 8.4	DTS/DPF 8.4
Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	None are applicable.
PO 8.5	DTS/DPF 8.5
Entrances to multi-storey buildings are:	None are applicable.
oriented towards the street visible and easily identifiable from the street designed to include a common mail box structure.	
Outlook an	nd amenity
PO 9.1	DTS/DPF 9.1
Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2	DTS/DPF 9.2
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.	None are applicable.
Private Op	pen Space
PO 10.1	DTS/DPF 10.1
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 the following table:
	Dwelling Type Dwelling / Site Minimum Rate

· · · ·			
		Configuration	
	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
PO 10.2	DTS/DPF 10.2		
Private open space positioned to provide convenient access from internal living areas.	At least 50% of the required area of private open space is accessible from a habitable room.		
PO 10.3	DTS/DPF 10.3		
Private open space is positioned and designed to:	None are applicable.		
(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.			
Visual	privacy		
PO 11.1	DTS/DPF 11.1		
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.		rs facing side or rear b allotment/site satisfy o	oundaries shared with ne of the following:
	finished flo	nently obscured to a hor level and are fixed or than 200mm	eight of 1.5m above or not capable of being
	(b) have sill he finished flo	eights greater than or e or level	equal to 1.5m above
	permanent surface an	ly fixed no more than t	kimum of 25% openings, 500mm from the window part of the window less or.
PO 11.2	DTS/DPF 11.2		
Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of	One of the following is satisfied:		
and terraces to nabitable rooms and private open space of adjoining residential uses.	(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

PO 12.1

Soft landscaping is incorporated into development to:

- (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.

DTS/DPF 12.1

Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):

(a) 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) (m²)	Minimum percentage of site
<150	10%
<200	15%
200-450	20%
>450	25%

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

Water Sensitive Design

PO 13.1

Residential development is designed to capture and use stormwater to:

- (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.

DTS/DPF 13.1

None are applicable.

Car Parking

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.

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.

PO 14.2

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

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.	
PO 14.3	DTS/DPF 14.3	
Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	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 14.4	DTS/DPF 14.4	
Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	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.	
PO 14.5	DTS/DPF 14.5	
Residential flat buildings provide dedicated areas for bicycle parking.	Residential flat buildings provide one bicycle parking space per dwelling.	
Oversh	ershadowing	
PO 15.1	DTS/DPF 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.	None are applicable.	
W	aste	
PO 16.1	DTS/DPF 16.1	
Provision is made for the convenient storage of waste bins in a location screened from public view.	A waste bin storage area is provided behind the primary building line that: (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.	
PO 16.2	DTS/DPF 16.2	
Residential flat buildings provide a dedicated area for the on-site storage of waste which is:	None are applicable.	
(a) easily and safely accessible for residents and for collection vehicles		

	<u> </u>
(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.	
Vehicl	e Access
PO 17.1	DTS/DPF 17.1
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.	None are applicable.
PO 17.2	DTS/DPF 17.2
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	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.
PO 17.3	DTS/DPF 17.3
Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	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 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 or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4	DTS/DPF 17.4
Driveways and access points are designed and distributed to optimise the provision of on-street parking.	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:
	 minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) Minimum car park length of 5.4m where a vehicle can enter or exit a space directly minimum car park length of 6m for an intermediate space located between two other parking spaces.

, , ,	
PO 17.5	DTS/DPF 17.5
Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	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.
PO 17.6	DTS/DPF 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.	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	DTS/DPF 17.7
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.
Sto	prage
PO 18.1	DTS/DPF 18.1
Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	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 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.
Earti	hworks
PO 19.1	DTS/DPF 19.1
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	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 connectio	ns and infrastructure
PO 20.1	DTS/DPF 20.1
Dwellings are provided with appropriate service connections and infrastructure.	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 South Australian Public Health Act 2011

