

**CITY OF UNLEY**  
**COUNCIL ASSESSMENT PANEL**

Dear Member

I write to advise of the Council Assessment Panel Meeting to be held on Tuesday 16 August 2022 at 6:00pm in the Unley Council Chambers, 181 Unley Road Unley.



**Don Donaldson**  
**ASSESSMENT MANAGER**

**Dated 5/08/2022**

**KAURNA ACKNOWLEDGEMENT**

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

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

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

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

\*Kurna Translation provided by Kurna Warra Karrpanthi

**CITY OF UNLEY**  
**COUNCIL ASSESSMENT PANEL**

**16 August 2022**

**MEMBERS:**                   Mr Brenton Burman  
                                      Mrs Colleen Dunn  
                                      Mr Ross Bateup  
                                      Mr Michael McKeown  
                                      Ms Emma Wright

**APOLOGIES:**                Nil

**CONFLICT OF INTEREST:**

**CONFIRMATION OF MINUTES:**

MOVED:

SECONDED:

That the Minutes of the City of Unley, Council Assessment Panel meeting held on Tuesday 19 July 2022, as printed, and circulated, be taken as read and signed as a correct record.

## A G E N D A

Apologies  
Conflict of Interest  
Confirmation of the minutes

<b>Item No</b>	<b>Development Act Applications</b>	<b>Page</b>
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Nil

<b>Item No</b>	<b>Planning, Development Infrastructure Act Applications</b>	<b>Page</b>
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- |    |   |         |
|----|---|---------|
| 1. | 28 Rose Terrace, Wayville – 22017983      | 4-234   |
| 2. | 36 Westall Street, Hyde Park – 22015033   | 235-426 |
| 3. | 12 Forest Avenue, Black Forest – 22007778 | 427-465 |

<b>Item No</b>	<b>Appeals Against Decision of Assessment Manager (PDI Act)</b>	<b>Page</b>
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Nil

<b>Item No</b>	<b>ERD Court Compromise Reports - CONFIDENTIAL</b>	<b>Page</b>
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- |    |   |         |
|----|---|---------|
|    | <b>Motion to move into confidence</b>     | 466-467 |
| 4. | 60 Park Street, Hyde Park – 21024341      | 468-489 |
|    | <b>Motion to move out of confidence</b>   | 490-490 |
|    | <b>Motion to move into confidence</b>     | 491-492 |
| 5. | 15 Avenue Street, Millswood – 214/2021/C2 | 493-576 |
|    | <b>Motion to move out of confidence</b>   | 577-577 |

<b>Item No</b>	<b>Council Reports</b>	<b>Page</b>
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**NIL**

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

**ITEM 1****DEVELOPMENT APPLICATION - 22017983 - 28 ROSE TERRACE, WAYVILLE SA 5034**

<b>DEVELOPMENT NO.:</b>	22017983
<b>APPLICANT:</b>	Annesley College Incorporated
<b>ADDRESS:</b>	28 ROSE TCE WAYVILLE SA 5034
<b>NATURE OF DEVELOPMENT:</b>	Partial demolition of Local Heritage Place (Annesley College)
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Urban Corridor (Boulevard)</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Heritage Adjacency</li> <li>• Major Urban Transport Routes</li> <li>• Advertising Near Signalised Intersections</li> <li>• Future Road Widening</li> <li>• Airport Building Heights (Regulated)</li> <li>• Key Railway Crossings</li> <li>• Urban Tree Canopy</li> <li>• Prescribed Wells Area</li> <li>• Historic Area</li> <li>• Local Heritage Place</li> <li>• Traffic Generating Development</li> <li>• Noise and Air Emissions</li> <li>• Stormwater Management</li> <li>• Design</li> <li>• Regulated and Significant Tree</li> <li>• Affordable Housing</li> <li>• Building Near Airfields</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres)</li> <li>• Minimum Building Height (Levels)</li> <li>• Minimum Frontage</li> <li>• Minimum Site Area</li> <li>• Minimum Primary Street Setback</li> <li>• Minimum Side Boundary Setback</li> <li>• Site Coverage</li> <li>• Interface Height</li> </ul>
<b>LODGEMENT DATE:</b>	22 Jun 2022
<b>RELEVANT AUTHORITY:</b>	Assessment Panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	9 June 2022 - 2022.10
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Mark Troncone Planning Officer
<b>REFERRALS STATUTORY:</b>	N/A
<b>REFERRALS NON-STATUTORY:</b>	Charlie Caruso – Structural Engineer Pippa Buckberry – Local Heritage Advisor

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<b>ATTACHMENT 1:</b>	<b>Application Documents</b>
<b>ATTACHMENT 2:</b>	<b>Representations</b>
<b>ATTACHMENT 3:</b>	<b>Response to Representations</b>
<b>ATTACHMENT 4:</b>	<b>Internal Referral Advice</b>
<b>ATTACHMENT 5:</b>	<b>Relevant P&amp;D Code Policies</b>

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**DETAILED DESCRIPTION OF PROPOSAL:**

The application proposes the partial demolition of the western wing of the Patchell Building (and remediation of the exposed wall) that forms part of the Local Heritage Place at 89 Greenhill Road, Wayville (Annesley College).

No replacement building is proposed as part of this application.

**SUBJECT LAND & LOCALITY:**

**Site Description:**

**Location reference:** 28 ROSE TCE WAYVILLE SA 5034

**Title ref.:** CT 6221/892 **Plan Parcel:** D1032 AL6 **Council:** CITY OF UNLEY

The subject land comprises of Annesley College which includes the Local Heritage listed hall and main building within the northern portion of the site and the junior school building and grounds within the southern portion.

**Locality:**

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

The immediate locality consists primarily of Annesley College between Greenhill Road and Rose Terrace. The broader locality comprises of a two-storey office building to the west, three-storey office building to the east, dwellings along the northern side of Rose Terrace to the south and Greenhill Road and the Park Lands to the north.



Subject site



Locality



1 Representor

## CONSENT TYPE REQUIRED:

Planning Consent

## CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**  
Demolition  
Partial demolition of a building or structure: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**  
Code Assessed - Performance Assessed
- **REASON**  
P&D Code

## PUBLIC NOTIFICATION

- **REASON**  
Demolition (partial demolition) of a Local Heritage Place
- **LIST OF REPRESENTATIONS**

	Representor Name/Address	Support/Support with Concerns/Oppose	Request to be heard	Represented By
1	[REDACTED] [REDACTED] [REDACTED]	Oppose	Yes	[REDACTED]

- **SUMMARY**
  - Impact on the heritage value of the building
  - Concerns with replacement building

The applicant provided a response to representations of 25 July 2022 which detailed the following:

- *'Demolition and re-build are required including new footings in order to provide structural integrity and that previous repair has been unsuccessful in addressing the structural condition of the building.'*
- *'The representor notes that a contemporary replacement would not address any perceived heritage impacts. We reiterate that no replacement building is proposed.'*
- *'The proposal to simply retain the northern façade as suggested by the representor is not feasible and will not address the structural faults in the building.'*
- *'Whilst he asserts that the proposed demolition will compromise the integrity of the heritage place, we note that previous attempts to remedy this building have been unsuccessful and that failure to undertake this work now may result in the entire building being compromised.'*

## INTERNAL REFERRALS

- **Charlie Caruso – Structural Engineer** (*Refer to assessment section below for full response*)

**Comment:** *‘Based on the information provided, my professional opinion would be to support the recommendations provided in the CPR Report.’*

- **Pippa Buckberry – Local Heritage Advisor** (*Refer to Attachment 4 for full response*)

As outlined below, Ms Buckberry made comments regarding the impact upon the heritage value of the building, in particular the loss of symmetry:

*DO1 Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.*

**Commentary:** *This outcome is partially satisfied. While a significant portion of this grand, symmetrical building will be removed, which will be detrimental to the overall appearance of the Local Heritage Place, fundamentally there will still be value in the remaining portion of the building. Each of the criteria ‘a’, ‘c’ and ‘d’, for which the structure was listed would still be met and are still relevant and evident within the remaining fabric, and importantly the building will continue to be used.*

*PO 1.7 Development of a Local Heritage Place retains features contributing to its heritage value.*

**Commentary:** *This outcome is partially satisfied. While some features are retained, some key features will be demolished, fundamentally altering the symmetry of the original building design.*

## PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Attachment 5.

### Demolition

PO 6.1 of the Local Heritage Place Overlay states that *‘Local Heritage Places are not demolished, destroyed or removed in total or in part unless:*

*(a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value*

*or*

*(b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.*

The applicant is seeking partial demolition based on the structural integrity/condition of the building being irredeemably beyond reasonable repair as per PO 6.1(b) of the Local Heritage Place Overlay.

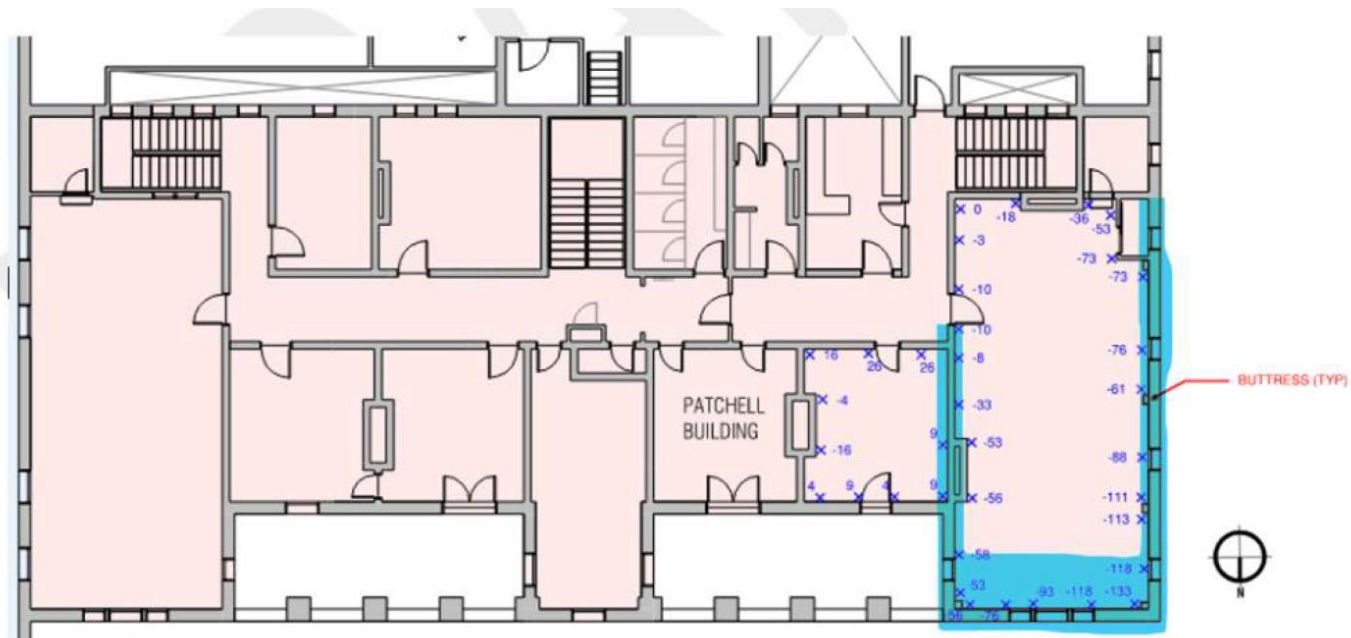
No formal replacement of the built form has been proposed, with the application documentation detailing an indicative replacement only. Any replacement built form will be subject to a future development application. The plans detail that the exposed section of wall will be rebuilt with a masonry wall including new footings. The wall is to be rendered and painted a colour that is sympathetic with the building colour scheme.



**Figure 1:** Render image of the Patchell Building with the proposed replacement masonry wall

The applicant engaged CPR (Combe, Pearson, Reynolds) Consultant Engineers to undertake an assessment of the building. The report concluded the following:

**West Wing is to be rebuilt** - To gain appropriate new lifespan from the building structure in light of significant refurbishment, that main portions of the west wall of the west wing and the north wall of the west wing be demolished and re-built. The extent of deconstruction and re-build would most likely be as highlighted in blue below.



New footings would be required, new load bearing stone walls and ground and first floor structures. Given the amount of structural rebuilding to be done that is dictated by the increasing dilapidation of the walls, the corresponding portion of the roof may require re-building.



The report was referred to Council's Structural Engineer Mr Charlie Caruso of SCA Engineers for review. Mr Caruso provided Council with the following response:

1. *It is important to note that I have not inspected the above building and that my professional opinions are based solely upon a review of the following documents:*
  - 1.1 *Combe Pearson Reynolds Consulting Engineers; Engineering Inspection Report # 210096, 13 August 2021, (CPR Report).*
  - 1.2 *Swanbury Penglase Architects; Drawings # 20181-SK022, 20181-SK023, 20181-SK035, 20181-SK036, 22320181-SK044 and 22320181-SK045, (Architect drawings).*
  - 1.3 *URPS; Planning statement # 22ADL-0536, 26 May 2022, (URPS Statement).*
2. *The URPS Statement states that the basis upon which the partial demolition of the Patchell Building, a Local Heritage Place, is being sought, relies upon guidance provided by The Planning and Design Code, namely:*

*"The structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair".*
3. *The URPS Statement also relies upon professional opinions outlined in the CPR Report.*
4. *The CPR Report has considered the building being divided into four discrete sections, namely:*
  - 4.1 *Roof framing.*
  - 4.2 *Central tower.*
  - 4.3 *First floor east and balcony.*
  - 4.4 *West wing of first floor.*
5. *Accordingly, our opinions will be summarised into the same four discrete sections.*
6. *The CPR Report concludes that the roof framing is in reasonable condition for its age. However, in order to obtain a compliant structure, significant retrofitting and strengthening of the existing timber framing elements will need to be carried out.*

*My professional opinion supports this view.*
7. *The CPR Report observes that significant cracking is present throughout the central tower's masonry walls. Figures 5 and 6 of the same report illustrate substantial, structural-steel strengthening frames which had been previously installed, (perhaps in 1991) along the tower's internal walls to try and arrest this damage. However Figure 8 shows significant new cracking and spalling of the walls suggesting that this remediation work has had limited success. The CPR Report goes on to conclude that the central tower is to remain unoccupied as it is deemed un-safe for occupation and considered to be unfeasible to demolish and re-build this portion of the building.*

*My professional opinion supports this view.*
8. *The CPR Report concludes that despite some noticeable deflection under foot traffic, the first floor framing to the eastern end flooring and the balconies either side of the central tower is in a sufficiently adequate structural condition. As this item does not influence any proposed demolition works, it is accepted without comment.*
9. *The CPR Report notes that numerous structural defects are present in the western wing of the building. Figures 13, 14, 15 and 16 illustrate comparison cracking and distortion within the masonry walls over a ten year period from 2011 to 2021. These figures show that despite documented remedial works being carried out, the structural damage has worsened. The CPR Report goes on to state that the top corners of the western wing walls have measured distortions of up to 90mm and the floors have settled approximately 75mm. Distortions of this magnitude are concerning and accordingly the*

*CPR Report concludes that to ensure structural integrity, the west wing portion of the building be demolished and re-built.*

*My professional opinion supports this view.*

10. *It is considered that the CPR Report sufficiently demonstrates that the structural integrity or condition of the western wing of the Patchell Building, a Local Heritage Place, is beyond repair.*
11. *Based on the information provided, my professional opinion would be to support the recommendations provided in the CPR Report.*

Given the above advice received from Council's Consultant Structural Engineer, Council is of the opinion that the proposed demolition of the western wing of the Patchell Building (and remediation of the exposed wall) is supported as it is consistent with PO 6.1(b) of the Local Heritage Place Overlay.

## **CONCLUSION**

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

It is also considered that the proposal is consistent with PO 6.1(b) of the Local Heritage Place Overlay as the structural integrity/condition of the portion of the building that is to be demolished represents an unacceptable risk to public or private safety and is irredeemably beyond repair.

## **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 22017983, by Annesley College Incorporated is granted Planning Consent subject to the following reserved matters/conditions:

### **RESERVED MATTERS:**

The following matter(s) have been reserved pursuant to Section 102 (3) of the Planning, Development, and Infrastructure Act 2016 and sub-delegated to Council planning staff for a determination, prior to the issue of Development Approval:

1. Prior to the issue of full Development Approval, a plan detailing the specifications of the replacement wall be provided to the satisfaction of Council prior to the issuing of Development Plan Consent.

### **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).

### **ADVISORY NOTES**

#### **Planning Consent**

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**.

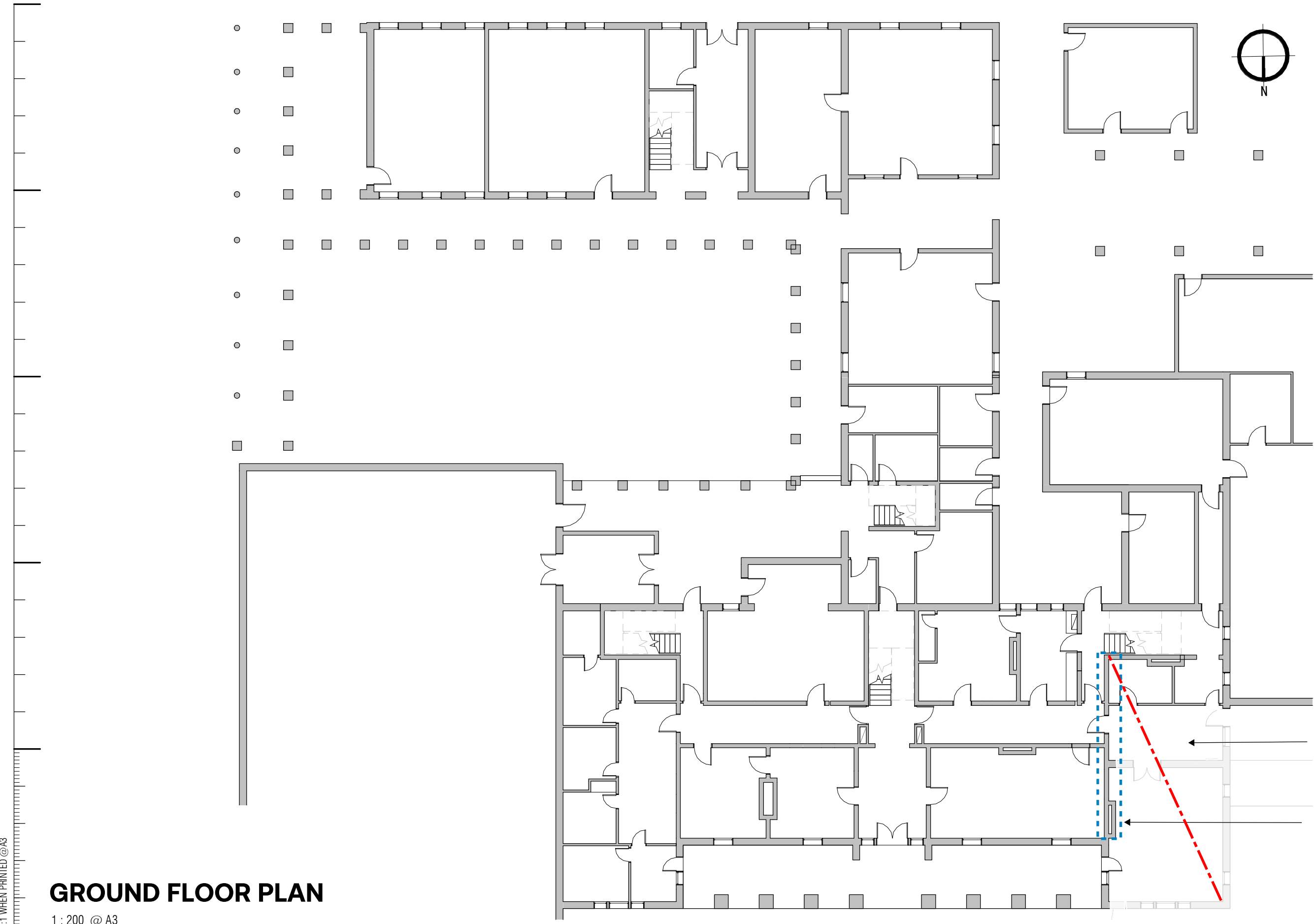
Advisory Note 1

Record of Western Wing - The College is encouraged to place a visual record of the demolished portion of the building in a public area adjacent to the building.

**OFFICER MAKING RECOMMENDATION**

**Name:** Mark Tronccone  
**Title:** Planning Officer  
**Date:** 01/08/2022

## **ATTACHMENT 1**



DEMOLISH ENTIRE WESTERN WING

REBUILD THIS MASONRY WALL INCLUDING NEW FOOTINGS. NEW WALL TO BE RENDERED + PAINTED

# GROUND FLOOR PLAN

1 : 200 @ A3

1:1 WHEN PRINTED @A3

**Annesley Junior School**  
 28 Rose Terrace, Wayville SA 5034

**Swanbury Penglase**

**20181 SK035A**



1:1 WHEN PRINTED @A3

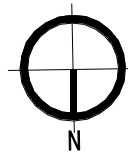
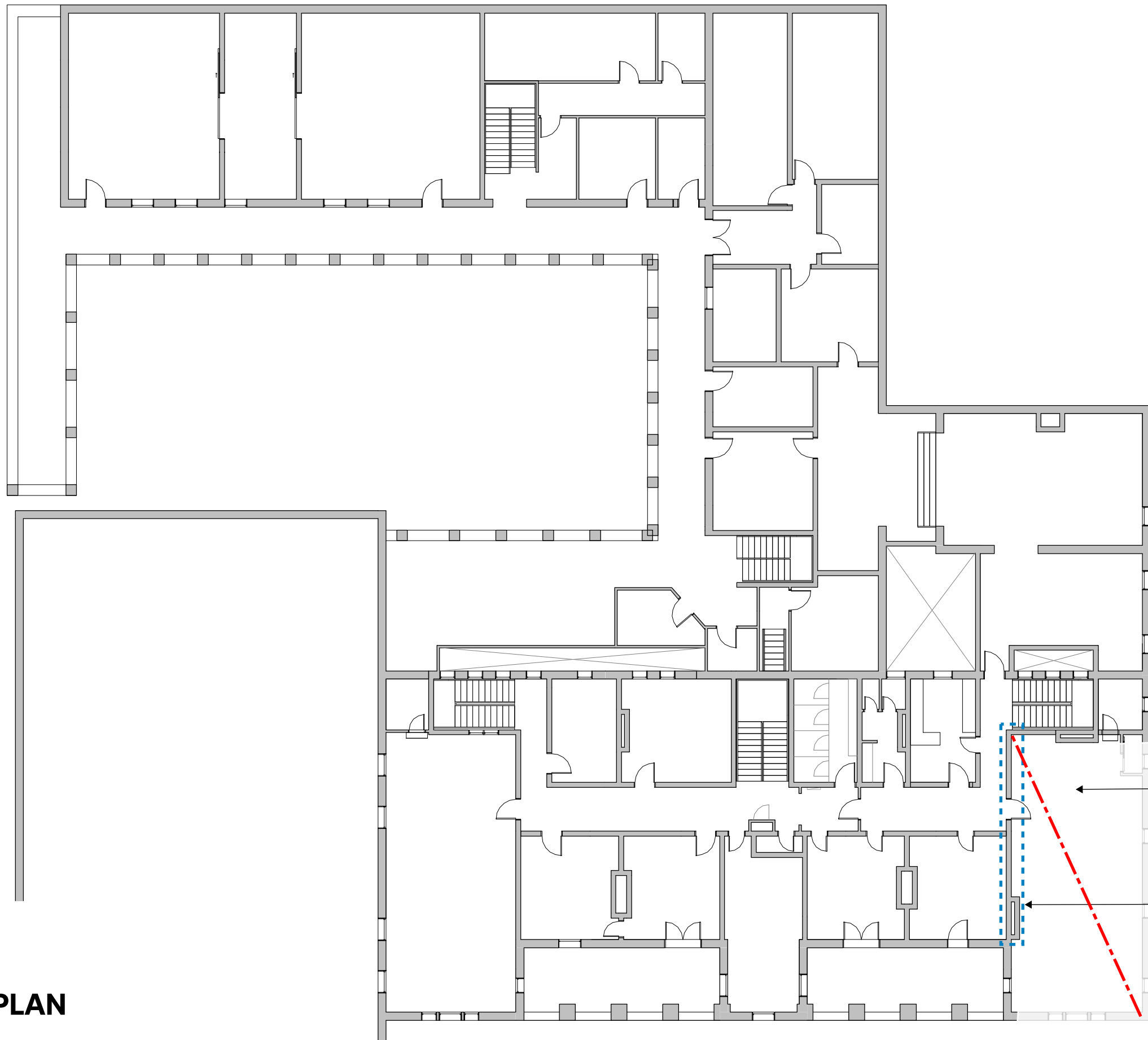
# PROPOSED GROUND FLOOR PLAN

1 : 200 @ A3

PROPOSED GROUND FLOOR PLAN  
**Annesley Junior School**  
 28 Rose Terrace, Wayville SA 5034



**20181 SK022**




**FIRST FLOOR PLAN**

1 : 200 @ A3

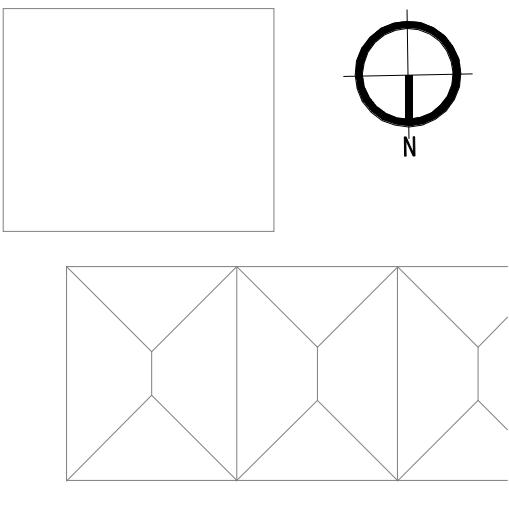
DEMOLISH ENTIRE WESTERN WING

REBUILD THIS MASONRY WALL INCLUDING ALTERATIONS TO EXISTING ROOF. NEW WALL TO BE RENDERED + PAINTED

**Annesley Junior School**  
 28 Rose Terrace, Wayville SA 5034

**Swanbury Penglase**   
 20181 SK036A

1:1 WHEN PRINTED @A3



1:1 WHEN PRINTED @A3

**PROPOSED FIRST FLOOR PLAN**

1 : 200 @ A3

**PROPOSED FIRST FLOOR PLAN**  
**Annesley Junior School**  
**28 Rose Terrace, Wayville SA 5034**







1:1 WHEN PRINTED @A3

**WESTERN WING - EXISTING**  
**Annesley Junior School**  
**28 Rose Terrace, Wayville SA 5034**



**20181 SK044**



1:1 WHEN PRINTED @A3

WESTERN WING  
**Annesley Junior School**  
28 Rose Terrace, Wayville SA 5034



**20181 SK045**



**INDICATIVE ONLY**

WESTERN WING - OPTION 2  
**Annesley Junior School**  
28 Rose Terrace, Wayville SA 5034



**20181 SK046**

26 May 2022

Mr Don Donaldson  
Assessment Manager  
City of Unley

Via SA Planning Portal

Dear Don

## **Annesley College Partial Demolition – Patchell Building**

This letter accompanies an application by Annesley College for a partial demolition of a building located within the Junior School with a frontage to Greenhill Road.

The works relate to part of the Patchell Building, a Local Heritage Place. The Patchell building is a two-storey construction built in the mid-to-late 1880's and is constructed of high stone masonry walls with a corrugated sheet metal roof (not original cladding) supported by a combination of timber roof trusses and some conventionally pitched timber framing.

The western wing of the building is structurally unsound and the engineers recommendation is to demolish the western wing of the building to eliminate the potential for building failure.

This application proposes the demolition only of the affected parts of the building. No replacement works are proposed at this time, however nothing in the proposed demolition precludes a future development.

The alterations and works associated with the demolition are detailed on the plans prepared by Swanbury Penglase which are provided with this application.

### **Procedural Matters**

#### **Relevant Authority**

The City of Unley is the relevant planning authority.

## Zoning

The subject land is located within the Urban Corridor (Boulevard) Zone. No subzone applies.

## Assessment Pathway

Partial demolition of a building or structure is accepted development – i.e. no planning application required except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

The Local Heritage Place Overlay applies to the site and therefore the proposal is not accepted development.

The development is neither Accepted, Deemed to Satisfy nor Restricted. As such the proposal is a Performance Assessed type of development.

The Planning and Design Code provides 'Rules of Interpretation'. They outline that every Zone, Subzone Overlay and General Development policies are comprised of Desired Outcomes (DOs), Performance Outcomes (POs) and Designated Performance Features (DPFs). These policies form the basis against which a Performance Assessed Development is assessed. The 'Rules' state:

### Desired Outcomes (DOs)

- Desired outcome are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome or assist in assessing the merits of the development against the applicable performance outcomes collectively.

### Performance Outcomes (POs)

- Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

### Designated Performance Features (DPFs)

- In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a designated performance feature or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

The following section provides an assessment against the relevant policies that apply to this development.

## Planning Assessment

### Zones and Overlays

The following Zones and Overlays apply to the site:

#### Zones

- Urban Corridor (Boulevard) Zone

#### Subzone

- No subzone applies

#### Overlays

- Heritage Adjacency
- Major Urban Transport Routes
- Advertising Near Signalised Intersections
- Future Road Widening
- Airport Building Heights (Regulated) - All structures over 15 metres
- Key Railway Crossings
- Urban Tree Canopy
- Prescribed Wells Area
- Historic Area - Un22

- Local Heritage Place
- Traffic Generating Development
- Noise and Air Emissions
- Stormwater Management
- Design
- Regulated and Significant Tree
- Affordable Housing
- Building Near Airfields

**Capital City Zone**

Code Provision	Assessment Commentary
<p>DO 1</p> <p>Buildings that achieve a consistent, tall, uniform facade to frame the primary road corridor that are consistently well set back with areas of significant open space in front, other than in specified areas where a lesser or no setback is desired. Buildings accommodate a mix of compatible residential and non-residential uses including shops and other business activities at ground and lower floor levels with residential land uses above.</p>	<p>The proposed works will preserve the remainder of the building that can be successfully remediated. The preservation of the remainder of the building will ensure that the building continues to present a uniform façade to Greenhill Road and will not affect the massing and siting characteristics.</p>
<p>PO 1.1</p> <p>A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.</p>	<p>The proposed works will facilitate the continued use of the building for educational uses as envisaged within the Zone.</p>

Code Provision	Assessment Commentary
<p>PO 2.1</p> <p>Buildings contribute to a consistent framing of the primary road corridor, open space and public spaces and provide visual relief from building mass at street level.</p>	<p>The proposed works will preserve the remainder of the building that can be successfully remediated. The preservation of the remainder of the building will ensure that the building continues to present a uniform façade to Greenhill Road and will not affect the massing and siting characteristics.</p>

## Key Overlay Discussion

### Local Heritage Place

The Planning and Design Code provides specific guidance for the demolition or partial demolition of Local Heritage Places as follows:

#### PO 6.1

**Local Heritage Places are not demolished, destroyed or removed in total or in part unless:**

- (a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value**  
or
- (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.**

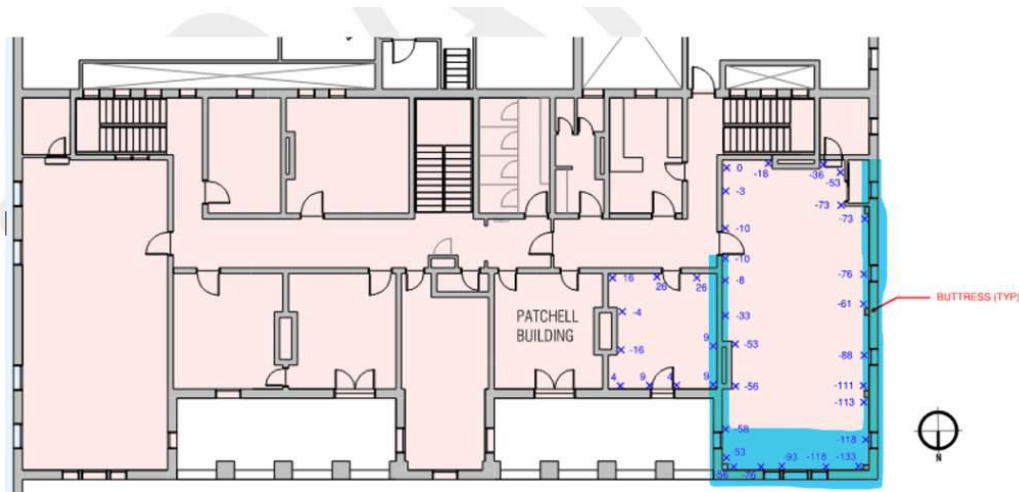
In this instance the portion of the building to be demolished is not excluded from the listing.

The engineering report makes the following conclusions regarding the west wing proposed to be demolished:

*Following the investigation of the building by CPR Engineers and the review of the reports from previous years, it is our opinion that:*

*West Wing is to be rebuilt - To gain appropriate new lifespan from the building structure in light of significant refurbishment, that main portions of the west wall of the west wing and the north wall of the west wing be demolished and re-built. The extent of deconstruction and re-build would most likely be as highlighted in blue below.*





*New footings would be required, new load bearing stone walls and ground and first floor structures. Given the amount of structural rebuilding to be done that is dictated by the increasing dilapidation of the walls, the corresponding portion of the roof may require re-building.*

In order to occupy the building for classroom use, the western wing of the first floor is compromised and various defects were observed to the western end of the building including significant cracking in the walls.

Demolition and re-build is required including new footings in order to provide structural integrity and that previous repair has been unsuccessful in addressing the structural condition of the building.

It is considered that on this basis the part demolition proposed satisfies PO 6.1(b).

Due to the cost of rebuilding, the School wishes to explore further opportunities relating to rebuilding and seek to demolish this end of the building.

Visualisations are provided with the application to show the interim condition of the building post demolition, noting that the demolition works as proposed will not preclude future redevelopment opportunities.

## Conclusion

The proposal consists the partial demolition of an existing building to facilitate the continued educational occupation of the remainder of the building that can be successfully remediated.

The application is supported by engineering reports, plan and visualisations, all of which are provided with this statement.

For the above reasons the proposed development sufficiently accords with the Code and warrants planning consent.

Yours sincerely



**David Bills**  
Associate Director



**COMBE  
PEARSON  
REYNOLDS**  
CONSULTING ENGINEERS

Patchell Building  
Annesley School  
Engineering Inspection Report



**Prepared For:**  
Annesley Junior School  
Swanbury Penglase Architects

**Site:**  
Annesley Junior School  
28 Rose Terrace, Wayville

**Job No:** 210096

**Dated:** Friday, 13 August 2021

**Prepared By:**  
Tom Hendry

**Combe Pearson Reynolds**

**P** PO Box 2832  
Kent Town SA 5071

**A** L1, 174 Fullarton Road  
Dulwich SA 5065

**T** +61 8 8332 1344





# **PATCHELL BUILDING - ANNESLEY JUNIOR SCHOOL – 28 ROSE TERRACE, WAYVILLE**

**CLIENT: Annesley Junior School**

## **STRUCTURAL INSPECTION REPORT**

**Dated: Friday, 13 August 2021**

### **INTRODUCTION**

Inspection were undertaken on the 2<sup>nd</sup> of June and 4<sup>th</sup> of August 2021 to examine the condition of the existing Patchell Building. Access panels in the first floor and ceiling structure enabled partial access and inspection via appropriate scaffolding and ladders.

The non-articulated full masonry 2 storey building faces north on to Greenhill Road and was built in the late 19<sup>th</sup> century. The walls consist of a solid leaf of rendered stonework externally and a combination of double and single brick walls internally. The floors are of timber construction at both first and ground floor level with floor board supported by clear spanning floor joists bearing on the masonry walls below.

The roof is steel sheeted and supported by Oregon or hardwood timber roof trusses and purlins. The trusses are of timber and tie rod construction.

Swanbury Penglase Architects have prepared a Masterplan document to define a scope of works to be staged. The inspections on site that CPR has recently been involved with have been tailored to suit delivery of that master planned scope.

This report prepared by CPR Engineers, refers to previous reports prepared by Jim Wilson in 1991 and 2008 as well as TMK Engineers in 2011.

The findings and final discussion of the report are not conclusive as the causes of the damage to the walls and settlements observed warrant further assessment and investigation on site.

### **DESIGN CRITERIA**

The existing building was previously used as a boarding house. Currently the ground floor is being used as offices, storage and a museum with the majority of the first floor being unused.

It is proposed that both floors be used as classrooms and/or offices as part of the proposed works. The building certifier is to advise if this change in use triggers an earthquake upgrade.

By changing the use of the building the live load requirements set out in the Australian Standard (AS1170.1) for Structural Design Actions increases from 2.0 kPa for a residential area to 3.0 kPa for classrooms or offices.

Below is an extract from Jim Wilson's inspection report dated 18 October 2016 stating the allowable live load on the existing floor framing is 2.0 kPa and the first floor is not to be used as a classroom – due to the assessment against the current Australian Standard referenced above.

The strength of the first floor was checked by structural calculations. The allowable live load is 2kPa (ie. 200 kilograms per square metre).

The design live load requirement as set out in Australian Standards for various uses is:

Domestic:	1.5 kPa
Hotel Rooms:	2.0 kPa
Public/Communal Lounges:	2.0 kPa
Class Rooms:	3.0 kPa

No repair work is required to the first floor, provided the use of the first floor is restricted to avoid overloading. The floor cannot be used as a classroom.

Figure 1 – Extract of Jim Wilson Assessment Report dated 18/10/2016

## OBSERVATIONS

The observations made on site are outlined in the next sections as they relate to:

- Roof Framing
- Central Tower
- First Floor East and Balcony
- West Wind of First Floor

### Roof Framing

The existing roof framing consists of Oregon timber trusses with timber purlins and timber ceiling framing. The roof was supported on both external and internal walls as well as internal fireplaces. Due to safety concerns inspection of the condition of the roof framing was limited to areas adjacent to the platform in the roof space. Refer to Figures 2 and 3.

- A number of defects were observed in the roof framing area including
- Splitting to roof framing members and
- Failed connections between timber to timber members and steel rods to timber members
- Separation was observed at the ridge between top chord members (Figure 4).

The strengthening to the northern gable that was recommended by Jim Wilson in 2016 had not been undertaken.



Figure 2 – Roof Trusses

Figure 3 – Split Roof Truss Top Chord



Figure 4 – Separation of Top Chords at Ridge



At the recommendation of CPR Engineers, Conceptio was engaged to undertake a more detailed and thorough inspection of the existing timber trussed roof. Their report can be found in Appendix A.

The report was a condition assessment to identify any and the nature of structural faults or concerns with the existing roof trusses.

The general concluding comments are:

*7.1. The roof structure on the whole is in reasonable condition given its 140 years; however, there is still significant work to be undertaken as per the recommendations below. Depending on loading requirements and more detailed analysis it is likely that the roof trusses can continue to be of service even for the upgraded building use with some retrofitting/strengthening applied to obtain a compliant structure.*

*7.2. Detailed analysis will be required for the roof trusses at some stage and associated roof timbers such as valley rafters, ceiling joists, purlins and hanging beams etc.*

There are many recommendations relating to specific items to be fixed and complete in order to retain the structural integrity to which the trusses were originally designed. Any alterations to the loading regime of ceilings or other items to supported by the trusses as defined by the new works will require assessment.

### **Central Tower**

At the centre of building on the northern external wall was a tower up to a third storey level. Significant cracking was observed in each of the four sides of the tower with large sections of plaster having been removed. The tower has been strengthened with steel equal angle cross bracing being installed on all four sides at both second and third storey levels.

According to previous reports piled underpinnings were installed in 1991 in this area. It is not known if the bracing was provided as part of these works or occurred at a later date.



Figure 5 –  
Strengthening to  
Central Tower



Figure 6 – Strengthening to  
Central Tower



At first floor level significant cracking was observed at the edge of the tower. The cracking pattern suggested that the tower was moving towards the north. This was in line with the cracking pattern observed above where the crack width was also greater at ceiling level than floor level.



Figure 7 – Central Tower at First Floor Level



Figure 8 – Cracking to Central Tower

### Eastern End

Two access panels had been cut in the flooring at the eastern end of the first floor to allow access to the floor framing. The exposed area of floor framing had reasonable bearing on the supporting leaf of brickwork below and appeared to be in good structural condition.

In this area the joists were 270x45 at a spacing of approximately 450mm.



Figure 9 – Floor Framing at Eastern End

Cracking internally was observed in the wall linings in the wall against the balcony.

### Balcony

Either side of the central tower on the northern side of the second storey of the building were balconies that were accessible from the internal adjacent rooms. A section of flooring had been removed to allow inspection of the floor framing.

The Oregon floor framing consisted of 90x50 joists at 660 centres notched over 200x50 bearers. Ceiling joists were fixed to the underside of the bearers to support the lath and plaster ceiling below. The floor framing appeared to be in serviceable condition however deflection of the floor framing could be felt under foot traffic.



Figure 10 – Northern Balcony

Figure 11 – Northern Balcony Floor Framing



Floor bearers could be seen in pockets bearing onto the internal leaf of brickwork at approximately 1000mm spacings. Between each bearer was an empty pocket in the brickwork. A noticeable separation was observed between the decking and the front wall. Similarly to the tower, the separation and cracking at the window indicated that the front wall was shifting to the north. Despite this the bearer still had adequate bearing on the brickwork below.



Figure 12 – Separation of Northern Balcony Floor Framing

### Western Wing of First Floor

Various defects were observed to the western end of the building including significant cracking in the walls. On the northern wall of this section of the building diagonal cracking could be seen (Figures 10 and 11) extending from the floor to the ceiling and in a multiple areas the plaster wall lining had become separated from the masonry.

External concrete buttresses were added to stabilise the walls at the north-western corner. The timeline of this work is also unknown, however, it occurred prior to the first available report by Jim Wilson in 2008. In this report underpinning to this corner of the building was recommended and was undertaken in 2009.



Figure 13 – Comparison of Cracking

at NW Corner of Western Wing (2021 left and 2011 right)



Figure 14 – Comparison of Cracking at NW Corner of Western Wing (2021 photo below and 2011 photo above)

Externally the vertical cracking has worsened since 2011 in the external stonework leaf on the western side of the building at the north-western corner between the buttresses (Figure 13). On the front of the building at the same corner the cracking appeared to be similar (Figure 14).

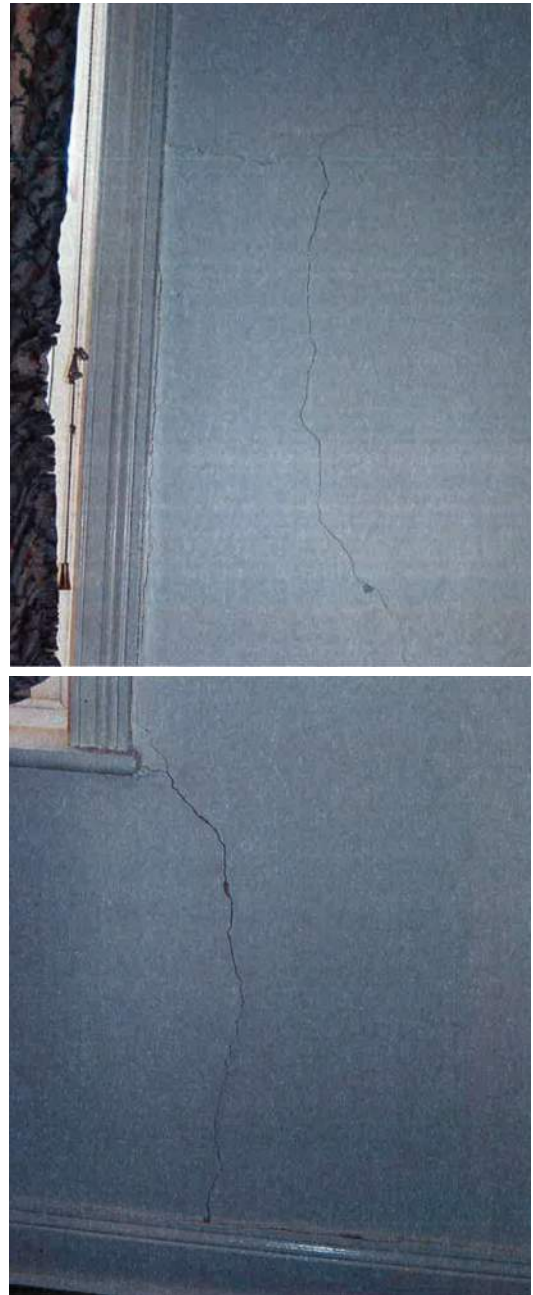


Figure 15 – Comparison of Cracking at NE Corner of Western Wing (2021 left and 2011 right)



Figure 16 – Comparison of Cracking at NW Corner of Western Wing (2021 left and 2011 right)

When compared to TMK Consulting Engineer’s report dated 14 June 2011 the cracking internally has noticeably worsened despite the remedial work undertaken in the years prior. At the north-eastern corner of the room the cracking that was evident in 2011 had opened slightly in the 10 years since (Figure 15).