Public Health Act 2011

Policy24 - Enquiry (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 Electricity Act 1996. Site contamination PO 21.1 DTS/DPF 21.1 Land that is suitable for sensitive land uses to provide a safe Development satisfies (a), (b), (c) or (d): environment. (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 does not exist (as demonstrated in a site contamination declaration form) 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: a site contamination audit report has been prepared under Part 10A of the Environment Protection Act 1993 in relation to the land within the previous 5 years which states that site contamination does not exist (or no longer exists) at the land В. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or 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)

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

and

form).

no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of

demonstrated in a site contamination declaration

the site contamination audit report (as

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)

Р	erformance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
		General
PO 1.1		DTS/DPF 1.1
	oment is located and designed to minimise hazard ance to adjacent development and land uses.	None are applicable.
		Visual Amenity
PO 2.1		DTS/DPF 2.1
and ser renewa storage	ual impact of above-ground infrastructure networks vices (excluding high voltage transmission lines), ble energy facilities (excluding wind farms), energy facilities and ancillary development is minimised with which scenic routes and public roads by: utilising features of the natural landscape to obscure views where practicable siting development below ridgelines where practicable avoiding visually sensitive and significant landscapes using materials and finishes with low-reflectivity and colours that complement the surroundings using existing vegetation to screen buildings incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	None are applicable.
DO 0 0		DTO/DDF 0.0
sheds a	ng stations, battery storage facilities, maintenance and other ancillary structures incorporate ion buffers to reduce adverse visual impacts on nt land.	DTS/DPF 2.2 None are applicable.
PO 2.3		DTS/DPF 2.3
installat substat	es exposed by earthworks associated with the tion of storage facilities, pipework, penstock, ions and other ancillary plant are reinstated and attend to reduce adverse visual impacts on adjacent	None are applicable.
		Rehabilitation
PO 3.1		DTS/DPF 3.1
Progres	ssive rehabilitation (incorporating revegetation) of	None are applicable.
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disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	
	Hazard Management
PO 4.1	DTS/DPF 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.	None are applicable.
PO 4.2	DTS/DPF 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.	None are applicable.
PO 4.3	DTS/DPF 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.	None are applicable.
Electricity Infras	structure and Battery Storage Facilities
PO 5.1	DTS/DPF 5.1
Electricity infrastructure is located to minimise visual impacts through techniques including:	None are applicable.
(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-	
(b) grouping utility buildings and structures with non- residential development, where practicable.	
PO 5.2	DTS/DPF 5.2
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.	None are applicable.
PO 5.3	DTS/DPF 5.3
Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	None are applicable.
Telecommunication Facilities	
PO 6.1	DTS/DPF 6.1

The proliferation of telecommunications facilities in the None are applicable. 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. PO 6.2 DTS/DPF 6.2 Telecommunications antennae are located as close as None are applicable. practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. PO 6.3 DTS/DPF 6.3 Telecommunications facilities, particularly None are applicable. towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (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. Renewable Energy Facilities PO 7.1 DTS/DPF 7.1 Renewable energy facilities are located as close as None are applicable. practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. Renewable Energy Facilities (Wind Farm) PO 8.1 DTS/DPF 8.1 Visual impact of wind turbine generators on the amenity of Wind turbine generators are: residential and tourist development is reduced through (a) set back at least 2000m from the base of a turbine to any of the appropriate separation. following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to nonassociated (non-stakeholder) dwellings and tourist accommodation

PO 8.2	DTS/DPF 8.2
The visual impact of wind turbine generators on natural landscapes is managed by:	None are applicable.
(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.	
PO 8.3	DTS/DPF 8.3
Wind turbine generators and ancillary development minimise potential for bird and bat strike.	None are applicable.
PO 8.4	DTS/DPF 8.4
	No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5	DTS/DPF 8.5
Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	None are applicable.
Renewable	Energy Facilities (Solar Power)
PO 9.1	DTS/DPF 9.1
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.	None are applicable.
PO 9.2	DTS/DPF 9.2
Ground mounted solar power facilities allow for movement of wildlife by:	None are applicable.
(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.	
PO 9.3	DTS/DPF 9.3
• •	Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:
	Generation Capacity Approximate size of array Approximate size of array Approximate size of array Approximate from from adjoining conservation land areas Bettlement, Rural Boundary Approximate setback from Township, Rural Boundary Approximate size of array Approximate from from adjoining conservation Buttlement, Rural Neighbourhood