However, this was most noticeable at the northwest corner internally where the cracking appeared to have been recently repaired prior to the inspection in 2011 (Figures 16 and 18). This had cracked again at the locations of the remedial work and had also cracked horizontally at the underside of the window in a number of locations. Here the plaster had separated from the wall towards the skirting board.



Figure 17 – Cracking to Internal Wall at NE Corner of Western Wing



Figure 18 – Cracking to Internal Wall at NW Corner of Western Wing

At the north-eastern corner of the western wing the top of the wall had shifted west approximately 90mm (Figure 19) and north approximately 20mm (Figure 20). The displacement at the north-western corner was less pronounced however the wall appeared to bow outward to the north approximately 40mm (Figure 21) and the west approximately 20mm (Figure 22).





Figure 19 – Movement of Wall at NE Corner of Western Wing



Figure 20 – Movement of Wall at NE Corner of Western Wing



Figure 21 – Bowing of Wall at NW Corner of Western Wing



Figure 22 – Bowing of Wall at NW Corner of Western Wing



Following the issue of the first DRAFT report, CPR Engineers revisited the site on 4<sup>th</sup> August and recorded additional measurements relating to the levelness (or not) of the ground and first floors in the West wing of the building.

Below are 2 figures showing the relative settlement of the floors taken with respect to a datum point at each floor.

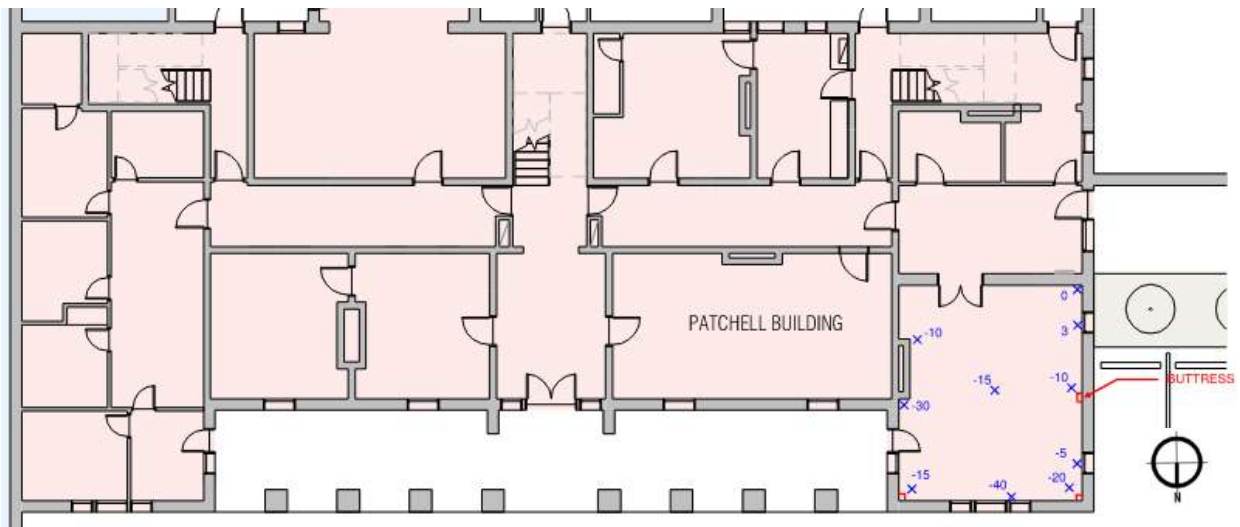


Figure 24 – Settlement of Western Wing at Ground Floor

The settlement was less pronounced at ground floor level as shown above in Figure 24. Approximately 20mm of settlement observed along the western wall along the same length as 72mm had occurred above. Rather than having uniform settlement increasing to the NW corner along the front wall the lowest point at ground level was at windows at middle of the wall.

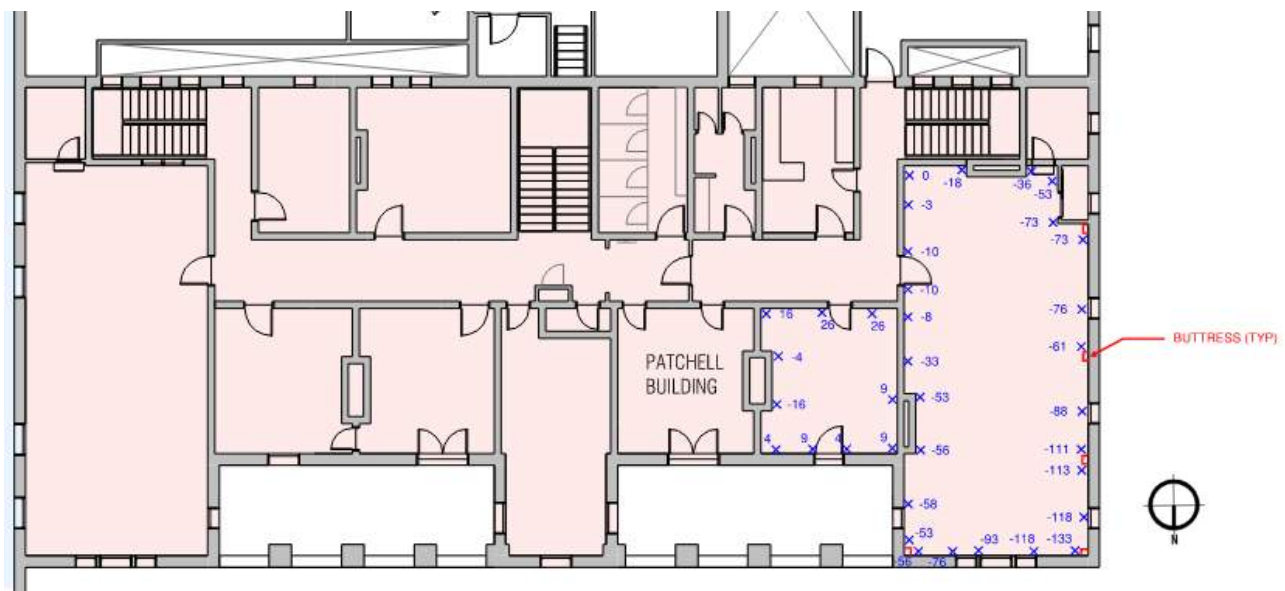


Figure 23 – Settlement of Western Wing at First Floor

Again using the laser level the difference in floor level were measured at both ground and first floor. Along the northern and southern walls of the room the floor had settled approximately 75mm along the western wall. This settlement increased approximately uniformly as can be seen in Figure 24 below. Note that the datum is taken at south-eastern corner of the western wing.

The settlement was less uniform along the eastern and western walls. A total settlement of 56mm was observed along the eastern side however most of this was between the fireplace and the SE corner with minimal settlement measured between the fireplace and the NE corner. A total difference in level of 80mm was measured along the western wall with the majority of this again occurring toward the northern wall.

Measurements were also taken in the room next to the western wing with the fireplace along the western side of the room being the lowest point at 42mm lower than the SW corner of the room. The settlement along the western wall of the room was 17mm compared to 48mm along the same wall in the western wing.

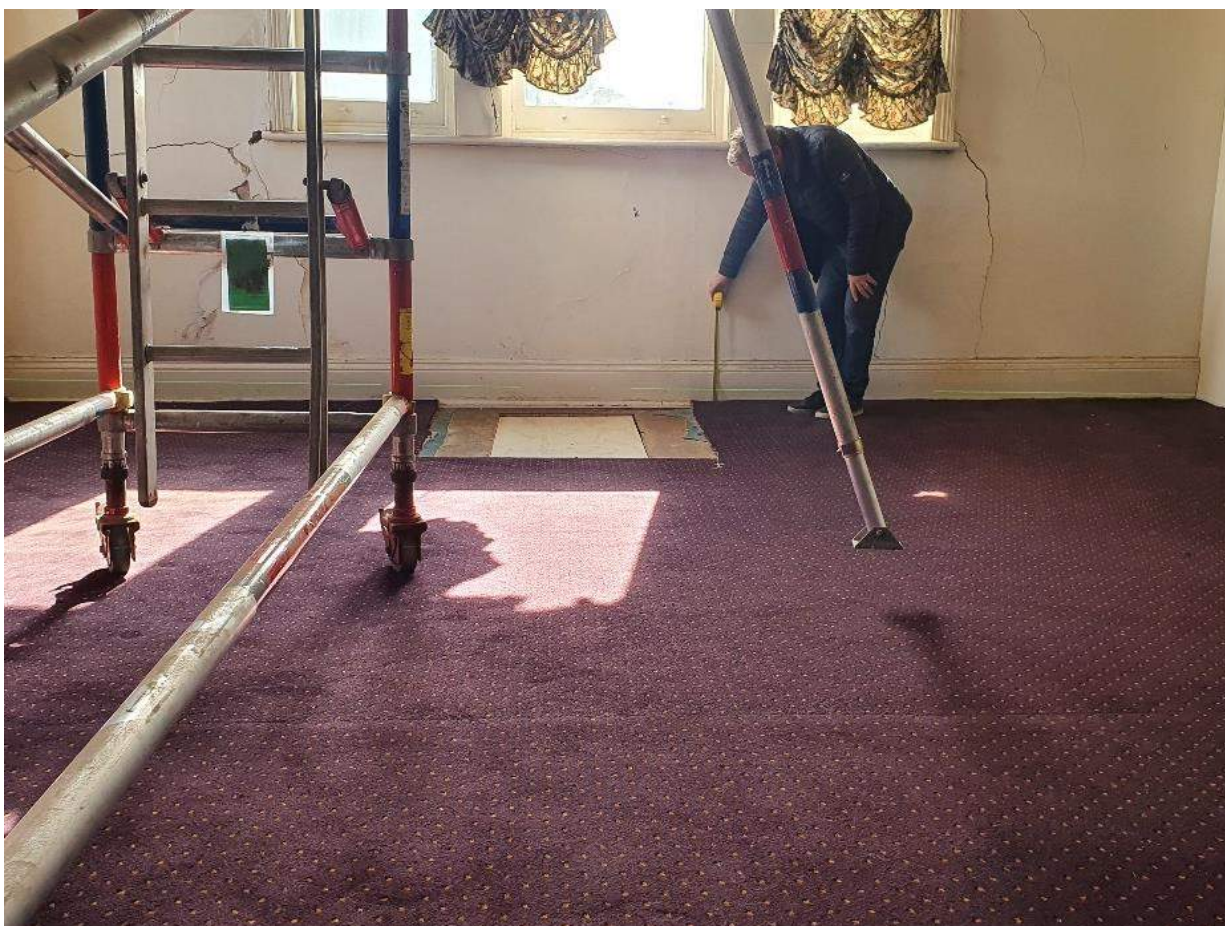


Figure 24 – Floor Level in Western Wing showing laser level

A number of access panels were cut into the timber flooring the western end of the building to allow inspection of the floor framing in this area. 225x75 Oregon floor joists were observed spanning east-west in this area at a varying spacing of between 500-600mm. The joists were bearing approximately the full thickness of the masonry wall in the area observed.

Along the northern wall a steel truss was observed below the floor joists (Figure 26). It is not known when this was installed however it is believed that the truss spans the length of the northern wall with the intention being that it reduces potential for further lateral movement of the wall.

Access panels were also cut into the flooring at the eastern end of the building. 270x45 Oregon floor joists were observed spanning east-west in this area at a varying spacing of approximately 400mm. The joists were bearing approximately the full thickness of the masonry wall in the area observed. It is not known if the joists were supported on the internal masonry walls below in this area or if they were spanning the full width of the room.



Figure 25 – Western Wing Floor Framing



Figure 26 – Steel Bracing Under Western Wing Floor Framing

## DISCUSSION OF FINDINGS

### *Timber floor capacity and strengthening*

In the areas where intrusive investigation of the existing first floor joists was undertaken the joists were found to have adequate bearing on the existing walls. However, as previously stated the first floor joists do not have adequate capacity to take the increased live load requirements of the future classroom use.

The timber first floors to all the rooms require strengthening of the floor framing to make it satisfactory for classroom loading. This can be done by installing new steel bearers spanning in the north-south direction. These would need to be supported by perpendicular floor beams in the western and eastern wings. Given the large floor to ceiling height it is likely that the new members could be provided below the joists without compromising ceiling heights.

Given the condition of the existing walls and the settlement observed in the western wing we would not recommend supporting this new steelwork on the existing walls and footings in this area. Here, the continual cracking of the walls despite the previous remedial works undertaken suggests that even with floor strengthening an economical design life could not be achieved in this area.

### ***Settlement and rotation of walls***

The settlement in floor level increased approximately uniformly along the northern wall. This indicated that the issues were as a result of settlement of the footings rather than issues associated with the floor framing. The deflection at the top of the wall at the north-eastern corner suggests that the wall may have also rotated as a result of a rotation of the footing.

At ground floor the settlement was less pronounced than at first floor level and was not consistent with the pattern above. Given that the floor framing would be supported on the same foundation the difference suggests that at some point the floor framing at ground floor level has been either replaced or releveled.

The settlements and rotation of the west and north walls of the west wing are considered extremely significant and in our view represents 2 options to consider.

The cracking pattern of the tower and adjacent walls suggests that rotation around the footing to the front has occurred and the front (northern) wall is rotating north at the top away from the rest of the building. This was similar to the observation made in the northern wall of the western wing.

Previous inspection reports were limited to the western wing so it cannot be confirmed if this has worsened since the installation of the steel bracing. Due to the cracking observed occupancy of this area is not recommended at first floor level.

The rotation of the front wall of the tower appeared to have continued in the western section of balcony at first floor level where the front wall had shifted away from the deck framing. Here, the existing joists were not deemed to have adequate capacity and additional bearers are recommended between the existing bearers. Existing pockets in the wall can be used for bearing of the new bearers. Given that the existing joists were notched over the bearers it is likely that new joists will also be required in this area.

### **Roof structure**

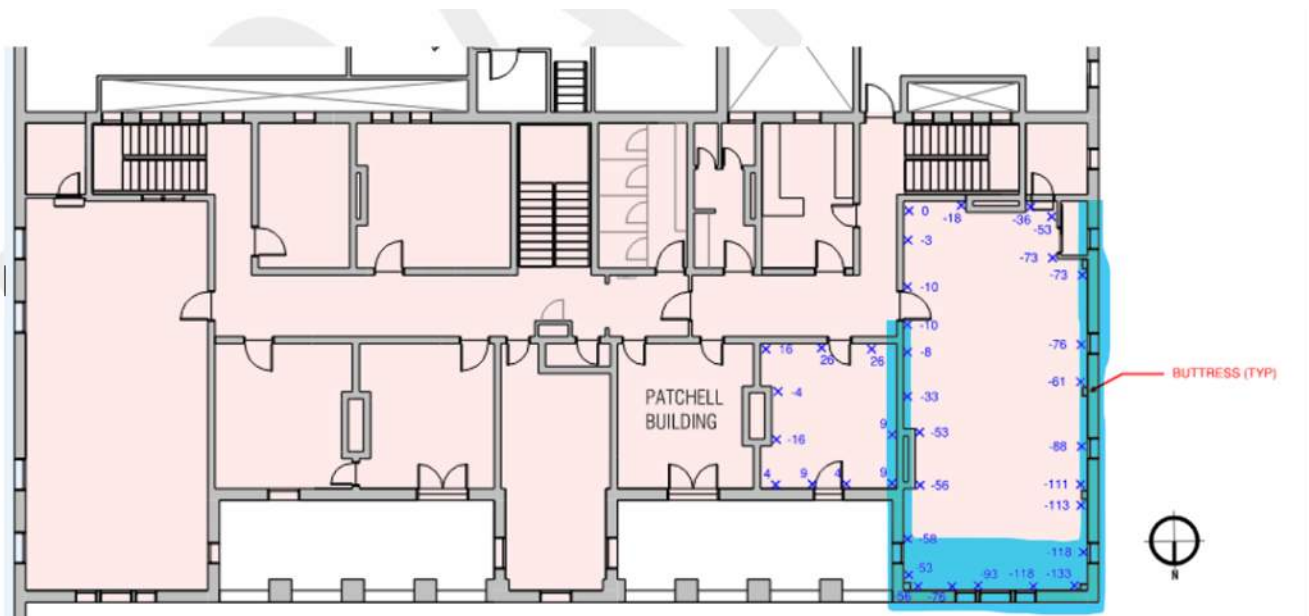
The recommendations of the roof inspection shall be implemented and a dedicated carpenter can be employed to undertake those works, subject to the other

decisions to be made regarding the west wing and the refurbishment of the building.

## CONCLUSION

Following the investigation of the building by CPR Engineers and the review of the reports from previous years, it is our opinion that:

- **West Wing is to be rebuilt** - To gain appropriate new lifespan from the building structure in light of significant refurbishment, that main portions of the west wall of the west wing and the north wall of the west wing be demolished and re-built. The extent of deconstruction and re-build would most likely be as highlighted in blue below.



New footings would be required, new load bearing stone walls and ground and first floor structures. Given the amount of structural rebuilding to be done that is dictated by the increasing dilapidation of the walls, the corresponding portion of the roof may require re-building.

- **The central tower is to remain unoccupied** – it is considered not feasible to demolish and re-build the central tower section of the building. Access constraints to undertake re-build of the tower's structure makes the works extremely difficult and costly. The damage to masonry is considered still too significant to repair locally and is deemed un-safe for occupation.
- The proposed works for refurbishment need to be approached with caution so as not to overload the existing roof and floor structures, should some degree of refurbishment be considered.



Should you have any queries, please do not hesitate to contact the undersigned.

Prepared by

Tom Hendry

David Reynolds

**COMBE PEARSON REYNOLDS PTY LTD**





**APPENDIX A**

**ROOF STRUCTURE REPORT  
CONCEPTIO PTY LTD**



**Conceptio Pty Ltd**  
Structural & Forensic Engineering

**DILAPIDATION REPORT**  
**(CONDITION AUDIT)**  
**EXISTING TIMBER ROOF STRUCTURE**

**SITE:** Annesley Junior School – 28 Rose Tce, Wayville

**CLIENT:** CPR Consulting Engineers

**ATTN:** Mr David Reynolds

**DATE:** 11<sup>th</sup> August 2021

## CONTENTS

1. INTRODUCTION.....	3
2. PROVISOS .....	3
3. DESCRIPTION.....	3
4. DISCUSSION .....	4
5. GENERAL NOTES & REFERENCES .....	4
6. MAIN ASSESSMENT.....	5
7. CONCLUSION .....	6
7 RECOMMENDATIONS .....	8
APPENDIX A (Photographs) .....	10-44
APPENDIX B (Google Map, Truss Details) .....	45-49

## 1. INTRODUCTION

At the request of CPR Consulting Engineers (Mr David Reynolds), Conceptio Pty Ltd attended the above site on the 4<sup>th</sup> August 2021 to undertake a structural inspection of the existing timber roof trusses to the Patchell Building (currently unoccupied). The inspection is in response to proposed renovations to the building to convert into usable classrooms and therefore, understanding the condition of the roof for changed loads and services etc. The Patchell building is listed as a State Heritage Building (Listed No.3858).

## 2. PROVISOS

The following provisos are applicable to this report:

- 2.1. The inspection is non-destructive in nature. Every attempt has been made to view the extent of the construction without moving, disrupting, de-constructing or demolishing any construction components.
- 2.2. The inspection has not been undertaken in areas where access has been deemed too restrictive or unsafe.
- 2.3. The report is not a rectification report, that is, in situations where damage or failure have been highlighted, this report does not aim to provide a repair solution.
- 2.4. This report is not a design report, that is, in situations where members may be overloaded or over-spanning, this report does not aim to provide any calculated design checks or assessments on the serviceability/strength of members. This may be undertaken in a follow up report.
- 2.5. The report is predominantly concerned with structural integrity, safety and functionality issues and not specifically architectural or aesthetic issues; however, these aspects cannot be overlooked as the structure provides a significant aesthetic function and has heritage importance.

## 3. DESCRIPTION

The Patchell building is a two-storey construction built in the mid-to-late 1880's and is constructed of high stone masonry walls with a corrugated sheet metal roof (not original cladding) supported by a combination of timber roof trusses and some conventionally pitched timber framing. The original ceiling is plaster/cement lathe with closely spaced timber battens; however, some additional ceiling lining has been installed at a later date in some areas, lower than the original ceiling. The walls are a combination of bluestone and red brick and are likely supported on stone foundations. Some of the internal walls are also acting as load-bearing support for the roof. It is presumed that the floors are timber joists pocketed into the masonry construction with tongue and groove timber flooring typical for construction in that era. The eaves are vented via timber batten infills and timber fascia beams have also been adopted. The timber species used predominantly throughout is Douglas Fir (Oregon) generally imported from northern America during the 1880's.

#### 4. DISCUSSION

The Patchell building is being investigated due to proposed use as classrooms for the Annesley School. The issues that arise are numerous and include the fact that the building is listed as State Heritage, the change in loadings that can be expected for classroom use, making the building safe for occupancy which may include retrofitting for earthquake compliance among other things. Conceptio Pty Ltd has been engaged to comment specifically on the roof structure and components related to the roof structure. If there are other parts of the building that are seen as an integral part of supporting the roof structure such as gable end masonry walls, further comments may be included. There have been minor changes to the roof structure over time such as the inclusion of additional hanging beams and prop members; however, the bulk of the roof frame appears to be original and consequently has served its purpose for close to 140 years. There is minimal plant within the roof space, and it is likely that most is now redundant and should be earmarked for removal. Insulation batts have been added to the roof space at some stage, but the prevalence of pigeon and rat droppings has ruined them – the roof space requires a total clean out due to the pigeon problem which is a health hazard. Trusses built over 100 years ago were mostly not ‘analysed’ for loadings but were based on common ‘rules of thumb’ when adopting members sizes. Trusses were mostly constructed with consideration of permanent loads but not wind loads and in particular wind uplift scenarios. As a consequence, truss tie downs to walls were given only rudimentary consideration at best and the majority of other fixings were based on long hand driven nails. None-the-less building such as these tend to pass the time test. The issues that generally need consideration for roofs such as these are splitting of timbers (Oregon becomes brittle with age), excessive long-term deflection of members (creep deflection was never considered), sagging of trusses (from loosening of tie rods, movement of joints, additional loading, damaged members etc) and member deterioration (water damage, timber rot, termite attack etc). The included assessment is visual in nature and based on broad experience but at this stage no calculations have been undertaken; however, the necessary information required to undertake calculations has been obtained from site.

#### 5. GENERAL NOTES & REFERENCES

- 5.1. Read the report thoroughly to ensure all aspects are fully understood. Ensure compliance with all attached details, layouts, design calculations and recommendations provided herein.
- 5.2. All materials and workmanship shall be in accordance with the latest editions of the Australian Standards, Building Codes and Statutory Authority requirements including but not restricted to the following:
  - National Construction Code (NCC) 2016
  - Building Code of Australia – Volume 2
  - AS 1720.1-2010 Timber Structures Part 1: Design Method
  - AS 1720.3-2016 Timber Structures Part 3: Design criteria for timber framed residential buildings
  - AS 1720.5-2015 Timber Structures Part 5: Nailplated timber roof trusses

- AS 1170.1-2002 Structural Design Actions Part 1: Permanent, imposed and other actions
- AS 1170.2-2011 Structural Design Actions Part 2: Wind actions
- AS 1170.4-2007 Structural Design Actions Part 4: earthquake actions in Australia
- AS 4055-2006 Wind loads for housing
- AS 1684.2-2010 Residential timber framed construction – Non-Cyclonic Areas
- AS 4440-2004 Installation of nail plated timber trusses
- AS 2870-2011 Residential slabs and footings – Construction
- AS 3700-2001 Masonry structures
- AS 4100-2020 Steel structures
- AS 3600-2018 Concrete Structures
- AS 4678-2002 Earth Retaining Structures
- Pryda Australia truss installation guide
- Design of free-standing brick walls
- Design of clay masonry for wind and earthquake

## 6. MAIN ASSESSMENT

The main body of the report is best covered within the photographs and comments contained in Appendix A and B; however, some additional comments will be made in this section. The comments below are not in any specific order. Please note that detailed calculations have not been undertaken at this stage.

- 6.1. The main roof trusses were in reasonably good condition for their age. There were no major joint slips, cracked or broken timber members and the bottom chord splice joints were intact and not showing any particular distress. The trusses are a very large span, around 19100mm, and with quite sparse web members resulting in long panel lengths to chords. The trusses do not have any bottom chord stabilisers present with hanging beams in some locations providing the only means of bottom chord restraint. The trusses have not been ‘designed’ to consider wind uplift situations as is often the case with trusses fabricated with tension tie rods. No tie down to wall frames could be ascertained. The apex joints have timber ‘gussets’ to one side as a means of supporting the ridgebeam and not as a means of connecting the two top chords together – the top chords were considered to be in compression and were not designed for a load reversal situation. Some of the ‘gussets’ supporting the ridgebeam have split significantly and need attention. Some chord members have drying splits called ‘checks’ which may require further investigation due to the depth of split in the member – the impact of these ‘checks’ can be calculated. The truss members were generally straight with no sign of warp or twist. The tie rods appeared to be relatively tight; however, some adjustment may be required.
- 6.2. The smaller span trusses were in a reasonable condition given their age. There were a few instances of joint slip at top chord/web joints and some of the trusses were exhibiting twist or ‘rollover’ at the heel joint. The top chords were not well restrained on the internal side of the trusses where the valley rafters ran over the top. The truss are around 7700mm span at almost a 45-degree pitch (main trusses are 25-degree

pitch) achieving a similar 3700mm overall height. Bottom chord restraint is provided by the hanging beams generally but would also be subject to a design check as the spacing may not be close enough for the truss buckling width. Most of the comments in section 6.1 above are applicable for the smaller span truss, in particular, additional web members, plywood gussets to joints and truss tie downs. For both the main and smaller span trusses it is difficult to determine what the overall truss deflection is from this type of roof inspection due to excessive obstructions impeding a clear line of sight.

- 6.3. The purlins vary in size depending on truss spacings and to date no design checks have been undertaken. It was observed that the purlins are showing excessive deflection in some locations and that consistently the purlins are not tied down to the supporting trusses or rafters. Some purlins have significant/severe longitudinal splits ('checks') that may require replacement or strengthening.
- 6.4. The ceiling joists have suffered excessive deflection in numerous locations. Some of the original hanging beams have not performed well and have been replaced/supplemented with additional hanging beams of larger cross section; however, it appears as if the ceiling joists they were supporting had already suffered long-term creep deflection which is irreversible. The ceiling linings were not examined during the site inspection. In some locations it appears as if additional ceiling lining has been installed beneath the original ceiling.
- 6.5. The stonework gable walls have deteriorated and need to be re-mortared in certain locations, particularly given that the purlins are pocketed into the stonework.
- 6.6. The vented eaves (spaced timber battens) were in poor condition and will require extensive repair work or replacement.
- 6.7. The roof insulation (a later addition) has been ruined by pigeon and rat infestation. The insulation needs to be removed and the roof space vacuumed clean.
- 6.8. No termite damage was noted within the roof space; however, this does not exclude the possibility that termites may be present or have been present historically.
- 6.9. No asbestos materials were noted within the roof space. Lagging to pipework did not appear to be asbestos based.
- 6.10. The inspection excludes the review of the roof sheeting as a whole although some deterioration was noted, the gutters were not viewed, flashings were not assessed, vents and skylights were not assessed and the supporting walls have not been assessed.

## 7. CONCLUSION

From what can be ascertained from the non-invasive investigation and general engineering knowledge:

- 7.1. The roof structure on the whole is in reasonable condition given its 140 years; however, there is still significant work to be undertaken as per the recommendations below. Depending on loading requirements and more detailed analysis it is likely that the roof trusses can continue to be of service even for the upgraded building use with some retrofitting/strengthening applied to obtain a compliant structure.
- 7.2. Detailed analysis will be required for the roof trusses at some stage and associated roof timbers such as valley rafters, ceiling joists, purlins and hanging beams etc.

## 8. RECOMMENDATIONS

Make note of the following:

- 8.1. Pending that the main roof trusses are structurally adequate for the proposed loadings (to be confirmed) it is likely that new timber web members will be required to address the wind uplift loading condition. These web members will need to be connected via plywood gussets at the joints. All other existing joints will require plywood gussets as well. The trusses will need to be adequately tied down to the supporting walls both external and internal as required which may require some embedded rods or similar. Bottom chord stabilisers will need to be incorporated at around 2000mm centres. The roof planes do not have any bracing incorporated which can be included to the underside face of the top chords if the roof sheeting is to remain in place. Keep in mind that the roof trusses are 3700mm high which adds complication to the rectification works.
- 8.2. Pending that the smaller span trusses to the western and eastern ends of the roof are structurally adequate for the proposed loadings (to be confirmed) it is likely that new timber web members will be required to address the wind uplift loading condition. These web members will need to be connected via plywood gussets at the joints. All other existing joints will require plywood gussets as well. The trusses will need to be adequately tied down to the supporting walls both external and internal as required which may require some embedded rods or similar. Bottom chord stabilisers may or may not be required due to the presence of the hanging beams (to be confirmed). Some of the current truss joints have slipped and will need to be rectified and gusseted. The top chords to these trusses are also inadequately restrained in some locations and will need a discrete bracing system applied as per AS4440-2004.
- 8.3. Pending that the purlins sizes are adequate for the given spans they will still require some adequate tie down at the supports, likely a wrap over metal strap at each location or other approved method. Some purlins are exhibiting excessive deflection and may be earmarked for strengthening which can be readily achieved without removing them.
- 8.4. Due to the heritage nature of the building, it is unclear at present what will happen with the current plaster/cement lathe ceiling – will it remain or be removed? The ceiling has significant weight and is the major load on the roof trusses at present.



Some of the ceiling joists have excessive deflection and may need to be strengthened. Some of the hanging beams may need to be strengthened and the connections to ceiling joists improved. The spans of the ceiling joists were not all examined due to the need to remove insulation and the prevalence of pigeon excrement it was considered hazardous.

- 8.5. The propped rafters should be earmarked for rectification. Some of the rafters have twisted, there is inadequate tie down to the top and bottom of the struts and the struts are supported on ceiling joists in some locations which is not recommended.
- 8.6. The fascia beam has rotted or is damaged in numerous locations and will need to be replaced. Consideration should be given to matching up the fascia as it is of aesthetic importance externally.
- 8.7. The battened eaves lining needs to be replaced in its entirety including any bird-proofing measures. Once again this is an aesthetic consideration for a heritage building as it is of external importance. The timber species for the battens could not be determined and may not match the main roof structure as they are often a different timber than Oregon.
- 8.8. The valley rafters have some water damage and rot in a couple of locations. It is possible that these could be rectified depending on how they are supported at the external wall ends – this couldn't be clarified from within the roof space.
- 8.9. The stone masonry gable ends need some attention to the mortar which has deteriorated over the years. The purlins are pocketed into the stonework and appear to have poor end support in some cases. It may even be prudent to chemical anchor a timber pitching plate to the gable wall to provide better connectivity, purlin tie down and restraint for the stonework gables.
- 8.10. The roof insulation needs to be replaced in its entirety and the whole roof space will need to be cleaned (vacuumed) due to excessive amounts of bird and rat excrement – this may be a specific hazardous material undertaking.
- 8.11. Unused or redundant plant and pipework should be removed from the roof space.
- 8.12. Earthquake retrofitting may be required especially for the chimney structures. This is outside of the scope of this report.
- 8.13. The inclusion of an adequate and safe roof space platform would be highly recommended as the current platform area is not particularly good.
- 8.14. It is recommended that any new plant and equipment placed within the roof space, that has any reasonable weight, be independently supported off of the masonry walls rather than the roof trusses. Light ductwork is satisfactory for the trusses.



If you have any further queries or some points need clarification, please contact me on mobile 0414 978 762 or email [conceptio@bigpond.com](mailto:conceptio@bigpond.com).

Yours Sincerely,

PETER GRAHAM B.App.Sc (Bldg) B.E. (Civil)(Hons) MIEAust BLD 184619

DIRECTOR  
**CONCEPTIO Pty.Ltd.**

## APPENDIX A



**PHOTO 1** – General view of the roof space from the centre looking west. The main trusses can be seen and infill rafters around the brick chimney penetration. The main trusses are fabricated with Douglas Fir (Oregon) timber of reasonable grade and metal tie rods. The purlins are also Oregon and vary in size depending on the truss spacings. Intermediate ceiling joists and hanging beams have also been adopted.



**PHOTO 2** – Typical roof truss apex joint with the tension tie rod passing through the two top chords and bolted with a plate on the top face. A gusset board has been applied to one side of the truss top chords predominantly to support the ridgebeam. A number of the gusset boards have split and need attention. Drying splits called ‘checks’ are evident in the top chord to the right at mid depth.

## APPENDIX A



**PHOTO 3** – General view of the roof space looking east. Another chimney is evident. There are 8 chimneys in total, 2 to the eastern end, 2 to the western end and 4 to the central section (2 north roof plane and 2 south roof plane). The southern chimneys have been terminated under the roof sheeting. There is significant redundant plant within the roof space.



**PHOTO 4** – The main roof trusses are a substantial span (approximately 19100mm) and have been constructed with a bottom chord splice with a metal plate to the top and bottom face of the bottom chord member and two bolts. The splice joints looked in reasonable condition and splitting or joint slip was not evident although it would seem that some truss ‘sag’ has occurred over the years.

## APPENDIX A



**PHOTO 5** – Typical top chord web joint which is a mortise and tenon joint with adjacent tension tie rod. The purlins have no specific tie down other than skew nails and anti-slip blocks. The purlins are regularly ‘scarf cut’ and joined over the top chord members. The roof sheeting appears in a satisfactory condition from beneath generally speaking.



**PHOTO 6** – Another view of a purlin; however, this purlin has been packed off of the top chord. This detail has been repeated in numerous locations. This may have to do with the original truss fabrication, to try and obtain a level roof plane or it could be a later inclusion if the trusses have deflected more over time. Some of the purlin and top chord gaps are significant.

## APPENDIX A



**PHOTO 7** – Typical truss joint with a vertical web included to provide an internal support point over a common internal masonry wall. Note the Roman numerals stamped into the top chord which corresponded with the webs indicating that the trusses may have been made on the ground, marked, and reassembled on top of the walls. Note also the ‘scarf cut’ to the purlin member.



**PHOTO 8** – As per photograph 7 above showing the vertical web member aligning over the internal wall support. Any wall changes that may occur as a result of the refurbishment works may have to take into consideration some roof loads being applied to internal walls rather than wholly external walls.

## APPENDIX A



**PHOTO 9** – As per photographs 7 and 8. The truss joint is still tight and in reasonable condition.



**PHOTO 10** – To the east side of the central tower section. The hanging beams and ceiling joists are often over-spanning, excessively deflected or have lost connectivity via a failed soldier member (cleat). The purlins are also exhibiting excessive deflection in many locations. The ceiling is a heavy plaster lathe on timber battens; however, additional ceilings (set down lower) have also been added over time.

## APPENDIX A



**PHOTO 11** – Typical heel joint of the main span truss showing the bottom chord extending through to the back of the fascia beam and a ‘heel block’ (wedge) between the top and bottom chord with a single bolt going through all members – just off of vertical. The joints on the whole appeared satisfactory although some ‘rolling’ of the joint was noted in some locations.



**PHOTO 12** – As per photograph 11 above.



## APPENDIX A



**PHOTO 13** – As per photographs 11 and 12 showing the truss heel joint with heel block. The eaves are vented via timber battens. In numerous locations the battens are missing, and pigeons have nested prolifically in the roof space along with rats who tend to go after the pigeon eggs. The roof space is very messy and would be considered a health hazard to humans.



**PHOTO 14** – Internal propping of rafters around the chimney locations using narrow timber struts located over the internal load bearing masonry walls. The props are too narrow, are not tied down or effectively fixed. No anti-slip mechanism was provided.

## APPENDIX A



**PHOTO 15** – A view of the struts at the rafter junction. The purlin is tied to the rafter with a couple of soldier members and the strut is connected to the rafter with a single skew nail. The roof has managed to function regardless although less than ideal.



**PHOTO 16** – Some of the hanging beams are not original and have been added due to the failure of the original hanging beams which may have resulted from additional ceiling load being applied – refer old and new hanging beams above. Some of the original timber soldiers connecting the ceiling joists to the hanging beam have failed. The hanging beams are applying point loads to the truss bottom chords.

## APPENDIX A



**PHOTO 17** – Typical purlin to truss top chord without any specific tie down apart from skew nailing. The purlins span around 3300mm maximum. The split to the truss top chord is a typical drying ‘check’ as mentioned earlier.



**PHOTO 18** – The purlin has a drying ‘check’ which has caused a significant split and may be compromising the structural capacity. The purlin is also packed up quite significantly from the top chord. The truss top chord has a number of drying ‘checks’ some visible to the bottom edge and passing up through the depth of the member which is more unusual.

## APPENDIX A



**PHOTO 19** – To the eastern end of the building the main span trusses finish and smaller span trusses at right angles form the gable ends of the roof with some conventional hip valley rafters incorporated. The smaller span trusses are at almost 45-degree pitch and have minimal top chord restraint to the internal wall end. One of the trusses has had a plywood gusset repair at some stage, the reason was not obvious.



**PHOTO 20** – The 45-degree trusses match up with the main truss ridgeline, the main trusses are at approximately 25-degree pitch. Note the unrestrained top chords, it is surprising the significant lateral buckling has not occurred. The reasonable thickness of the truss has limited the lateral buckling. Many of the purlins were showing signs of excessive deflection.

## APPENDIX A



**PHOTO 21** – A view of the eastern end of the roof. Note another chimney that may require some added lateral/earthquake restraint. Note some of the dip in the purlins, particularly when supporting suspended a/c ductwork. The extent of unrestrained top chords can be seen more readily in this photograph. Two newer rows of hanging beams have been added to the top of the truss bottom chord.



**PHOTO 22** – The north facing stonework gable to the eastern end of the roof. The purlins are pocketed into the stonework and some of the stonework is not in good condition with significant mortar deterioration. Some mortar does appear to have been repaired/patched at some stage but generally not around the purlin locations. Two newer rows of hanging beams have been added at some stage.

## APPENDIX A



**PHOTO 23** – Typical truss top chord with a single bolt through the top and bottom chord members. There is a small heel block present in the joint. It appears as if there is a load bearing masonry wall located below the pitching line of these trusses.



**PHOTO 24** – Newer and older hanging beams. Metal tension straps have been used for the newer hanging beam rather than timber soldiers. Note the excessive deflection in the original hanging beam. The plaster lathe ceiling and timber battens are evident in the foreground but there is additional ceiling lining below this level which has also added additional loads to the trusses.

## APPENDIX A



**PHOTO 25** – A significant drying ‘check’ to the truss top chord. Some purlins appeared to sit up off of the top chord.



**PHOTO 26** – The hip valley rafter appeared to have suffered some rot to the end. The eaves were open at this location and the pigeons can freely enter and have made a significant and unhealthy mess. Where pigeon excrement has been allowed to accumulate the roof sheeting is showing greater signs of corrosion/deterioration. Water damage/staining was also evident in some locations.

## APPENDIX A



**PHOTO 27** – Some of the purlins have been poorly supported around the hip valley rafter, extra blocking has been included at a later date possibly due to excessive truss sag and some blocks are rotating off of their support as seen above.



**PHOTO 28** – As per photograph 27. The block has moved with the purlin off of the truss top chord. It is unclear at this stage whether a strong wind event has lifted the purlin, or the supporting truss has sagged over time. The movement doesn't appear too old as the newly exposed timber is still pale in colour.



## APPENDIX A



**PHOTO 29** – Purlins pocketed into stonework gable end. It is unclear how far the purlins are embedded or their end condition. Sometimes purlins embedded into old stonework masonry can suffer water damage and consequent rot to their ends.



**PHOTO 30** – The mortar has deteriorated and the support for the purlin doesn't appear robust.

## APPENDIX A



**PHOTO 31** – As per photograph 26 but from the opposite side of the hip valley rafter. The valley rafter appears to have some deterioration to the end at the external wall support location. Note the open eaves allowing pigeons to enter -this has occurred in numerous locations.



**PHOTO 32** – Newer hanging beam supported on a curved brickwork ledge. The timber to the right of the photograph is a prop to the bottom sill of the gable end vent framing.

## APPENDIX A



**PHOTO 33** – Note the purlin deflection which is quite significant.



**PHOTO 34** – Note the vented eaves to the eastern end of the building which have deteriorated significantly allowing pigeons to enter in multiple spots.

## APPENDIX A



**PHOTO 35** – A general view of the eastern end of the roof looking south. Note another substantial brick masonry chimney that will likely need some attention for earthquake purposes. The roof trusses are quite sparse in relation to timber members and quite widely spaced as well with significant ceiling loads applied. It is unclear how the trusses are tied down (if at all) to the supporting walls.



**PHOTO 36** – Note the timber soldier has come away from the hanging beam entirely. This has occurred in many locations.

## APPENDIX A



**PHOTO 37** – Timber soldier has come away from the hanging beam.



**PHOTO 38** – More timber soldiers have come away from the hanging beam.

## APPENDIX A



**PHOTO 39** – The mortise and tenon joint to the top chord/web location has either slipped, sheared off in part, crushed in part or has become loose/out-of-position because the truss has sagged. A more thorough investigation may be warranted. It is unlikely that the gap is due to poor workmanship.