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	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
	Notes:	by when the cite	of the prope		uuntad aalar nauvan
	facility is located				ounted solar powe
PO 9.4	DTS/DPF 9.4				
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.	None are applica	able.			
Hydropowe	ı er / Pumped Hydropo	ower Facilities			
PO 10.1	DTS/DPF 10.1				
Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	None are applicable.				
PO 10.2	DTS/DPF 10.2				
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.	None are applicable.				
PO 10.3	DTS/DPF 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.	None are applicable.				
	Water Supply				
PO 11.1	DTS/DPF 11.1				
Development is connected to an appropriate water supply	Development is	connected, or w	vill be conne	ected, to a reticu	lated water

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to meet the ongoing requirements of the intended use.	scheme or mains water supply with the capacity to meet the on-going requirements of the development.
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.	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: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
	Wastewater Services
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: (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.	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: (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.
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. PO 13.1	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. Temporary Facilities DTS/DPF 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.	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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting ar	nd Design
PO 1.1	DTS/DPF 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.	None are applicable.
PO 1.2	DTS/DPF 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.	None are applicable.
PO 1.3	DTS/DPF 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.	None are applicable.
PO 1.4	DTS/DPF 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.	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	DTS/DPF 1.5
Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
W	aste
PO 2.1	DTS/DPF 2.1

Storage of manure, used litter and other wastes (other than waste None are applicable. water lagoons) is sited, designed, constructed and managed to: avoid attracting and harbouring vermin (a) (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. Soil and Water Protection PO 3.1 DTS/DPF 3.1 To avoid environmental harm and adverse effects on water Intensive animal husbandry operations are set back: resources, intensive animal husbandry operations are appropriately 800m or more from a public water supply reservoir set back from: (b) 200m or more from a major watercourse (third order or (a) public water supply reservoirs higher stream) (b) (c) 100m or more from any other watercourse, bore or well major watercourses (third order or higher stream) used for domestic or stock water supplies. (c) any other watercourse, bore or well used for domestic or stock water supplies. PO 3.2 DTS/DPF 3.2 Intensive animal husbandry operations and dairies incorporate None are applicable. appropriately designed effluent and run-off facilities that: (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.

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 U	Ise Compatibility
PO 1.1	DTS/DPF 1.1
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	None are applicable.

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a. for ground level private open space, the smaller of the

half the existing ground level open space

following:

i.

or

sunlight.

direct winter sunlight

a neighbourhood type zone is minimised to maintain access to

other zones is managed to enable access to direct winter

35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) for ground level communal open space, at least half of the existing ground level open space. PO 3.3 DTS/DPF 3.3 Development does not unduly reduce the generating capacity of None are applicable. 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. PO 3.4 DTS/DPF 3.4 Development that incorporates moving parts, including windmills and None are applicable. wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker. Activities Generating Noise or Vibration PO 4.1 DTS/DPF 4.1 Development that emits noise (other than music) does not Noise that affects sensitive receivers achieves the relevant unreasonably impact the amenity of sensitive receivers (or lawfully Environment Protection (Noise) Policy criteria. approved sensitive receivers). PO 4.2 DTS/DPF 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, None are applicable. 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: locating openings of buildings and associated services (a) away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers housing plant and equipment within an enclosed structure (c) or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. PO 4.3 DTS/DPF 4.3 Fixed plant and equipment in the form of pumps and/or filtration The pump and/or filtration system ancillary to a dwelling erected on systems for a swimming pool or spa are positioned and/or housed the same site is: to not cause unreasonable noise nuisance to adjacent sensitive (a) enclosed in a solid acoustic structure located at least 5m receivers (or lawfully approved sensitive receivers).

from the nearest habitable room located on an adjoining

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	allotment or		
	(b) located at least 12m from the nearest habitable room located on an adjoining allotment.		
PO 4.4	DTS/DPF 4.4		
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.	Adjacent land is used for residential purposes.		
PO 4.5	DTS/DPF 4.5		
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).	None are applicable.		
PO 4.6	DTS/DPF 4.6		
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	Development incorporating music includes noise attenuation measures that will achieve the following noise levels:		
intended to accommodate sensitive receivers.	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 (LOCT10,15 < LOCT90,15 + 8dB)		
Air C	Quality		
PO 5.1	DTS/DPF 5.1		
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.	None are applicable.		
PO 5.2	DTS/DPF 5.2		
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:	None are applicable.		
(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.			
Ligh	tt Spill		
PO 6.1	DTS/DPF 6.1		
External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.		

PO 6.2	DTS/DPF 6.2	
External lighting is not hazardous to motorists and cyclists.	None are applicable.	
Solar Reflec	ctivity / Glare	
PO 7.1	DTS/DPF 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.	None are applicable.	
Electrical	interference	
PO 8.1	DTS/DPF 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.	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	DTS/DPF 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.	None are applicable.	
PO 9.2	DTS/DPF 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.	None are applicable.	
PO 9.3	DTS/DPF 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.	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	DTS/DPF 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 and disposal facilities and do not prejudice the continued operation of these activities.	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.	
PO 9.5	DTS/DPF 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	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:	

not prejudice the continued operation of these activities.	(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 seaport 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	DTS/DPF 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.	None are applicable.
PO 9.7	DTS/DPF 9.7
Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	None are applicable.
Interface with Mines and Quar	ries (Rural and Remote Areas)
PO 10.1	DTS/DPF 10.1
Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act</i> 1971.

Land Division

Assessment Provisions (AP)

Desired Outcome		
DO 1	Land d	ivision:
	(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	DTS/DPF 1.1		
Land division creates allotments suitable for their intended use.	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 <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	DTS/DPF 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.	None are applicable.		
Design a	nd Layout		
PO 2.1	DTS/DPF 2.1		
Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	None are applicable.		
PO 2.2	DTS/DPF 2.2		
Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	None are applicable.		
PO 2.3	DTS/DPF 2.3		
Land division maximises the number of allotments that face public open space and public streets.	None are applicable.		
PO 2.4	DTS/DPF 2.4		
Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	None are applicable.		
PO 2.5	DTS/DPF 2.5		
Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	None are applicable.		
PO 2.6	DTS/DPF 2.6		
Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	None are applicable.		
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PO 2.7	DTS/DPF 2.7
Land division results in legible street patterns connected to the surrounding street network.	None are applicable.
PO 2.8	DTS/DPF 2.8
Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	None are applicable.
Roads ar	nd Access
PO 3.1	DTS/DPF 3.1
Land division provides allotments with access to an all-weather public road.	None are applicable.
PO 3.2	DTS/DPF 3.2
Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.
PO 3.3	DTS/DPF 3.3
Land division does not impede access to publicly owned open space and/or recreation facilities.	None are applicable.
PO 3.4	DTS/DPF 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.	None are applicable.
PO 3.5	DTS/DPF 3.5
Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	None are applicable.
PO 3.6	DTS/DPF 3.6
Road reserves accommodate stormwater drainage and public utilities.	None are applicable.
PO 3.7	DTS/DPF 3.7
Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	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	DTS/DPF 3.9
Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	None are applicable.
PO 3.10	DTS/DPF 3.10
Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	None are applicable.
PO 3.11	DTS/DPF 3.11

Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.

None are applicable.