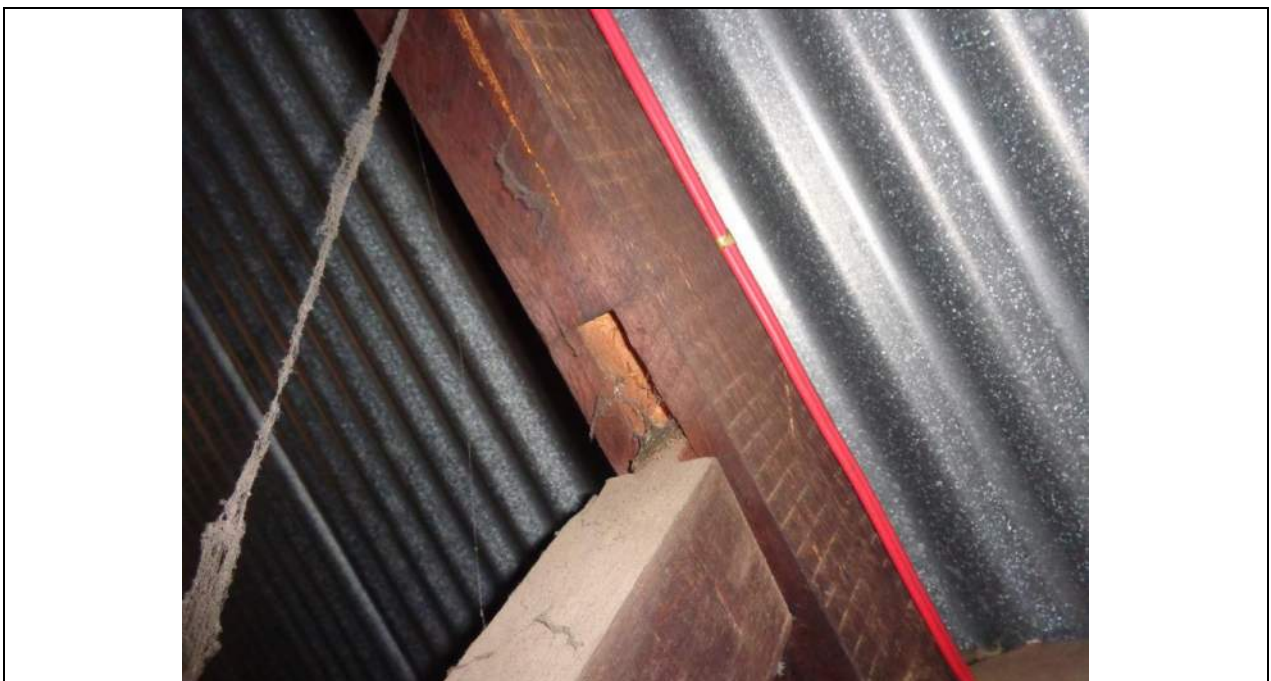


**PHOTO 40** – As per photograph 39 another view of the mortise and tenon joint. The purlin also appears to be notched (original?).

## APPENDIX A



**PHOTO 41** – Another slipped top chord/web joint to the eastern end trusses. It appears as if some localised crushing of the tenon might have occurred. The web member has certainly moved significantly out of position.



**PHOTO 42** – As per photograph 41 but from a slightly different angle.

## APPENDIX A



**PHOTO 43** – The eastern most external wall. The fascia beams are showing some water damage and deterioration. A number of the trusses have twisted at the heel joint which is concerning. It is not evident that the trusses have any tie down to the external wall, it may be the weight of the heavy ceiling that has combatted the uplift potential over the years.



**PHOTO 44** – The truss heel joint has a twist in it which is probably not highlighted well on the photograph, but it is concerning. Once again the vented eaves have many pigeon entry points.



## APPENDIX A



**PHOTO 45** – As per photograph 44 comments above. The pigeon and rat infestation has ruined the insulation which will need to be discarded and replaced once the roof space is made secure again.



**PHOTO 46** – Brick masonry chimney to the southern end of the eastern part of the roof. As mentioned earlier the chimneys will likely need earthquake retro-fitting.

## APPENDIX A



**PHOTO 47** – A view of the stone masonry gable end to the eastern end of the roof looking south. The purlins are pocketed into the stonework once again which can be problematic as noted earlier.



**PHOTO 48** – As per photograph 47. The mortar has deteriorated significantly to the upper peak of the gable (difficult to get a full appreciation from the photograph) and will need some attention/rectification.

## APPENDIX A



**PHOTO 49** – Pocketed purlin not well supported due to localised deterioration around the penetration.



**PHOTO 50** – The fascia beam to the background has rotted out and left a significant gap.

## APPENDIX A



**PHOTO 51** – Propping of purlin near the gable end. No tie down or connection apart from skew nailing. (apology for poor photograph quality).



**PHOTO 52** – As per photograph 51 another propped purlin. It is unclear why these purlins are propped when adjacent purlins are doing a full span.

## APPENDIX A



**PHOTO 53** – The purlin prop has been placed on a spreader board directly onto the ceiling joists. This is poor practice as the ceiling joists should not be subject to these loads.



**PHOTO 54** – A view of the timber roof framing around the chimney which is less than ideal. The loads should not be transferred to the middle of the purlin as a point load. It was unclear whether the timbers were connected to the chimney or independent of it – the ridgebeam did appear supported; however, a lack of light and height did make some items difficult to confirm.

## APPENDIX A



**PHOTO 55** – A view of the junction of the main roof (25-degree pitch) with the perpendicular roof (45-degree pitch). The apex point is not well supported at the valley rafter and ridgebeam junction. For such a large span roof, minimal timber has been adopted. Some water damage is evident along the valley members and purlin ends.



**PHOTO 56** – One of the trusses has a significant divert/knot hole taken out of the top chord which is immediately adjacent a large horizontal knot. No cracks or breaks are evident at the location, never-the-less a rectification would be recommended.

## APPENDIX A



**PHOTO 57** – A propped rafter adjacent to a chimney. Very poorly propped and connected.



**PHOTO 58** – Similar to photograph 57 above. A poorly propped rafter with dubious connection. In addition, the rafter has twisted significantly.

## APPENDIX A



**PHOTO 59** – Rather poorly done propping of purlin member. The propping doesn't appear to be original build.



**PHOTO 60** – As per photograph 59 showing the propping of the purlin which is carrying additional load due to trimming around a chimney. Most of the trimming looks newer, so it is possible that some trimming work was done when the roof sheeting was replaced last.



## APPENDIX A



**PHOTO 61** – Cast iron tension tie rods to the western gable end of the roof. The tie rods were not present to the eastern end (Why?).



**PHOTO 62** – Another view of the tension tie rods which extend from stone masonry gable northern end to stone masonry gable southern end. The tie rods are quite heavy and are being supported from the truss top chords at a few locations.

## APPENDIX A



**PHOTO 63** – A view of the smaller span trusses this time to the western end of the roof. Note this time there is no central hanging beam but two newer hanging beams at third points to the trusses. Metal straps have been added to support the ceiling joists.



**PHOTO 64** – As per photograph 63 above.

## APPENDIX A



**PHOTO 65** – A metal plate and two additional tension tie rods have been added at a higher level for the stone masonry gable end wall and connected around the back of the brick chimney. These were not present to the eastern end although the geometry appears identical.



**PHOTO 66** – A view of the meeting of the main span and smaller span roof planes to the western end of the roof this time. The valley rafters and ridgebeam seem to extend/cantilever quite a long way and is a potential location of roof sag. The apex point is not well supported at the valley rafter and ridgebeam junction and some additional support would be recommended.

## APPENDIX A



**PHOTO 67** – Northern gable to the western end of the roof. Note the excessive deflection in the roof purlin.



**PHOTO 68** – Northern gable to the western end of the roof. The eaves lining is open again allowing easy access for pigeons. The ceiling joists appear to be significantly deflected in this area.

## APPENDIX A



**PHOTO 69** – As with photograph 68 above. The ceiling joists appear to be excessively deflected even though the span between hanging beams is not large; however, the deflection may have occurred when there was one central hanging beam which has since been replaced with two.



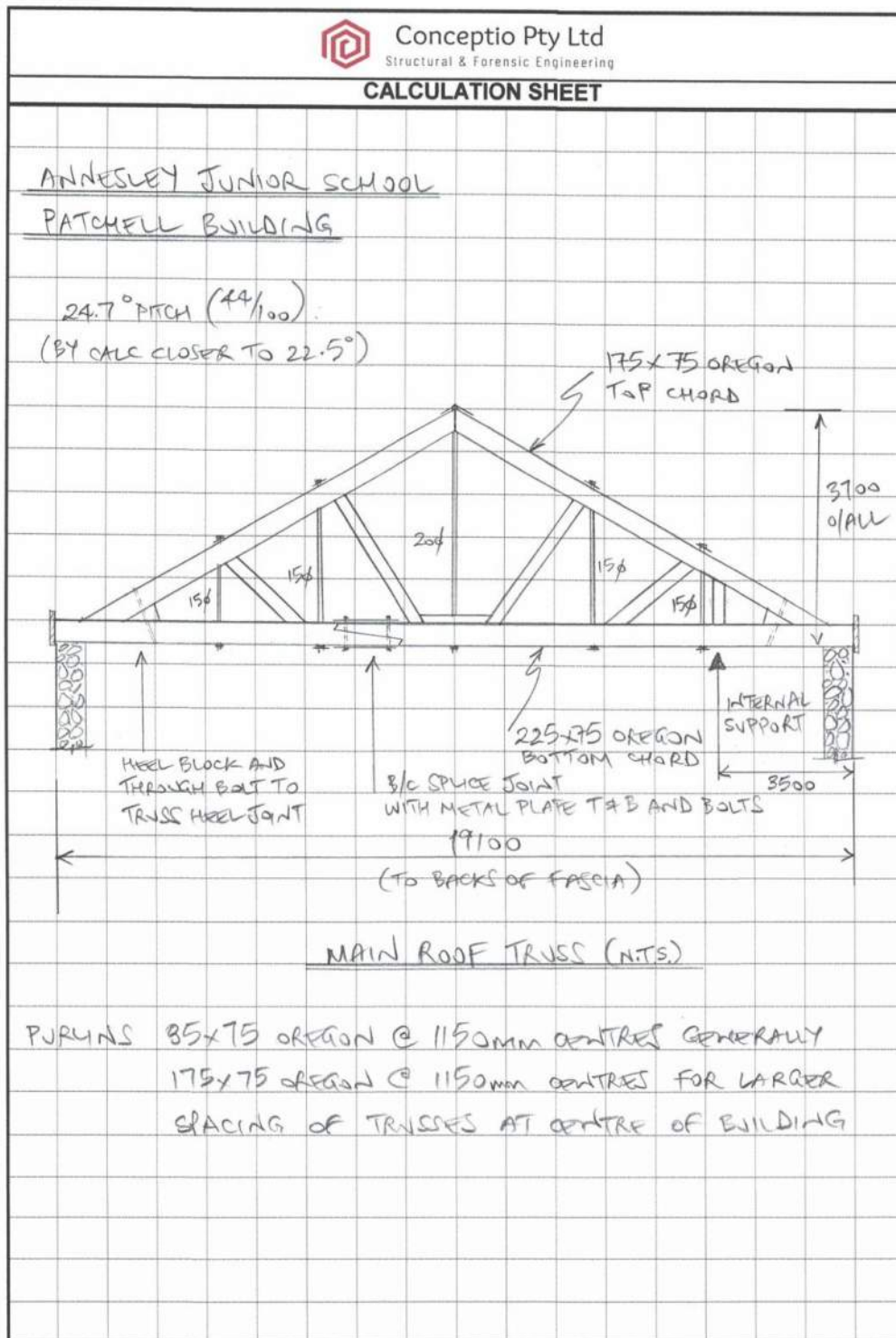
**PHOTO 70** – Another view of the bottom chord splice detail to the main span truss. The splice detail did not seem to be consistently in the same location.

## APPENDIX B



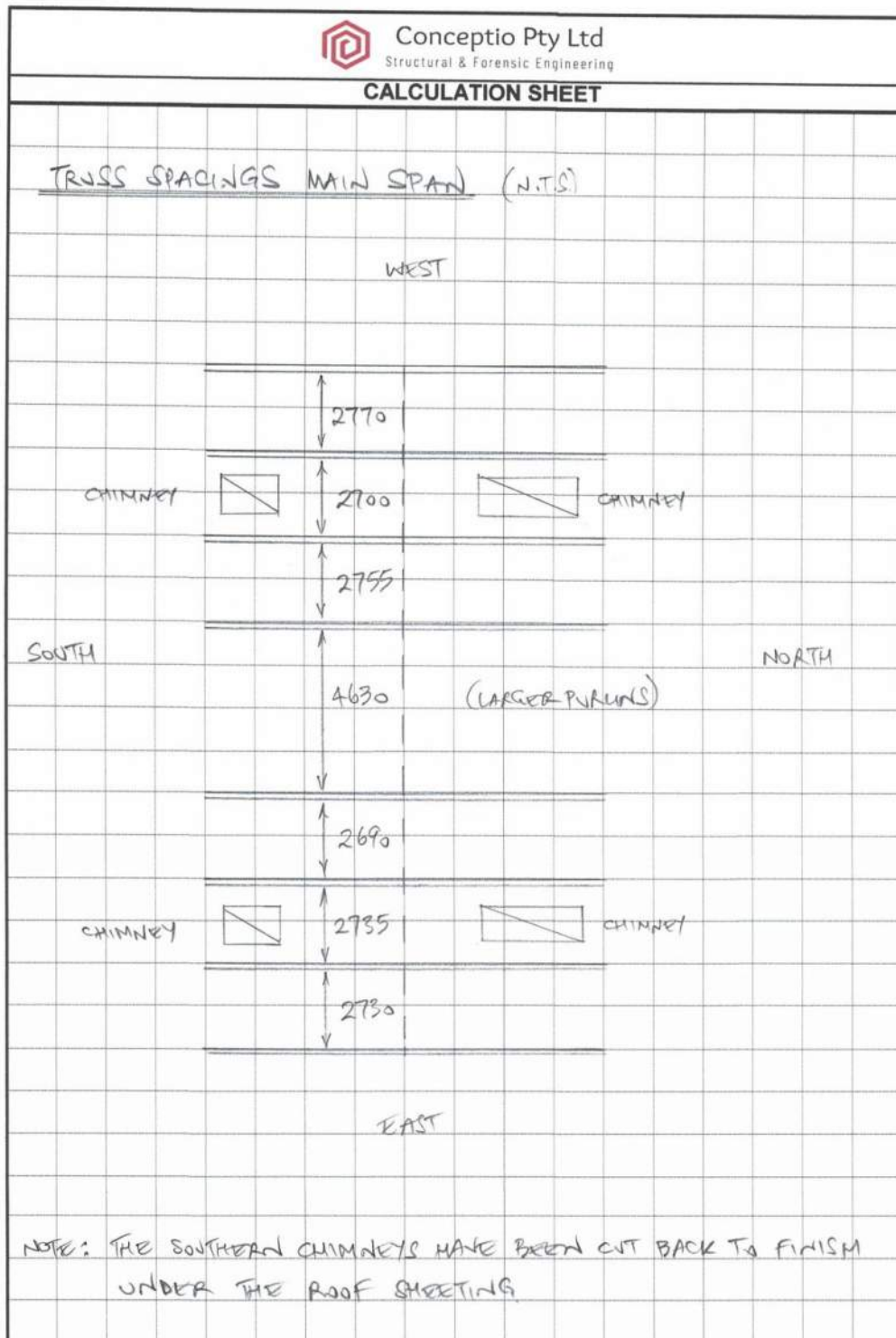


**APPENDIX B**



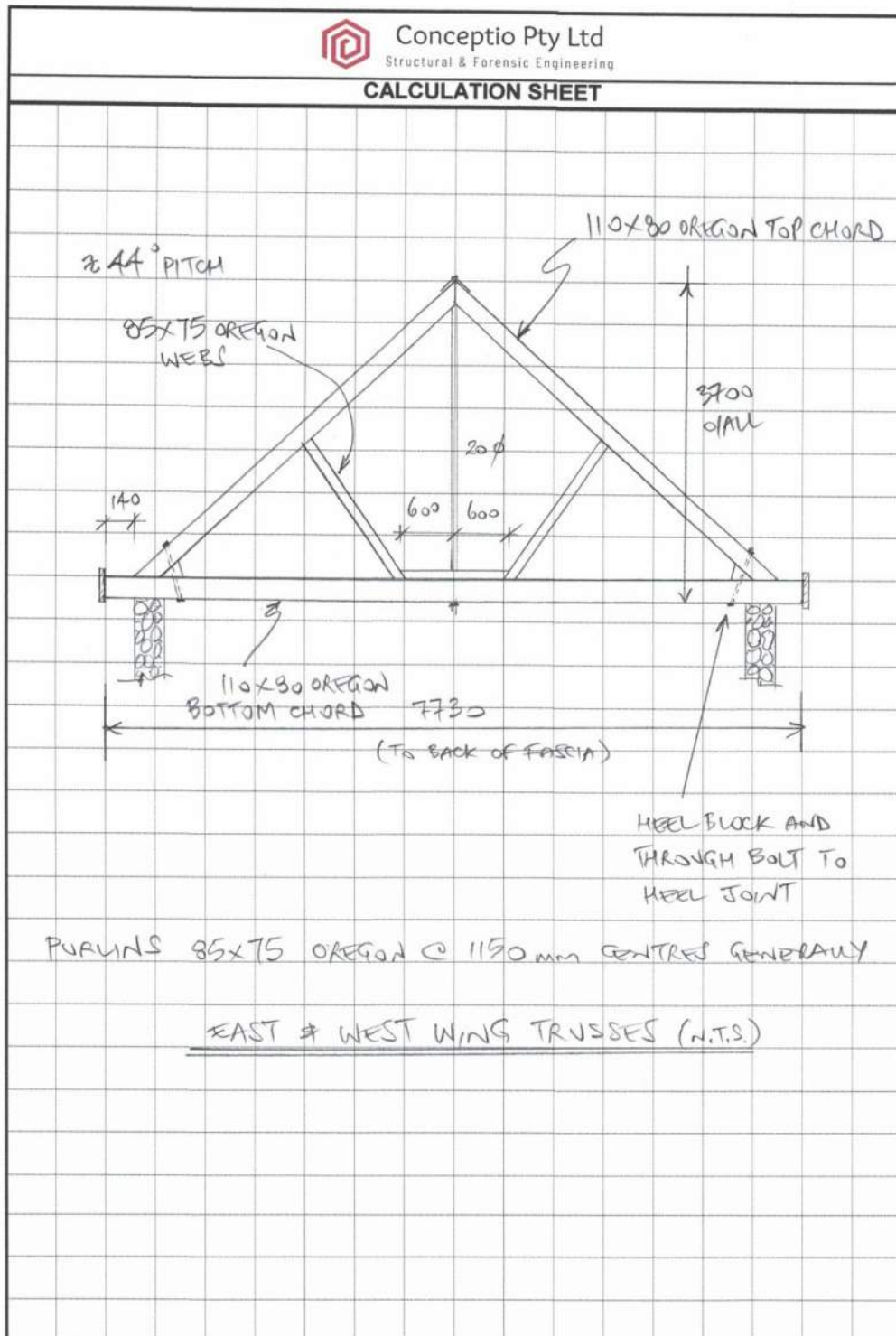


**APPENDIX B**

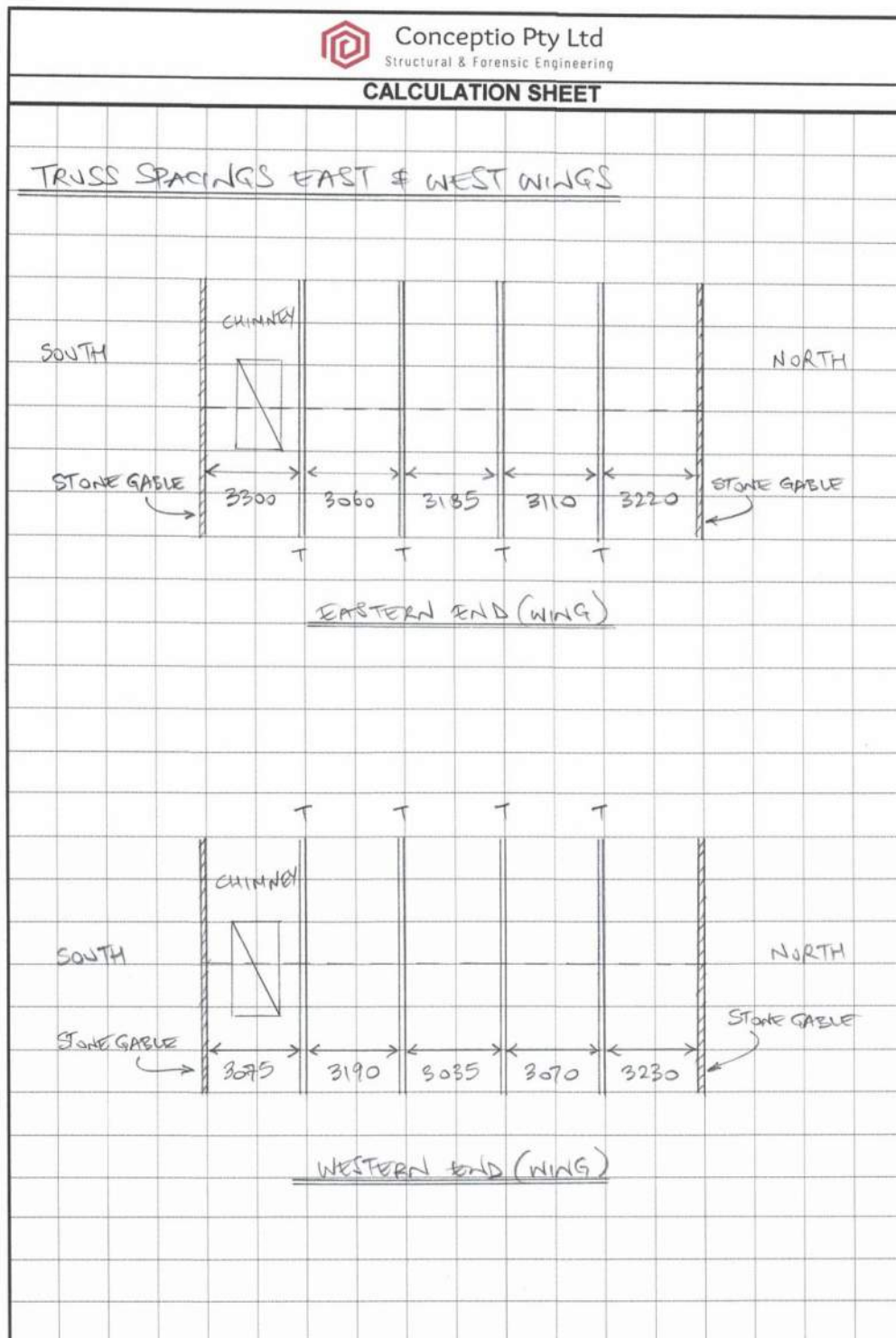




## APPENDIX B



## APPENDIX B



## ATTACHMENT 2

# Details of Representations

## Application Summary

Application ID	22017983
Proposal	Partial demolition of Local Heritage Place (Annesley College)
Location	28 ROSE TCE WAYVILLE SA 5034

## Representations

### Representor 1 - Charles Gilchrist

Name	[REDACTED]
Address	[REDACTED]
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	22/07/2022 08:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

### Reasons

Whilst I understand that the Patchell Building is structurally unsound, I am concerned that the demolition of the entire western wing will have an adverse effect on the heritage value of the building. In particular, I am concerned that the demolition of the western wing will disrupt the symmetry of this heritage building. Short of reconstructing a replica of the western wing, a contemporary replacement would look out of place and would not address this issue. One potential solution would be to retain the façade and reconstruct the wing behind it. In summary, I think that the demolition of the entirety of the western wing will compromise the integrity of the Patchell Building, and I hope that the applicant will consider alternative options.