Infrast	ructure
PO 4.1	DTS/DPF 4.1
Land division incorporates public utility services within road reserves or dedicated easements.	None are applicable.
PO 4.2	DTS/DPF 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.	(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	DTS/DPF 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.	None are applicable.
PO 4.6	DTS/DPF 4.6
Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	None are applicable.
Minor Land Division ((Under 20 Allotments)
Open Space	

Open Space		
PO 5.1	DTS/DPF 5.1	
Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	None are applicable.	
Solar Orientation		
PO 6.1	DTS/DPF 6.1	
Land division for residential purposes facilitates solar access through allotment orientation.	None are applicable.	
Water Sensitive Design		

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PO 7.1	DTS/DPF 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.	None are applicable.
PO 7.2	DTS/DPF 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.	None are applicable.
Battle-Axe I	Development
PO 8.1	DTS/DPF 8.1
Battle-axe development appropriately responds to the existing neighbourhood context.	Allotments are not in the form of a battle-axe arrangement.
PO 8.2	DTS/DPF 8.2
Battle-axe development designed to allow safe and convenient movement.	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	DTS/DPF 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.	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	DTS/DPF 8.4
Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	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 Divisio	on (20+ Allotments)
Open	Space
PO 9.1	DTS/DPF 9.1
Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	None are applicable.
PO 9.2	DTS/DPF 9.2
Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	None are applicable.
PO 9.3	DTS/DPF 9.3
Land allocated for active recreation has dimensions capable of	None are applicable.

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accommodating a range of active recreational activities.		
Water Sensitive Design		
PO 10.1	DTS/DPF 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.	None are applicable.	
PO 10.2	DTS/DPF 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.	None are applicable.	
PO 10.3	DTS/DPF 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.	None are applicable.	
Solar Orientation		
PO 11.1	DTS/DPF 11.1	
Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	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

Policy24 - Enquiry		
PO 1.1	DTS/DPF 1.1	
Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	None are applicable.	
PO 1.2	DTS/DPF 1.2	
The operation of wharves is not impaired by marinas and on-water structures.	None are applicable.	
PO 1.3	DTS/DPF 1.3	
Navigation and access channels are not impaired by marinas and on-water structures.	None are applicable.	
PO 1.4	DTS/DPF 1.4	
Commercial shipping lanes are not impaired by marinas and onwater structures.	Marinas and on-water structures are set back 250m or more from commercial shipping lanes.	
PO 1.5	DTS/DPF 1.5	
Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	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	DTS/DPF 1.6	
Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	None are applicable.	
Environmen	tal Protection	
PO 2.1	DTS/DPF 2.1	
Development is sited and designed to facilitate water circulation and exchange.	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 Outcome	Deemed-to-Satisfy Criteria /
	Designated Performance
	Feature
Land Use and Intensity	
PO 1.1	DTS/DPF 1.1
Recreation facilities are compatible with surrounding land uses and activities.	None are applicable.
PO 1.2	DTS/DPF 1.2
Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	None are applicable.
Design a	and Siting
PO 2.1	DTS/DPF 2.1
Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	None are applicable.
PO 2.2	DTS/DPF 2.2
Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	None are applicable.
PO 2.3	DTS/DPF 2.3
Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	None are applicable.
Pedestrians	and Cyclists
PO 3.1	DTS/DPF 3.1
Open space incorporates:	None are applicable.
(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.	
Usa	bility
PO 4.1	DTS/DPF 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.	None are applicable.
Safety and Security	
PO 5.1	DTS/DPF 5.1
Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	None are applicable.
PO 5.2	DTS/DPF 5.2
Play equipment is located to maximise opportunities for passive surveillance.	None are applicable.

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PO 5.3	DTS/DPF 5.3
Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	None are applicable.
PO 5.4	DTS/DPF 5.4
Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	None are applicable.
PO 5.5	DTS/DPF 5.5
Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	None are applicable.
PO 5.6	DTS/DPF 5.6
Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	None are applicable.
Sign	nage
PO 6.1	DTS/DPF 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.	None are applicable.
Buildings ar	nd Structures
PO 7.1	DTS/DPF 7.1
Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	None are applicable.
PO 7.2	DTS/DPF 7.2
Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	None are applicable.
PO 7.3	DTS/DPF 7.3
Development in open space is constructed to minimise the extent of impervious surfaces.	None are applicable.
PO 7.4	DTS/DPF 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.	None are applicable.
Lands	caping
PO 8.1	DTS/DPF 8.1
Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	None are applicable.
PO 8.2	DTS/DPF 8.2
Landscaping in open space and recreation facilities provides shade and windbreaks:	None are applicable.

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(a) along cyclist and pedestrian routes;(b) around picnic and barbecue areas;(c) in car parking areas.	
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		DTS/DPF 1.1
	sidential development outside Activity Centres of a scale and at does not diminish the role of Activity Centres:	None are applicable.
(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.	
PO 1.2		DTS/DPF 1.2
Out-of-a	activity centre non-residential development complements	None are applicable.
	Centres through the provision of services and facilities:	
(a)	that support the needs of local residents and workers, particularly in underserviced locations	
(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.	

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 a	and Intensity	
PO 1.1	DTS/DPF 1.1	
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.	None are applicable.	
PO 1.2	DTS/DPF 1.2	
Resource extraction activities avoid damage to cultural sites or artefacts.	None are applicable.	
Water Quality		
PO 2.1	DTS/DPF 2.1	
Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	None are applicable.	
Separation Treatments,	Buffers and Landscaping	
PO 3.1	DTS/DPF 3.1	
Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	None are applicable.	
PO 3.2	DTS/DPF 3.2	
Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	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	DTS/DPF 1.1
Ensure land is suitable for use when land use changes to a more sensitive use.	(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 esensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination exists, or may exist (as demonstrated in a site contamination form), and satisfies both of the following: (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- 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).

Tourism Development

Assessment Provisions (AP)

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Ger	neral
PO 1.1	DTS/DPF 1.1
Tourism development complements and contributes to local, natural, cultural or historical context where:	None are applicable.
(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.	
PO 1.2	DTS/DPF 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.	None are applicable.
Caravan and	Tourist Parks
PO 2.1	DTS/DPF 2.1
Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	None are applicable.
PO 2.2	DTS/DPF 2.2
Occupants are provided privacy and amenity through landscaping and fencing.	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	DTS/DPF 2.4
Perimeter landscaping is used to enhance the amenity of the locality.	None are applicable.
PO 2.5	DTS/DPF 2.5
Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	None are applicable.
PO 2.6	DTS/DPF 2.6
Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and	None are applicable.

riverine locations.		
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972		
PO 3.1	DTS/DPF 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).	None are applicable.	
PO 3.2	DTS/DPF 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.	None are applicable.	
PO 3.3	DTS/DPF 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.	None are applicable.	
PO 3.4	DTS/DPF 3.4	
Tourist accommodation is designed to prevent conversion to private dwellings through:	None are applicable.	
 (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. 		

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
Movemen	nt Systems
PO 1.1	DTS/DPF 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.	None are applicable.
PO 1.2	DTS/DPF 1.2
Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	None are applicable.
PO 1.3	DTS/DPF 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.	None are applicable.
PO 1.4	DTS/DPF 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.	All vehicle manoeuvring occurs onsite.
Sigh	tlines
PO 2.1	DTS/DPF 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.	None are applicable.
PO 2.2	DTS/DPF 2.2
Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	None are applicable.
Vehicle Access	
PO 3.1	DTS/DPF 3.1
Safe and convenient access minimises impact or interruption on the operation of public roads.	(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.
PO 3.2	DTS/DPF 3.2
Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a	None are applicable.