## Attached Documents

## **ATTACHMENT 3**

25 July 2022

Mark Troncone  
Planning Officer  
City of Unley

Via: SA Planning Portal

Dear Mark

## **Annesley College – Response to Representation**

We acknowledge the receipt of a single representation in relation to the proposed partial demolition of the Patchell Building at Annesley College.

Furthermore, we note the representor's acknowledgement that the building is structurally unsound.

Whilst the representor makes some suggestions that this will adversely affect the heritage values, this is entirely unsupported by any additional supporting report or qualified advice.

The application supported by engineering advice that the western wing of the first floor is compromised, and various defects were observed to the western end of the building including significant cracking in the walls. Demolition and re-build are required including new footings in order to provide structural integrity and that previous repair has been unsuccessful in addressing the structural condition of the building.

The representor notes that a contemporary replacement would not address any perceived heritage impacts. We reiterate that no replacement building is proposed.

He also suggests the retention of the front façade. This approach is unsupported by engineering advice provided with the application and that various defects were observed to the western end of the building including significant cracking in the walls. On the northern wall of this section of the building diagonal cracking could be seen extending from the floor to the ceiling and in multiple areas the plaster wall lining had become separated from the masonry.

External concrete buttresses were added to stabilise the walls at the north-western corner. Externally the vertical cracking has worsened since 2011 in the external stonework leaf on the western side of the building at the north-western corner

between the buttresses. On the front of the building at the same corner the cracking appeared to be similar. When compared to TMK Consulting Engineer's report dated 14 June 2011 the cracking internally has noticeably worsened despite the remedial work undertaken in the years prior.

The proposal to simply retain the northern façade as suggested by the representor is not feasible and will not address the structural faults in the building.

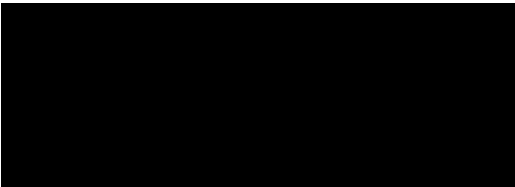
Whilst he asserts that the proposed demolition will compromise the integrity of the heritage place, we note that previous attempts to remedy this building have been unsuccessful and that failure to undertake this work now may result in the entire building being compromised.

Furthermore, we note that the project architects, Swanbury Penglase, are award winning heritage architects and are recognised as an authority relating to adaptive works to existing places, together with conservation works to ensure the longevity of places.

The project team shares the representor's enthusiasm for the retention of heritage places but in this instance are left with the proposed option for partial demolition following very careful investigations and consideration of all available options.

We note the representor wishes to be heard personally and advise that we intend to respond personally at the appropriate Council Assessment Panel meeting.

Yours sincerely



David Bills  
Associate Director

## ATTACHMENT 4





Anaglypta

ARCHITECTURE

ABN 81 614 388 439

PO Box 1390

Mount Barker SA 5251

08 83883440

pippa@anaglypta.com.au

## Heritage Advice

<b>DA Number</b>	22017983
<b>Property Address:</b>	28 Rose Terrace, Wayville SA 5034 CT Vol 6221 Folio 892
<b>Heritage Listing:</b>	Local Heritage Place (Patchell Building, Annesley College)
<b>Proposed Development:</b>	Partial demolition of Local Heritage Place
<b>Overlay:</b>	Local Heritage Place
<b>Zone Section:</b>	Urban Corridor (Boulevard)
<b>Author:</b>	Anaglypta Architecture Pippa Buckberry
<b>Date:</b>	28/07/2022

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<b>Drawing References:</b>	Swanbury Penglase Documentation dated 25/11/2020 including drawings SK022, SK023, SK035A, SK036A, SK044, SK045, URPS Report dated 26/5/22
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### Previous Advice to Applicant:

None known.

### Heritage Significance:

"Annesley College – Main Building" was listed as a local heritage place 26 June 1997. The criteria for listing included;

- It displays historical and social themes that are of importance to the local area (criteria 'a'),
- It has played an important part in the lives of local residents, (criteria 'c'),
- It displays aesthetic merit of significance to the local area (criteria 'd').

A contemporary heritage datasheet was not located prior to the writing of this report, however a report from the City of Unley Heritage Survey through the National Estate Programme 1977/78 did identify the "Annesley College/ Eye Hospital" at 89 Greenhill Road Wayville as a "Rating 1" building (Rating 1 is described in the survey as "of great local heritage significance. Many of them are also of a wider, State significance. These sites are important no matter what their surroundings and their preservation must be encouraged.")

This c1978 datasheet identified the construction date of the building as 1883, built by original owner JC Joyce as an Eye Hospital, subsequently Way College c1886 and in 1904 became the Methodist Ladies College which in turn became known as Annesley College in 1977.

The datasheet states "Of numerous schools in the city this is one of the oldest and grandest. One of the few large grand buildings in the city. There are few comparable public buildings... a dominant feature of this area".



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## Historic Photos



B 56557

Figure 1, Dr Joyce's Eye Hospital c1885  
Source: State Library South Australia:



B 22772

Figure 2, Bible Christian Methodist Seminary & Training College c1890  
Source: State Library South Australia:



B 703

Figure 3, Way College (Methodist Boys College) c1899  
Source: State Library South Australia:



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PRG 631/2/98

Figure 4, Way College, Wayville, 1903  
Source: State Library South Australia:



PRG 631/2/294-295

Figure 5, Methodist Ladies College, Wayville, c1904.  
Source: State Library South Australia: PRG 631/2/294-295



B 9522

Figure 6, Methodist Ladies College, Wayville, c1909  
Source: State Library South Australia:



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## Subject Site

The subject site is a prominent building facing Greenhill Road and one of many structures that form the current school grounds.

## **Proposed Development**

The proposed development seeks to demolish a portion of the western wing of the original 1883 symmetrical sandstone building.

## **Impact of Proposed Development**

With respect to the Local Heritage Place the following Desired and Performance Outcomes are relevant.

*DO1 Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.*

***Commentary: This outcome is partially satisfied. While a significant portion of this grand, symmetrical building will be removed, which will be detrimental to the overall appearance of the Local Heritage Place, fundamentally there will still be value in the remaining portion of the building. Each of the criteria 'a','c' and 'd', for which the structure was listed would still be met and are still relevant and evident within the remaining fabric, and importantly the building will continue to be used.***

*PO 1.7 Development of a Local Heritage Place retains features contributing to its heritage value.*

***Commentary: This outcome is partially satisfied. While some features are retained, some key features will be demolished, fundamentally altering the symmetry of the original building design.***

*PO 6.1 Local Heritage Places are not demolished, destroyed or removed in total or in part unless:*

a) *The portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value*

*or*

b) *The structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.*

***Commentary: The engineering reports provided, which include a summary of reports by various engineers over many years and descriptions of earlier extensive remediation attempts conclude that the condition of this portion of the Local Heritage Place does in fact represent an unacceptable risk to safety and is irredeemably beyond repair. There is no reason to doubt the conclusion of the reports provided and therefore criteria 'b' is satisfied by the proposal.***

## **Conclusion**

While it is certainly regrettable that the demolition is proposed, it is reluctantly considered acceptable for the reasons outlined above.

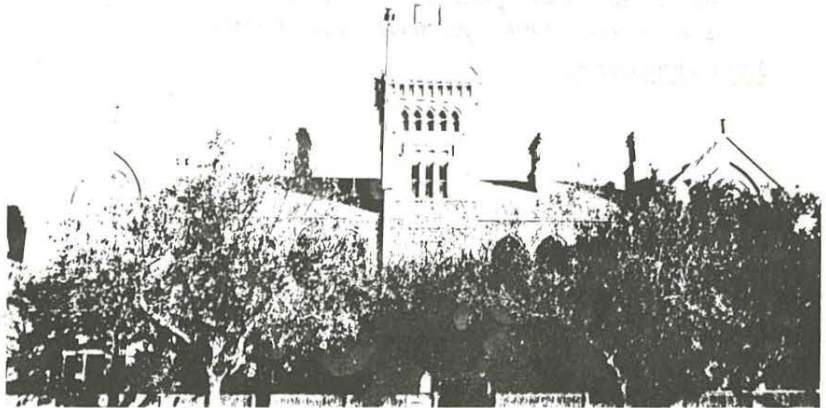
Site . *Annesley College / Eye Hospital*  
 Address . *89 Greenhill Road, Woxville.*  
 Owner . *Uniting Church of Australia.*  
 CT 2968/190 PT L79 87, 1/11

Heritage Score . *227*  
 Local Rating . . . . . *1*  
 Assessor *P. F. Donovan*  
 Date *7 March '78*

Type *Educational / School*

Zone *R3A*

Previous Endorsements  
*RAIA - C*  
*National Trust File*  
 Construction Date  
*c1883*



Builder/Architect

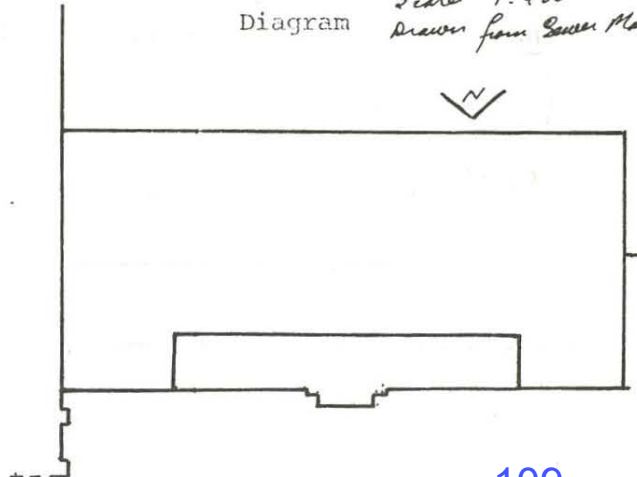
Original Owner *J. E. Joyce.*

Details

a) Building ~~detached~~/attached  
 Massing Features - roof *Gabled.*  
 Size ... *2* storeys - eaves *Wooden brackets on tower*  
 Wall materials *Sandstone* - verandah/porch *Ground & 1st floor*  
 Roof materials *Galvanised iron* - chimney *Accladed verandah with stone balustrade*  
 Window/door surrounds *Rounded/label moulding* - *Widow's Walk on Tower*  
 Apparent condition of original structure ~~poor~~ ... ~~fair~~ ... good  
 Apparent condition of original appearance ~~poor~~ ... ~~fair~~ ... good  
 Is the building being used for its original purpose? ~~yes~~/no  
 If use has changed is it compatible with the original use of the building?  
 A *There seems to be little threat.* YES/~~NO~~/~~N.A.~~

b) Other/Comments

Diagram *Scale 1:400*  
*Drawn from Survey Map*



a. BUILDINGS				SCORE
<u>Historical</u>	Local 45	State 10	National	<u>55</u>
- Built for J. Joyce as an Eye Hospital in early 1880's - Taken over as a school - Way College - 1886 - 1904 it became Methodist Ladies College. source:- Payne & Cook pp 193-194				
<u>Heritage</u>	Local 67	State 5	National	<u>72</u>
Of numerous schools in the City this is one of the oldest and grandest. One of the few large grand buildings - the City. - There are few comparable public buildings.				
<u>Architectural</u>				<u>40</u>
<u>Aesthetic</u>				<u>22</u>
It blends with surrounding school buildings. It is in good condition.				
<u>Precinct</u>				<u>15</u>
It is the central/dominant feature of a number of school buildings - a dominant feature of this area.				
				<u>204</u>
$\frac{204}{900} \times \frac{1000}{1} = 226.6$				<u><u>227</u></u>

b. MONUMENTS/STRUCTURES/SITES				SCORE
<u>Historical</u>	Local	State	National	_____
<u>Heritage</u>	Local	State	National	_____
<u>Precinct</u>				_____

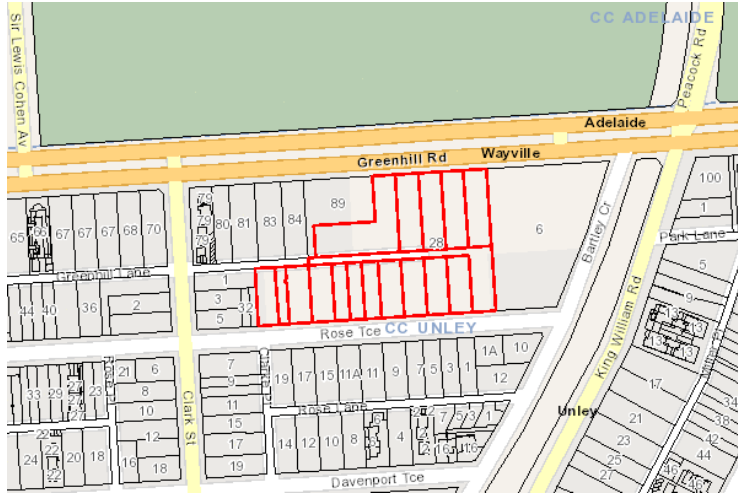
## ATTACHMENT 5

**28 ROSE TCE WAYVILLE SA 5034**

**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 11.5m)*
- Maximum Building Height (Metres) *(Maximum building height is 15m)*
- Maximum Building Height (Metres) *(Maximum building height is 25.5m)*
- Maximum Building Height (Metres) *(Maximum building height is 6m)*
- Maximum Building Height (Metres) *(Maximum building height is 8m)*
- Minimum Building Height (Levels) *(Minimum building height is 3 levels)*
- Minimum Building Height (Levels) *(Minimum building height is 4 levels)*
- Minimum Frontage *(Minimum frontage for a detached dwelling is 15m)*
- Minimum Site Area *(Minimum site area for a detached dwelling is 600 sqm)*
- Maximum Building Height (Levels) *(Maximum building height is 1 level)*
- Maximum Building Height (Levels) *(Maximum building height is 2 levels)*
- Maximum Building Height (Levels) *(Maximum building height is 3 levels)*
- Maximum Building Height (Levels) *(Maximum building height is 4 levels)*
- Maximum Building Height (Levels) *(Maximum building height is 7 levels)*
- Minimum Building Height (Metres) *(Minimum building height is 11.5m)*
- Minimum Building Height (Metres) *(Minimum building height is 15m)*
- Minimum Primary Street Setback *(Minimum primary street setback is 6m)*
- 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)*
- Interface Height *(Development should be constructed within a building envelope provided by a 30 degree plane, measured 3m above natural ground at the boundary of an allotment)*

**Overlay**

- Airport Building Heights (Regulated) *(All structures over 15 metres)*
- Advertising Near Signalised Intersections
- Affordable Housing
- Building Near Airfields
- Design
- Future Road Widening
- Historic Area (Un22)
- Heritage Adjacency
- Key Railway Crossings
- Local Heritage Place (3857)
- Local Heritage Place (3858)
- Major Urban Transport Routes
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

**Zone**

- Urban Corridor (Boulevard)



**Development Pathways**

■ Urban Corridor (Boulevard)

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.

- Brush fence
- Building work on railway land
- Internal building work
- Partial demolition of a building or structure
- Solar photovoltaic panels (roof mounted)
- 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.

- Consulting room
- Office
- Replacement building
- Shop

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies.

Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Consulting room
- Demolition
- Dwelling
- Licensed Premises
- Office
- Residential flat building
- Shop
- Student Accommodation
- Tourist accommodation
- Tree-damaging activity

4. Impact Assessed - Restricted

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

**Property Policy Information for above selection**

**Part 2 - Zones and Sub Zones**

**Urban Corridor (Boulevard) Zone**

**Assessment Provisions (AP)**

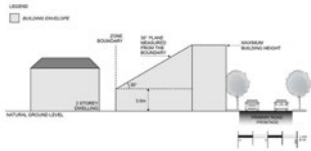
<b>Desired Outcome</b>	
DO 1	Buildings that achieve a consistent, tall, uniform facade to frame the primary road corridor that are consistently well set back with areas of significant open space in front, other than in specified areas where a lesser or no setback is desired. Buildings accommodate a mix of compatible residential and non-residential uses including shops and other business activities at ground and lower floor levels with residential land uses above.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) Advertisement</li> <li>(b) Consulting Room</li> <li>(c) Dwelling</li> <li>(d) Educational Establishment</li> <li>(e) Hotel</li> <li>(f) Licensed Premises</li> <li>(g) Office</li> <li>(h) Pre-school</li> <li>(i) Residential Flat Building</li> <li>(j) Retirement Facility</li> <li>(k) Shop</li> <li>(l) Supported Accommodation</li> <li>(m) Student Accommodation</li> <li>(n) Tourist Accommodation</li> </ul>
<p>PO 1.2</p> <p>Shops, offices and consulting rooms that provide a range of goods and services to the local community and the surrounding district.</p>	<p>DTS/DPF 1.2</p> <p>Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 2,000m<sup>2</sup> in a single building.</p>
<p>PO 1.3</p> <p>Dwellings developed in conjunction with non-residential uses that positively contribute to making the public realm of the primary road corridor, open space frontage and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.</p>	<p>DTS/DPF 1.3</p> <p>Dwellings in mixed use buildings to be located at the upper floor levels of buildings.</p>
<p>PO 1.4</p> <p>Development of medium to high density accommodation options either as part of a mixed use development or wholly residential development.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>Ground floor uses positively contribute to an active primary road corridor and open space frontage.</p>	<p>DTS/DPF 1.5</p> <p>Shop, office, or consulting room uses located on the ground floor level of mixed use buildings fronting the primary road corridor.</p>
<p>PO 1.6</p> <p>Changes in the use of land encourage the efficient reuse of premises to support local access to a range of services compatible to the locality.</p>	<p>DTS/DPF 1.6</p> <p>Provided off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, a change of use involving either of the following:</p> <ul style="list-style-type: none"> <li>(a) from residential to office or consulting room on the ground or first floor of a building</li> <li>(b) from residential to shop less than 250 m<sup>2</sup> on the ground floor of a building.</li> </ul>
Built Form and Character	
<p>PO 2.1</p> <p>Buildings contribute to a consistent framing of the primary road corridor, open space and public spaces and provide visual relief from building mass at street level.</p>	<p>DTS/DPF 2.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> <li>(a) include a clearly defined podium or street wall with a maximum height of 2 levels or 8 metres</li> </ul>

	(b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.		
PO 2.2 Buildings are adaptable and flexible to suit a range residential and non-residential of land uses.	DTS/DPF 2.2 The ground floor of buildings contains a minimum floor to ceiling height of 3.5m.		
PO 2.3 Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the primary street frontage and maximise passive surveillance.	DTS/DPF 2.3 Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.		
PO 2.4 Buildings setback from the primary street boundaries to provide a consistent streetscape edge with generous landscaping and tall articulated building facades, except in locations where a lesser or no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary road corridor.	DTS/DPF 2.4 The building line of buildings setback from the primary street boundary:  (a) not less than:  <table border="1" style="margin-left: 40px;"><tr><td style="text-align: center;"><b>Minimum Primary Street Setback</b></td></tr><tr><td>Minimum primary street setback is 6m</td></tr></table> or (b) where no value is returned in DTS/DPF(a): (i) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (ii) 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.  In instances where (a) or (b) do not apply, then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.	<b>Minimum Primary Street Setback</b>	Minimum primary street setback is 6m
<b>Minimum Primary Street Setback</b>			
Minimum primary street setback is 6m			
PO 2.5 Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.	DTS/DPF 2.5 Building walls setback from a secondary street frontage not less than 2m.		
PO 2.6 Buildings set back from side boundaries (other than street and zone boundaries) to provide separation between buildings in a way that complements the established character of the locality and enables access to natural sunlight and ventilation for neighbouring buildings.	DTS/DPF 2.6 Building walls with no window/s or balcony/ies fronting the boundary, setback from side boundaries as follows:  (a) no minimum on the boundary, within the first 18m from the front property boundary for any building level (b) no minimum for remaining length for ground level only (c) 2m for 1st level and above for building parts more than 18 metres from the front property boundary.		
PO 2.7 Buildings set back from rear boundaries (other than street boundaries) to minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation.	DTS/DPF 2.7 Building walls setback from rear boundaries as follows:  (a) 5m or more where the subject land directly abuts an allotment of a different zone or (b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.		
PO 2.8 Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.	DTS/DPF 2.8 Building walls setback from the rear access way:  (a) no requirement where the access way is not less than 6.5m wide		