hazard to pedestrians and other vehicular traffic.	
PO 3.3 Access points are sited and designed to accommodate the type and	DTS/DPF 3.3 None are applicable.
volume of traffic likely to be generated by the development or land use.	
PO 3.4	DTS/DPF 3.4
Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	None are applicable.
PO 3.5	DTS/DPF 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	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
minimise disruption to utility infrastructure assets.	(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.
PO 3.6	DTS/DPF 3.6
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).	(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: (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.
PO 3.7	DTS/DPF 3.7
Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	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:
	 (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.
PO 3.8	DTS/DPF 3.8
Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and	None are applicable.

manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	
PO 3.9	DTS/DPF 3.9
Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	None are applicable.
Access for Peop	ole with Disabilities
PO 4.1	DTS/DPF 4.1
Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	None are applicable.
Vehicle Pa	arking Rates
PO 5.1	DTS/DPF 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:	whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-
(a) availability of on-street car parking(b) shared use of other parking areas	Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle
(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.	Parking Paguiramenta in Designated Areas
Vehicle Pa	arking Areas
PO 6.1	DTS/DPF 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.	Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2	DTS/DPF 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.	None are applicable.
PO 6.3	DTS/DPF 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.	None are applicable.
PO 6.4	DTS/DPF 6.4
Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	None are applicable.
PO 6.5	DTS/DPF 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.	None are applicable.

	1
PO 6.6	DTS/DPF 6.6
Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	Loading areas and designated parking spaces are wholly located within the site.
PO 6.7	DTS/DPF 6.7
On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	None are applicable.
Undercroft and Below Ground 0	Garaging and Parking of Vehicles
PO 7.1	DTS/DPF 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.	None are applicable.
Internal Roads and Parking Areas in Resid	lential Parks and Caravan and Tourist Parks
PO 8.1	DTS/DPF 8.1
Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	None are applicable.
PO 8.2	DTS/DPF 8.2
Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	None are applicable.
Bicycle Parking in	Designated Areas
PO 9.1	DTS/DPF 9.1
The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	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	DTS/DPF 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.	None are applicable.
PO 9.3	DTS/DPF 9.3
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.	None are applicable.
Corner	Cut-Offs
PO 10.1	DTS/DPF 10.1
Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	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:

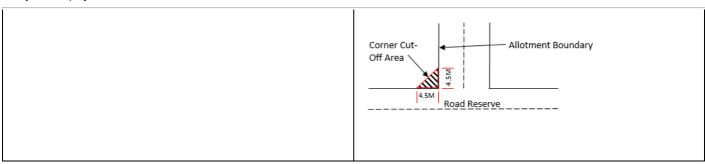


Table 1 - General Off-Street Car Parking Requirements

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)
	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	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.
	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.
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	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.
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	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.
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.
and primary street (no. real-loaded)	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	bedroom) - 2 spaces per dwelling, 1 or which is to be covered.
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	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.	
	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.	

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	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.	
Health Related Uses		
Hospital	4.5 spaces per bed for a public hospital.	
	1.5 spaces per bed for a private hospital.	
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.	

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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)
- (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 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.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
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 develop	ment		
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

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, ,	I		Lirban Naighbaurhaad Zana
			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	t		
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 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 Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

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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
 (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. 	 (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.]

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 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.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
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 pe 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	

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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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	Si	ting
PO 1.1		DTS/DPF 1.1
distand operati and se	treatment and management facilities incorporate separation ces and attenuation measures within the site between waste ions areas (including all closed, operating and future cells) ensitive receivers and sensitive environmental features to be off-site impacts from noise, air and dust emissions.	None are applicable.
	Soil and Wa	ter Protection
PO 2.1		DTS/DPF 2.1
contan	roundwater and surface water are protected from nination from waste treatment and management facilities h measures such as:	None are applicable.
(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.	
PO 2.2		DTS/DPF 2.2
	water lagoons are set back from watercourses to minimise nmental harm and adverse effects on water resources.	Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3		DTS/DPF 2.3
Wastewater lagoons are designed and sited to:		None are applicable.

Policy24 - Eriquity	
(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.	
PO 2.4	DTS/DPF 2.4
Waste operations areas of landfills and organic waste processing	Waste operations areas are set back 100m or more from
facilities are set back from watercourses to minimise adverse	watercourse banks.
impacts on water resources.	
Am	nity
PO 3.1	DTS/DPF 3.1
Waste treatment and management facilities are screened, located	None are applicable.
and designed to minimise adverse visual impacts on amenity.	
PO 3.2	DTS/DPF 3.2
Access routes to waste treatment and management facilities via	None are applicable.
residential streets is avoided.	
PO 3.3	DTS/DPF 3.3
Litter control measures minimise the incidence of windblown litter.	None are applicable.
PO 3.4	DTS/DPF 3.4
Waste treatment and management facilities are designed to	None are applicable.
minimise adverse impacts on both the site and surrounding areas	
from weed and vermin infestation.	
Aci	ess
PO 4.1	DTS/DPF 4.1
Traffic circulation movements within any waste treatment or	None are applicable.
management site are designed to enable vehicles to enter and exit	
the site in a forward direction.	
PO 4.2	DTS/DPF 4.2
Suitable access for emergency vehicles is provided to and within	None are applicable.
waste treatment or management sites.	
Fencing a	nd Security
PO 5.1	DTS/DPF 5.1
Security fencing provided around waste treatment and management	Chain wire mesh or pre-coated painted metal fencing 2m or more
facilities prevents unauthorised access to operations and potential	in height is erected along the perimeter of the waste treatment or
hazard to the public.	waste management facility site.
Lai	l ndfill
PO 6.1	DTS/DPF 6.1
Landfill gas emissions are managed in an environmentally acceptable manner.	None are applicable.
PO 6.2	DTS/DPF 6.2
Landfill facilities are separated from areas of environmental	Landfill facilities are set back 250m or more from a public open
significance and land used for public recreation and enjoyment.	space reserve, forest reserve, national park or Conservation Zone.

Policy24 - Enquiry	
PO 6.3	DTS/DPF 6.3
Landfill facilities are located on land that is not subject to land slip.	None are applicable.
PO 6.4	DTS/DPF 6.4
Landfill facilities are separated from areas subject to flooding.	Landfill facilities are set back 500m or more from land inundated in
	a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1	DTS/DPF 7.1
Organic waste processing facilities are separated from the coast to	Organic waste processing facilities are set back 500m or more
avoid potential environment harm.	from the coastal high water mark.
PO 7.2	DTS/DPF 7.2
Organic waste processing facilities are located on land where the	None are applicable.
engineered liner and underlying seasonal water table cannot intersect.	
PO 7.3	DTS/DPF 7.3
Organic waste processing facilities are sited away from areas of	Organic waste processing facilities are set back 250m or more
environmental significance and land used for public recreation and	from a public open space reserve, forest reserve, national park or a
enjoyment.	Conservation Zone.
PO 7.4	DTS/DPF 7.4
Organic waste processing facilities are located on land that is not	None are applicable.
subject to land slip.	
PO 7.5	DTS/DPF 7.5
Organic waste processing facilities separated from areas subject to	Organic waste processing facilities are set back 500m or more
flooding.	from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1	DTS/DPF 8.1
Major wastewater treatment and disposal systems, including	None are applicable.
lagoons, are designed to minimise potential adverse odour impacts	
on sensitive receivers, minimise public and environmental health risks and protect water quality.	
p. coco	
PO 8.2	DTS/DPF 8.2
Artificial wetland systems for the storage of treated wastewater are	None are applicable.
designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	
The Discounty of Mosquitoso.	

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	DTS/DPF 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.	None are applicable.
PO 1.2	DTS/DPF 1.2
Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	None are applicable.
PO 1.3	DTS/DPF 1.3
Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	None are applicable.
PO 1.4	DTS/DPF 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.	None are applicable.

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