	<p>or</p> <p>(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.</p>										
<p>Building Height</p>											
<p>PO 3.1</p> <p>Building height consistent with the form expressed in the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer and the <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer and otherwise positively responds to the local context including the site's frontage, depth, and adjacent primary corridor or street width.</p>	<p>DTS/DPF 3.1</p> <p>Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s):</p> <table border="1" data-bbox="831 427 1525 808"> <thead> <tr> <th style="text-align: center;">Maximum Building Height (Levels)</th> </tr> </thead> <tbody> <tr> <td>Maximum building height is 2 levels</td> </tr> <tr> <td>Maximum building height is 3 levels</td> </tr> <tr> <td>Maximum building height is 4 levels</td> </tr> <tr> <td>Maximum building height is 7 levels</td> </tr> <tr> <th style="text-align: center;">Maximum Building Height (Metres)</th> </tr> <tr> <td>Maximum building height is 8m</td> </tr> <tr> <td>Maximum building height is 11.5m</td> </tr> <tr> <td>Maximum building height is 15m</td> </tr> <tr> <td>Maximum building height is 25.5m</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 3.1, in instances where:</p> <ul style="list-style-type: none"> <li>(a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer or <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>(b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other</li> <li>(c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</li> </ul>	Maximum Building Height (Levels)	Maximum building height is 2 levels	Maximum building height is 3 levels	Maximum building height is 4 levels	Maximum building height is 7 levels	Maximum Building Height (Metres)	Maximum building height is 8m	Maximum building height is 11.5m	Maximum building height is 15m	Maximum building height is 25.5m
Maximum Building Height (Levels)											
Maximum building height is 2 levels											
Maximum building height is 3 levels											
Maximum building height is 4 levels											
Maximum building height is 7 levels											
Maximum Building Height (Metres)											
Maximum building height is 8m											
Maximum building height is 11.5m											
Maximum building height is 15m											
Maximum building height is 25.5m											
<p>PO 3.2</p> <p>Buildings designed to achieve optimal height and floor space yields, and views across the Park Lands (where relevant).</p>	<p>DTS/DPF 3.2</p> <p>New development is not less than the following building height:</p> <table border="1" data-bbox="831 1361 1525 1473"> <thead> <tr> <th style="text-align: center;">Minimum Building Height (Levels)</th> </tr> </thead> <tbody> <tr> <td>Minimum building height is 3 levels</td> </tr> <tr> <td>Minimum building height is 4 levels</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 3.2, in instances where:</p> <ul style="list-style-type: none"> <li>(a) more than one value is returned in the same field, refer to the <i>Minimum Building Height (Levels) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>(b) no value is returned (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 3.2 is met.</li> </ul>	Minimum Building Height (Levels)	Minimum building height is 3 levels	Minimum building height is 4 levels							
Minimum Building Height (Levels)											
Minimum building height is 3 levels											
Minimum building height is 4 levels											
<p>Interface Height</p>											
<p>PO 4.1</p> <p>Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 4.1</p> <table border="1" data-bbox="831 1850 1525 2036"> <thead> <tr> <th style="text-align: center;">Interface Height</th> </tr> </thead> <tbody> <tr> <td>Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:</td> </tr> </tbody> </table>	Interface Height	Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:								
Interface Height											
Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram:											

	
<p>PO 4.2</p> <p>Buildings on an allotment fronting a road that is not the primary corridor (ie a State maintained road) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>Significant Development Sites</p>	
<p>PO 5.1</p> <p>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor and over 2500m<sup>2</sup> in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.</p>	<p>DTS/DPF 5.1</p> <p>Development on significant development sites (a site with a frontage over 25m to a primary road corridor and over 2500m<sup>2</sup> in area) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:</p> <ul style="list-style-type: none"> <li>(a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area</li> <li>(b) includes more than 15% of dwellings as affordable housing or</li> <li>(c) includes at least:             <ul style="list-style-type: none"> <li>(i) three of the following:                 <ul style="list-style-type: none"> <li>A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street</li> <li>B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site</li> <li>C. active uses are located on the public street frontages of the building, with any above ground car parking located behind</li> <li>D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments</li> <li>E. a child care centre</li> </ul> <p style="text-align: center;">and</p> <li>(ii) three of the following:                 <ul style="list-style-type: none"> <li>A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance</li> <li>B. living landscaped vertical surfaces of at least 50m<sup>2</sup> supported by services that ensure ongoing maintenance</li> <li>C. passive heating and cooling design elements including solar shading integrated into the building</li> <li>D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings.</li> </ul> </li> </li></ul> </li> </ul>
<p>PO 5.2</p> <p>Development on a significant development site (a site with a frontage over 25m to a primary road corridor and over 2500m<sup>2</sup> in area) designed to</p>	<p>DTS/DPF 5.2</p> <p>Development on a significant development site (a site with a frontage over 25m to a primary road corridor and over 2500m<sup>2</sup> in area) that:</p>

<p>minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.</p>	<ul style="list-style-type: none"> <li>(a) is constructed within zone's Interface Building Height provision as specified DTS/DPF4.1</li> <li>(b) locates non-residential activities and higher density elements towards the primary road corridor</li> <li>(c) locates taller building elements towards the primary road corridor.</li> </ul>
<p>Movement, parking and access</p>	
<p>PO 6.1 Development does not result in additional crossovers on the primary street frontage, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.</p>	<p>DTS/DPF 6.1 Vehicular access to be provided:</p> <ul style="list-style-type: none"> <li>(a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones or</li> <li>(b) where it consolidates or replaces existing crossovers.</li> </ul>
<p>PO 6.2 Development is designed to ensure car parking is located to avoid negative impacts on the primary corridor streetscape.</p>	<p>DTS/DPF 6.2 Vehicle parking garages located behind buildings away from the primary main street frontage.</p>
<p>Advertisements</p>	
<p>PO 7.1 Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape.</p>	<p>DTS/DPF 7.1 Freestanding advertisements::</p> <ul style="list-style-type: none"> <li>(a) do not exceed 6m in height above natural ground level</li> <li>(b) do not have a sign face that exceeds 4m<sup>2</sup> per side.</li> </ul>
<p>Concept Plans</p>	
<p>PO 8.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 8.1, in instances where:</p> <ul style="list-style-type: none"> <li>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</li> <li>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met.</li> </ul>

**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.

<p><b>Class of Development</b> <b>(Column A)</b></p>	<p><b>Exceptions</b> <b>(Column B)</b></p>
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<p>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.</p>	<p>None specified.</p>
<p>2. Any kind of development where the site of the development is <b>not</b> adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> <li>1. the demolition of a State or Local Heritage Place</li> <li>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ol>
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ol style="list-style-type: none"> <li>(a) advertisement</li> <li>(b) air handling unit, air conditioning system or exhaust fan</li> <li>(c) building work on railway land</li> <li>(d) dwelling</li> <li>(e) fence</li> <li>(f) pre-school</li> <li>(g) residential flat building</li> <li>(h) retirement facility</li> <li>(i) shade sail</li> <li>(j) solar photovoltaic panels (roof mounted)</li> <li>(k) student accommodation</li> <li>(l) supported accommodation</li> <li>(m) swimming pool or spa pool</li> <li>(n) water tank.</li> </ol>	<p>Except development that:</p> <ol style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or</li> <li>2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or</li> <li>3. involves the construction of a building of 4 or more building levels and the site of the development is: <ol style="list-style-type: none"> <li>(a) adjacent land to a neighbourhood-type zone and</li> <li>(b) adjoins an allotment containing an existing low-rise building used for residential purposes.</li> </ol> </li> </ol>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ol style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ol>	<p>Except development that:</p> <ol style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1 or</li> <li>2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 1.2 or</li> <li>3. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1 or</li> <li>4. involves the construction of a building of 4 or more building levels and the site of the development is: <ol style="list-style-type: none"> <li>(a) adjacent land to a neighbourhood-type zone and</li> <li>(b) adjoins an allotment containing an existing low-rise building used for residential purposes.</li> </ol> </li> </ol>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ol style="list-style-type: none"> <li>(a) internal building works</li> <li>(b) replacement building</li> <li>(c) tree damaging activity.</li> </ol>	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> <li>1. the demolition of a State or Local Heritage Place</li> <li>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ol>

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

**Part 3 - Overlays**

**Advertising Near Signalised Intersections Overlay**

**Assessment Provisions (AP)**

**Desired Outcome**

DO 1	Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Advertisements Near Signalised Intersections	
PO 1.1 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 1.1 Advertising: <ul style="list-style-type: none"> <li>(a) is not illuminated</li> <li>(b) does not incorporate a moving or changing display or message</li> <li>(c) does not incorporate a flashing light(s).</li> </ul>

**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
Advertisement or advertising hoarding that: <ul style="list-style-type: none"> <li>(a) is within 100m of a:                             <ul style="list-style-type: none"> <li>(i) signalised intersection or</li> <li>(ii) signalised pedestrian crossing and</li> </ul> </li> <li>(b) will:                             <ul style="list-style-type: none"> <li>(i) be internally illuminated or</li> <li>(ii) incorporate a moving or changing display or message or</li> <li>(iii) incorporate a flashing light.</li> </ul> </li> </ul>	Commissioner of Highways.	To provide expert technical assessment on potential risks relating to pedestrian and road safety which may arise from advertisements near intersections.	Development of a class to which Schedule 9 clause 3 item 21 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

**Affordable Housing Overlay**



## Assessment Provisions (AP)

Desired Outcome	
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: <ul style="list-style-type: none"> <li>(a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or</li> <li>(b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.</li> </ul>
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	
PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.	DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: <ul style="list-style-type: none"> <li>(a) Business Neighbourhood Zone</li> <li>(b) City Living Zone</li> <li>(c) Established Neighbourhood Zone</li> <li>(d) General Neighbourhood Zone</li> </ul>

	<ul style="list-style-type: none"> <li>(e) Hills Neighbourhood Zone</li> <li>(f) Housing Diversity Neighbourhood Zone</li> <li>(g) Neighbourhood Zone</li> <li>(h) Master Planned Neighbourhood Zone</li> <li>(i) Master Planned Renewal Zone</li> <li>(j) Master Planned Township Zone</li> <li>(k) Rural Neighbourhood Zone</li> <li>(l) Suburban Business Zone</li> <li>(m) Suburban Neighbourhood Zone</li> <li>(n) Township Neighbourhood Zone</li> <li>(o) Township Zone</li> <li>(p) Urban Renewal Neighbourhood Zone</li> <li>(q) Waterfront Neighbourhood Zone</li> </ul> <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> <li>(a) the development is located within the Character Area Overlay or Historic Area Overlay or</li> <li>(b) other height incentives already apply to the development.</li> </ul>
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Movement and Car Parking

<p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> <li>(i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></li> <li>(ii) is within 400 metres of a bus interchange<sup>(1)</sup></li> <li>(iii) is within 400 metres of an O-Bahn interchange<sup>(1)</sup></li> <li>(iv) is within 400 metres of a passenger rail station<sup>(1)</sup></li> <li>(v) is within 400 metres of a passenger tram station<sup>(1)</sup></li> <li>(vi) is within 400 metres of the Adelaide Parklands.</li> </ul> </li> <li>or</li> <li>(b) 1 carpark per dwelling for any other dwelling.</li> </ul> <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p>
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**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
Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the <i>South Australian Housing Trust Regulations 2010</i> ).	Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> .	To provide direction on the conditions required to secure the provision of dwellings or allotments for	Development of a class to which Schedule 9 clause 3 item 20 of the Planning,

		affordable housing.	Development and Infrastructure (General) Regulations 2017 applies.
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## Airport Building Heights (Regulated) Overlay

### Assessment Provisions (AP)

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

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

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

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

## Building Near Airfields Overlay

### Assessment Provisions (AP)

Desired Outcome	
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.	DTS/DPF 1.1 Development:  (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
PO 1.2 Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.	DTS/DPF 1.2 All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:  (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
PO 1.3 Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.	DTS/DPF 1.3 The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

### Design Overlay

**Assessment Provisions (AP)****Desired Outcome**

DO 1	Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
General	
PO 1.1 Medium to high rise buildings and state significant development demonstrate high quality design.	DTS/DPF 1.1 None are applicable.

**Procedural Matters (PM)**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where the development comprises a variation to an application that has previously:</p> <ul style="list-style-type: none"> <li>(a) been referred to the Government Architect or Associate Government Architect or</li> <li>(b) been given development authorisation under the <i>Planning, Design and Infrastructure Act 2016</i> or <i>Development Act 1993</i></li> </ul> <p>any of the following classes of development:</p> <ul style="list-style-type: none"> <li>(a) development within the area of the overlay located within the Corporation of the City of Adelaide where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$10,000,000</li> <li>(b) development within the area of the overlay located within the City of Port Adelaide Enfield where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$3 000 000</li> <li>(c) development within all other areas of the overlay that involves the erection or construction of a building that exceeds 4 building levels.</li> </ul>	Government Architect or Associate Government Architect	<p>To provide expert design advice to the relevant authority on how the development:</p> <ul style="list-style-type: none"> <li>(a) responds to its surrounding context and contributes to the quality and character of a place</li> <li>(b) contributes to inclusiveness, connectivity, and universal design of the built environment</li> <li>(c) enables buildings and places that are fit for purpose, adaptable and long-lasting</li> <li>(d) adds value by positively contributing to places and communities</li> <li>(e) optimises performance and public benefit</li> <li>(f) supports sustainable and environmentally responsible development.</li> </ul>	Development of a class to which Schedule 9 clause 3 item 22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

**Future Road Widening Overlay****Assessment Provisions (AP)**

## Desired Outcome

DO 1	Development which is consistent with and will not compromise efficient delivery of future road widening requirements.
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Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Future Road Widening	
PO 1.1 Development does not compromise or is located and designed to minimise its impact on future road widening requirements.	DTS/DPF 1.1 Development does not involve building work, or building work is located wholly outside the land subject to the 6m Consent Area, the C Type Requirement or the Strip Requirement of the Metropolitan Adelaide Road Widening Plan.

### Procedural Matters (PM)

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development (including the division of land) that is within or may encroach within a Future Road Widening Area.	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 4 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

### Heritage Adjacency Overlay

#### Assessment Provisions (AP)

## Desired Outcome

DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.
Land Division	
PO 2.1 Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place.	DTS/DPF 2.1 None are applicable.

**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
Development that may materially affect the context of a State Heritage Place.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 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 Development	
PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	DTS/DPF 1.1 None are applicable.

Built Form	
PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Ancillary development	
PO 4.1 Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.	DTS/DPF 4.1 None are applicable.
PO 4.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.	DTS/DPF 4.2 None are applicable.
PO 4.3 Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.	DTS/DPF 4.3 None are applicable.
PO 4.4 Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building.	DTS/DPF 4.4 None are applicable.
Land Division	
PO 5.1 Land division creates allotments that are:	DTS/DPF 5.1 None are applicable.



<ul style="list-style-type: none"> <li>(a) compatible with the surrounding pattern of subdivision in the historic area</li> <li>(b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area</li> </ul>	
Context and Streetscape Amenity	
<p>PO 6.1</p> <p>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
Demolition	
<p>PO 7.1</p> <p>Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:</p> <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(b) the structural integrity or safe condition of the original building is beyond reasonable repair.</li> </ul>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
Ruins	
<p>PO 8.1</p> <p>Development conserves and complements features and ruins associated with former activities of significance.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>

**Historic Area Statements**

Statement#	Statement				
<b>Historic Areas affecting City of Unley</b>					
	<p><b>Residential Spacious Wayville Historic Area Statement (Un22)</b></p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table border="1" data-bbox="247 1995 1522 2116"> <tr> <td data-bbox="247 1995 608 2058">Eras, themes and context</td> <td data-bbox="608 1995 1522 2058">1880 to 1940 built development.</td> </tr> <tr> <td data-bbox="247 2058 608 2116">Allotments, subdivision and built form patterns</td> <td data-bbox="608 2058 1522 2116">Simple grid layout of pattern of wider streets. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks,</td> </tr> </table>	Eras, themes and context	1880 to 1940 built development.	Allotments, subdivision and built form patterns	Simple grid layout of pattern of wider streets. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks,
Eras, themes and context	1880 to 1940 built development.				
Allotments, subdivision and built form patterns	Simple grid layout of pattern of wider streets. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks,				

Un22		spacing between buildings and garden landscape setting.
	Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century cottages, double-fronted and narrow-fronted styles, and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.
	Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
	Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
	Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
	Setting, landscaping, streetscape and public realm features	Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.
	Representative Buildings	<i>[Not identified]</i>

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

### Key Railway Crossings Overlay

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	Safe, efficient and uninterrupted operation of key railway crossings.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access, Design and Function	
PO 1.1 Site access does not interfere or impact on the safe operation of a railway crossing.	DTS/DPF 1.1 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: <ul style="list-style-type: none"> <li>(a) 110 km/h road - 190m</li> <li>(b) 100 km/h road - 165m</li> <li>(c) 90 km/h road - 140m</li> <li>(d) 80 km/h road - 110m</li> <li>(e) 70 km/h road - 90m</li> <li>(f) 60 km/h road - 70m</li> <li>(g) 50km/h or less road - 50m</li> </ul>

**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

**Local Heritage Place Overlay**

**Assessment Provisions (AP)**

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 The form of new buildings and structures maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the Local Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3	DTS/DPF 1.3

Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the Local Heritage Place.	None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the Local Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 New buildings and structures are not placed or erected between the primary or secondary street boundaries and the façade of a Local Heritage Place.	DTS/DPF 1.6 None are applicable.
PO 1.7 Development of a Local Heritage Place retains features contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Alterations and Additions	
PO 2.1 Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting.	DTS/DPF 2.1 None are applicable.
PO 2.2 Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects and references the original use of the Local Heritage Place.	DTS/DPF 2.2 None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Local Heritage Place.	DTS/DPF 3.1 None are applicable.
PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line and does not dominate the Local Heritage Place or its setting.	DTS/DPF 3.2 None are applicable.
PO 3.3 Advertising and advertising hoardings are designed to complement the Local Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or its setting.	DTS/DPF 3.3 None are applicable.
PO 3.4 Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the Local Heritage Place.	DTS/DPF 3.4 None are applicable.
Land Division	
PO 4.1 Land division creates allotments that:  (a) maintain the heritage values of the Local Heritage Place, including setting  (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the Local Heritage Place.	DTS/DPF 4.1 None are applicable.

Landscape Context and Streetscape Amenities	
<p>PO 5.1</p> <p>Individually heritage listed trees, parks, historic gardens and memorial avenues are retained unless:</p> <p>(a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
Demolition	
<p>PO 6.1</p> <p>Local Heritage Places are not demolished, destroyed or removed in total or in part unless:</p> <p>(a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
Conservation Works	
<p>PO 7.1</p> <p>Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

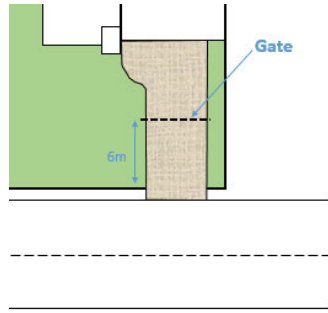
**Major Urban Transport Routes Overlay**

**Assessment Provisions (AP)**

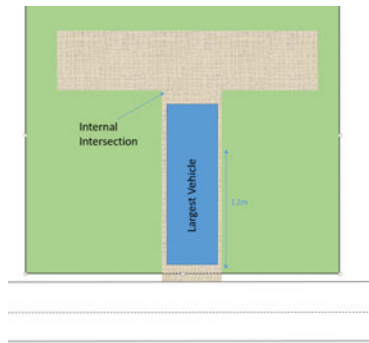
Desired Outcome	
DO 1	Safe and efficient operation of Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Major Urban Transport Routes.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
<p>PO 1.1</p> <p>Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State Maintained Roads.</p>	<p>DTS/DPF 1.1</p> <p>An access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> <li>(a) where servicing a single (1) residential dwelling / residential allotment:                             <ul style="list-style-type: none"> <li>(i) it will not result in more than one access point</li> <li>(ii) vehicles can enter and exit the site in a forward direction</li> <li>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</li> <li>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road</li> <li>(v) have a width of between 3m and 4m (measured at the site boundary).</li> </ul> </li> <li>(b) where the development will result in 2 and up to 6 dwellings:                             <ul style="list-style-type: none"> <li>(i) it will not result in more than one access point servicing the development site</li> <li>(ii) entry and exit movements are left turn only</li> <li>(iii) vehicles can enter and exit the site in a forward direction</li> <li>(iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees;</li> <li>(v) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road</li> <li>(vi) have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site).</li> </ul> </li> <li>(c) where the development will result in over 7 dwellings, or is a non-residential land use:                             <ul style="list-style-type: none"> <li>(i) it will not result in more than one access point servicing the development site</li> <li>(ii) vehicles can enter and exit the site using left turn only movements</li> <li>(iii) vehicles can enter and exit the site in a forward direction</li> <li>(iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</li> <li>(v) have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less</li> <li>(vi) have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m</li> <li>(vii) have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m</li> <li>(viii) provides for simultaneous two-way vehicle movements at the access;                                     <ul style="list-style-type: none"> <li>A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road</li> <li style="text-align: center;">and</li> <li>B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.</li> </ul> </li> </ul> </li> </ul>
Access - On-Site Queuing	
<p>PO 2.1</p> <p>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all</p>	<p>DTS/DPF 2.1</p> <p>An access point in accordance with one of the following:</p> <ul style="list-style-type: none"> <li>(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:</li> </ul>

vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption of the functional performance of the road and maintain safe vehicle movements.



- (b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and:
  - (i) is expected to be serviced by vehicles with a length no greater than 6.4m
  - (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site).
- (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and:
  - (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle
  - (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
  - (iii) any termination of, or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop
  - (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the largest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:



Access – Location (Spacing) - Existing Access Points

PO 3.1  
Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.

- DTS/DPF 3.1  
An existing access point satisfies (a), (b) or (c):
- (a) it will not service, or is not intended to service, more than 6 dwellings
  - (b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access
  - (c) it is not located on a Controlled Access Road and development constitutes:
    - (i) change of use between an office less than 500m<sup>2</sup> gross leasable floor area and a consulting room less than 500m<sup>2</sup> gross leasable floor area or vice versa
    - (ii) change in use from a shop to an office, consulting room or personal or domestic services establishment
    - (iii) change of use from a consulting room or office less than 250m<sup>2</sup> gross leasable floor area to shop less than 250m<sup>2</sup> gross leasable floor area
    - (iv) change of use from a shop less than 500m<sup>2</sup> gross leasable floor area to a warehouse less than 500m<sup>2</sup> gross leasable floor area
    - (v) an office or consulting room with a gross leasable floor area less than 500m<sup>2</sup>.

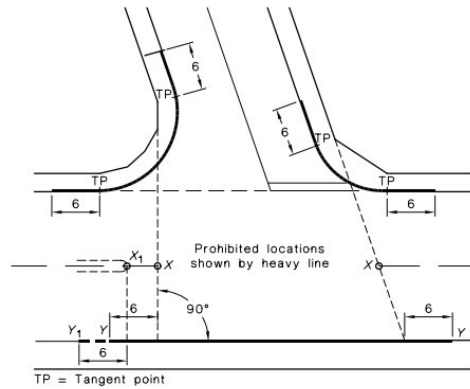
Access – Location (Spacing) – New Access Points

PO 4.1  
New access points are spaced apart from any existing access point or

- DTS/DPF 4.1  
A new access point satisfies (a), (b) or (c):
- (a) where a development site is intended to serve between 1 and 6 dwellings and has frontage to a local road (not

public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

being a Controlled Access Road) with a speed environment of 60km/h or less, the new access point is provided on the local road and located a minimum of 6.0m from the tangent point as shown in the following diagram:



NOTE:  
The points marked X<sub>1</sub> and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y<sub>1</sub>.

- (b) where the development site is intended to serve between 1 and 6 dwellings and access from a local road (being a road that is not a State Maintained Road) is not available, the new access:
  - (i) is not located on a Controlled Access Road
  - (ii) is not located on a section of road affected by double barrier lines
  - (iii) will be on a road with a speed environment of 70km/h or less
  - (iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)
  - (v) located minimum of 6m from a median opening or pedestrian crossing.
- (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	40m	123m
70 km/h	55m	151m
80 km/h	70m	181m
90 km/h	90m	214m
100 km/h	110m	248m
110 km/h	135m	285m

Access - Location (Sight Lines)

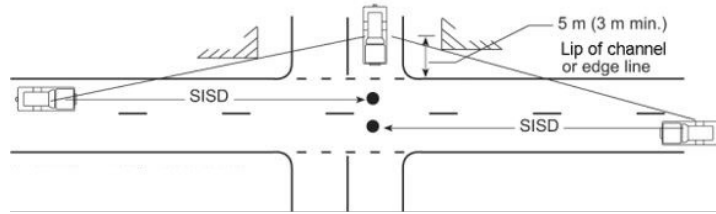
PO 5.1  
Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

DTS/DPF 5.1  
An access point satisfies (a) or (b):

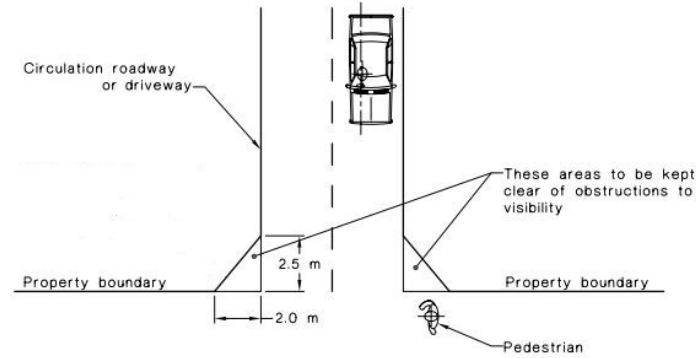
- (a) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access Point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	40m	73m
50 km/h	55m	97m
60 km/h	73m	123m
70 km/h	92m	151m
80 km/h	114m	181m
90 km/h	139m	214m
100 km/h	165m	248m
110km/h	193m	285m





(b) pedestrian sightlines in accordance with the following diagram:



Access - Mud and Debris

PO 6.1  
Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.

DTS/DPF 6.1  
Where the road has an unsealed shoulder and the road is not kerbed the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer)

Access - Stormwater

PO 7.1  
Access points designed to minimise negative impact on roadside drainage of water.

DTS/DPF 7.1  
Development does not:  
(a) decrease the capacity of an existing drainage point  
(b) restrict or prevent the flow of stormwater to an existing drainage point and system.

Building on Road Reserve

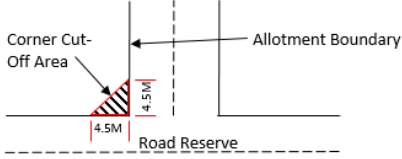
PO 8.1  
Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.

DTS/DPF 8.1  
No encroachment of buildings or structures onto, above or below the road reserve.

Public Road Junctions

PO 9.1  
New junctions with public roads (including the opening of unmade public road junctions) or modifications to existing road junctions located

DTS/DPF 9.1  
Development does not comprise any of the following:  
(a) creating a new junction with a public road  
(b) opening an unmade public road junction  
(c) modifying an existing public road junction.

<p>and designed to ensure safe and efficient road operating conditions are maintained on the State Maintained Road.</p>	
<p>Corner Cut-Offs</p>	
<p>PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.</p>	<p>DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram:</p> 

**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road:</p> <ul style="list-style-type: none"> <li>(a) creation of a new access or junction</li> <li>(b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority)</li> <li>(c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority).</li> </ul>	<p>Commissioner of Highways.</p>	<p>To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.</p>	<p>Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

**Noise and Air Emissions Overlay**

**Assessment Provisions (AP)**

<p><b>Desired Outcome</b></p>	
<p>DO 1</p>	<p>Community health and amenity is protected from adverse impacts of noise and air emissions.</p>

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

<p><b>Performance Outcome</b></p>	<p><b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b></p>
<p>Siting and Design</p>	

<p>PO 1.1</p> <p>Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source using measures such as:</p> <ul style="list-style-type: none"> <li>(a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers</li> <li>(b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source</li> <li>(c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met</li> <li>(d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades).</li> </ul>	<p>DTS/DPF 1.1</p> <p>Sensitive receivers satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) do not adjoin a:             <ul style="list-style-type: none"> <li>(i) Designated Road: Type A</li> <li>(ii) Designated Road Corridor: Type B</li> <li>(iii) Designated Road: Type R</li> <li>(iv) Train Corridor</li> <li>(v) Tram Corridor</li> </ul> </li> <li>(b) adjoining development incorporating music includes noise attenuation measures to achieve a noise level in any bedroom exposed to music noise (L10) less than:             <ul style="list-style-type: none"> <li>(i) 8 dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum; and</li> <li>(ii) 5 dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels.</li> </ul> </li> </ul>
<p>PO 1.2</p> <p>Development incorporating a sensitive receiver adjoining high air pollution sources use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants.</p>	<p>DTS/DPF 1.2</p> <p>Sensitive receivers do not adjoin any of the following:</p> <ul style="list-style-type: none"> <li>(a) Designated Road: Type A</li> <li>(b) Designated Road: Type B</li> <li>(c) Designated Road: Type R</li> <li>(d) Train Corridor</li> <li>(e) Tram Corridor.</li> </ul>
<p>PO 1.3</p> <p>Development incorporating a sensitive receiver adjoining high noise and/or air pollution sources locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational establishments and pre-schools away from the emission source.</p>	<p>DTS/DPF 1.3</p> <p>Open space associated with a sensitive receiver is not adjoining any of the following:</p> <ul style="list-style-type: none"> <li>(a) Designated Road: Type A</li> <li>(b) Designated Road: Type B</li> <li>(c) Designated Road: Type R</li> <li>(d) Train Corridor</li> <li>(e) Tram Corridor</li> <li>(f) Development incorporating music.</li> </ul>

**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

**Prescribed Wells Area Overlay**

**Assessment Provisions (AP)**

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

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

**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> <li>(a) horticulture</li> <li>(b) activities requiring irrigation</li> <li>(c) aquaculture</li> <li>(d) industry</li> <li>(e) intensive animal husbandry</li> <li>(f) commercial forestry.</li> </ul> <p>Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i>.</p>	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

**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 /
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Designated Performance Feature	
Tree Retention and Health	
<p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> <li>(a) make an important visual contribution to local character and amenity</li> <li>(b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or</li> <li>(c) provide an important habitat for native fauna.</li> </ul>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> <li>(a) make an important contribution to the character or amenity of the local area</li> <li>(b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species</li> <li>(c) represent an important habitat for native fauna</li> <li>(d) are part of a wildlife corridor of a remnant area of native vegetation</li> <li>(e) are important to the maintenance of biodiversity in the local environment and / or</li> <li>(f) form a notable visual element to the landscape of the local area.</li> </ul>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> <li>(i) remove a diseased tree where its life expectancy is short</li> <li>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</li> <li>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> <li>A. a Local Heritage Place</li> <li>B. a State Heritage Place</li> <li>C. a substantial building of value</li> </ul> </li> </ul> <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <li>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</li> <li>(v) treat disease or otherwise in the general interests of the health of the tree and / or</li> <li>(vi) maintain the aesthetic appearance and structural integrity of the tree</li> </li></ul> <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> <li>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</li> </ul>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	
Ground work affecting trees	
PO 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.	DTS/DPF 2.1 None are applicable.
Land Division	
PO 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.	DTS/DPF 3.1 Land division where:  (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

**Stormwater Management Overlay**

**Assessment Provisions (AP)**

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Residential development is designed to capture and re-use 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.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or 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 200m <sup>2</sup>  (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m <sup>2</sup> or greater

	<ul style="list-style-type: none"> <li>(iv) with a minimum total capacity in accordance with Table 1</li> <li>(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank</li> </ul> <p>(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area</p> <p>Table 1: Rainwater Tank</p> <table border="1"> <thead> <tr> <th>Site size (m<sup>2</sup>)</th> <th>Minimum retention volume (Litres)</th> <th>Minimum detention volume (Litres)</th> </tr> </thead> <tbody> <tr> <td>&lt;200</td> <td>1000</td> <td>1000</td> </tr> <tr> <td>200-400</td> <td>2000</td> <td>Site perviousness &lt;30%: 1000 Site perviousness ≥30%: N/A</td> </tr> <tr> <td>&gt;401</td> <td>4000</td> <td>Site perviousness &lt;35%: 1000 Site perviousness ≥35%: N/A</td> </tr> </tbody> </table>	Site size (m <sup>2</sup> )	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
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**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

**Traffic Generating Development Overlay**

**Assessment Provisions (AP)**

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

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
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Traffic Generating Development	
<p>PO 1.1</p> <p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p>	<p>DTS/DPF 1.1</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> <li>(a) land division creating 50 or more additional allotments</li> <li>(b) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(c) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> <li>(e) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> <li>(f) educational facilities with a capacity of 250 students or more.</li> </ul>
<p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> <li>(a) land division creating 50 or more additional allotments</li> <li>(b) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(c) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> <li>(e) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> <li>(f) educational facilities with a capacity of 250 students or more.</li> </ul>
<p>PO 1.3</p> <p>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p>	<p>DTS/DPF 1.3</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> <li>(a) land division creating 50 or more additional allotments</li> <li>(b) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(c) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> <li>(e) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> <li>(f) educational facilities with a capacity of 250 students or more.</li> </ul>

**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <ul style="list-style-type: none"> <li>(a) land division creating 50 or more additional allotments</li> <li>(b) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(c) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> <li>(e) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> </ul>	<p>Commissioner of Highways.</p>	<p>To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.</p>	<p>Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>



(f) educational facilities with a capacity of 250 students or more.			
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**Urban Tree Canopy Overlay**

**Assessment Provisions (AP)**

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																																								
PO 1.1  Trees are planted or retained to contribute to an urban tree canopy.	<p>DTS/DPF 1.1</p> <p>Tree planting is provided in accordance with the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d4edda;"> <th>Site size per dwelling (m<sup>2</sup>)</th> <th>Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">&lt;450</td> <td>1 small tree</td> </tr> <tr> <td style="text-align: center;">450-800</td> <td>1 medium tree or 2 small trees</td> </tr> <tr> <td style="text-align: center;">&gt;800</td> <td>1 large tree or 2 medium trees or 4 small trees</td> </tr> </tbody> </table> <p>*refer Table 1 Tree Size</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d4edda;"> <th colspan="4">Table 1 Tree Size</th> </tr> <tr style="background-color: #d4edda;"> <th>Tree size</th> <th>Mature height (minimum)</th> <th>Mature spread (minimum)</th> <th>Soil area around tree within development site (minimum)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Small</td> <td style="text-align: center;">4 m</td> <td style="text-align: center;">2m</td> <td>10m<sup>2</sup> and min. dimension of 1.5m</td> </tr> <tr> <td style="text-align: center;">Medium</td> <td style="text-align: center;">6 m</td> <td style="text-align: center;">4 m</td> <td>30m<sup>2</sup> and min. dimension of 2m</td> </tr> <tr> <td style="text-align: center;">Large</td> <td style="text-align: center;">12 m</td> <td style="text-align: center;">8m</td> <td>60m<sup>2</sup> and min. dimension of 4m</td> </tr> </tbody> </table> <p>The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d4edda;"> <th colspan="4">Table 2 Tree Discounts</th> </tr> <tr style="background-color: #d4edda;"> <th>Retained tree height</th> <th>Retained tree spread</th> <th>Retained soil area around tree within development site</th> <th>Discount applied (Column D)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Site size per dwelling (m <sup>2</sup> )	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	Small	4 m	2m	10m <sup>2</sup> and min. dimension of 1.5m	Medium	6 m	4 m	30m <sup>2</sup> and min. dimension of 2m	Large	12 m	8m	60m <sup>2</sup> and min. dimension of 4m	Table 2 Tree Discounts				Retained tree height	Retained tree spread	Retained soil area around tree within development site	Discount applied (Column D)				
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(Column A)	(Column B)	(Column C)	
4-6m	2-4m	10m <sup>2</sup> and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m <sup>2</sup> and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m <sup>2</sup> and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)
<p>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.</p>			

**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

**Part 4 - General Development Policies**

**Advertisements**

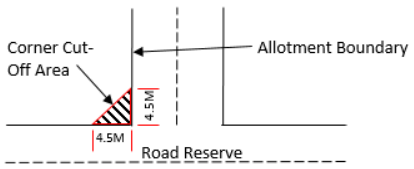
**Assessment Provisions (AP)**

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	Appearance
PO 1.1	DTS/DPF 1.1

<p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) are not located in a Neighbourhood-type zone</li> <li>(b) where they are flush with a wall:             <ul style="list-style-type: none"> <li>(i) if located at canopy level, are in the form of a fascia sign</li> <li>(ii) if located above canopy level:                 <ul style="list-style-type: none"> <li>A. do not have any part rising above parapet height</li> <li>B. are not attached to the roof of the building</li> </ul> </li> </ul> </li> <li>(c) where they are not flush with a wall:             <ul style="list-style-type: none"> <li>(i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</li> <li>(ii) if attached to a two-storey building:                 <ul style="list-style-type: none"> <li>A. has no part located above the finished floor level of the second storey of the building</li> <li>B. does not protrude beyond the outer limits of any verandah structure below</li> <li>C. does not have a sign face that exceeds 1m<sup>2</sup> per side.</li> </ul> </li> </ul> </li> <li>(d) if located below canopy level, are flush with a wall</li> <li>(e) if located at canopy level, are in the form of a fascia sign</li> <li>(f) if located above a canopy:             <ul style="list-style-type: none"> <li>(i) are flush with a wall</li> <li>(ii) do not have any part rising above parapet height</li> <li>(iii) are not attached to the roof of the building.</li> </ul> </li> <li>(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</li> <li>(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building</li> <li>(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.</li> </ul>
<p>PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> <li>(a) concealed by the associated advertisement and decorative detailing or</li> <li>(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.</li> </ul>
<p>PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4 Advertisements on public land that meet at least one of the following:</p> <ul style="list-style-type: none"> <li>(a) achieves Advertisements DTS/DPF 1.1</li> <li>(b) are integrated with a bus shelter.</li> </ul>
<p>PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5 None are applicable.</p>
<p>Proliferation of Advertisements</p>	

<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) are attached to a building</li> <li>(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</li> <li>(c) do not result in more than one sign per occupancy that is not flush with a wall.</li> </ul>
<p>Advertising Content</p>	
<p>PO 3.1</p> <p>Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.</p>	<p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
<p>Amenity Impacts</p>	
<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p>
<p>Safety</p>	
<p>PO 5.1</p> <p>Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS/DPF 5.1</p> <p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>
<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> <li>(a) being liable to interpretation by drivers as an official traffic sign or signal</li> <li>(b) obscuring or impairing drivers' view of official traffic signs or signals</li> <li>(c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.</li> </ul>	<p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) are not located in a public road or rail reserve</li> <li>(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram</li> </ul> 
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5</p>	<p>DTS/DPF 5.5</p>

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

## Animal Keeping and Horse Keeping

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 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.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 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.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with

distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	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 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following:  (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:  (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

## Aquaculture

### Assessment Provisions (AP)

Desired Outcome	
DO 1	Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of

	marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: <ul style="list-style-type: none"> <li>(a) 200m or more from a sensitive receiver in other ownership</li> <li>(b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.</li> </ul>
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: <ul style="list-style-type: none"> <li>(a) creeks and estuaries</li> <li>(b) wetlands</li> <li>(c) significant seagrass and mangrove communities</li> <li>(d) marine habitats and ecosystems.</li> </ul>	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-	DTS/DPF 2.2 None are applicable.

up of waste that may cause environmental harm.	
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with:  (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:  (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 None are applicable.
PO 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.	DTS/DPF 2.9 None are applicable.
PO 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> .	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i> .
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:	DTS/DPF 2.11 None are applicable.



<p>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</p> <p>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</p> <p>(c) incorporating appropriate waste treatment and disposal.</p>	
<p>Navigation and Safety</p>	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>Environmental Management</p>	
<p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>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.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>

## Beverage Production in Rural Areas

### Assessment Provisions (AP)

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

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

<p><b>Performance Outcome</b></p>	<p><b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b></p>
<p>Odour and Noise</p>	

PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:	DTS/DPF 3.3 None are applicable.

<ul style="list-style-type: none"> <li>(a) waterlogged areas</li> <li>(b) land within 50m of a creek, swamp or domestic or stock water bore</li> <li>(c) land subject to flooding</li> <li>(d) steeply sloping land</li> <li>(e) rocky or highly permeable soil overlaying an unconfined aquifer.</li> </ul>	
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## Bulk Handling and Storage Facilities

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1  Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1  Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: <ul style="list-style-type: none"> <li>(a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility</li> <li>(b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility</li> <li>(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</li> <li>(d) coal handling with:                             <ul style="list-style-type: none"> <li>a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more</li> <li>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.</li> </ul> </li> </ul>
Buffers and Landscaping	
PO 2.1  Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1  None are applicable.
PO 2.2  Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2  None are applicable.

Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (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	Development 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	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> <li>(a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces</li> <li>(b) screening rooftop plant and equipment from view</li> <li>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</li> </ul>	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5	DTS/DPF 2.5

<p>Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) maximise shade and shelter</li> <li>(c) maximise stormwater infiltration</li> <li>(d) enhance the appearance of land and streetscapes</li> <li>(e) contribute to biodiversity.</li> </ul>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>Environmental Performance</p>	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> <li>(a) the quantity and quality of surface water and groundwater</li> <li>(b) the depth and directional flow of surface water and groundwater</li> <li>(c) the quality and function of natural springs.</li> </ul>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> <li>(a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space</li> <li>(b) use an area also used as a driveway</li> <li>(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.</li> </ul>
<p>Carparking Appearance</p>	

<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> <li>(a) limiting protrusion above finished ground level</li> <li>(b) screening through appropriate planting, fencing and mounding</li> <li>(c) limiting the width of openings and integrating them into the building structure.</li> </ul>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>
<p>Earthworks and sloping land</p>	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
<p>PO 8.2</p> <p>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>

<ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Fences and Walls</p>	
<p>PO 9.1</p> <p>Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (in building 3 storeys or less)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(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.</li> </ul>
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>
<p>All Residential development</p>	
<p>Front elevations and passive surveillance</p>	
<p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to</p>	<p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p>



<p>encourage passive surveillance and make a positive contribution to the streetscape.</p>	<ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</li> </ul>
<p>PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
<p>Outlook and amenity</p>	
<p>PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
<p>PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 12.2 None are applicable.</p>
<p>Ancillary Development</p>	
<p>PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1 Ancillary buildings:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated:             <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary</li> <li>or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport:             <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:                 <ul style="list-style-type: none"> <li>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li> </ul> </li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:             <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li> <li>(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</li> </ul> </li> <li>(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</li> <li>(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</li> </ul>

	<p>proposed wall or structure</p> <ul style="list-style-type: none"> <li>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</li> <li>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</li> <li>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</li> <li>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:             <ul style="list-style-type: none"> <li>(i) a total area as determined by the following table:                 <table border="1" data-bbox="986 407 1522 808"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>(ii) the amount of existing soft landscaping prior to the development occurring.</li> </ul> </li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(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.</li> </ul>										
<p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment</li> <li>or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>										
Garage appearance											
<p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a garage door / opening not exceeding 7m in width</li> <li>(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.</li> </ul>										
Massing											
<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>										

Dwelling additions	
<p>PO 16.1</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 16.1</p> <p>Dwelling additions:</p> <ul style="list-style-type: none"> <li>(a) are not constructed, added to or altered so that any part is situated closer to a public street</li> <li>(b) do not result in:                             <ul style="list-style-type: none"> <li>(i) excavation exceeding a vertical height of 1m</li> <li>(ii) filling exceeding a vertical height of 1m</li> <li>(iii) a total combined excavation and filling vertical height of 2m or more</li> <li>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space</li> <li>(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</li> <li>(vi) upper level windows facing side or rear boundaries unless:                                     <ul style="list-style-type: none"> <li>A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or</li> <li>B. have sill heights greater than or equal to 1.5m above finished floor level or</li> <li>C. incorporate screening to a height of 1.5m above finished floor level</li> </ul> </li> <li>(vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:                                     <ul style="list-style-type: none"> <li>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</li> <li>B. 1.7m above finished floor level in all other cases.</li> </ul> </li> </ul> </li> </ul>
Private Open Space	
<p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
Water Sensitive Design	
<p>PO 18.1</p> <p>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.</p>	<p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> <li>(a) 80 per cent reduction in average annual total suspended solids</li> <li>(b) 60 per cent reduction in average annual total phosphorus</li> <li>(c) 45 per cent reduction in average annual total nitrogen.</li> </ul>
<p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> <li>(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or</li> </ul>

	<p>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</p> <p>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.</p>
Car parking, access and manoeuvrability	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <p>(a) single width car parking spaces:</p> <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> <p>(b) double width car parking spaces (side by side):</p> <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul>
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</li> </ul>
<p>PO 19.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed: <ul style="list-style-type: none"> <li>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing</li> <li>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.</li> </ul> </li> </ul>
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average</li> <li>(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</li> </ul>

	(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site										
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:  (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.										
<b>Waste storage</b>											
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.										
<b>Design of Transportable Dwellings</b>											
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b):  (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.										
<b>Group dwelling, residential flat buildings and battle-axe development</b>											
<b>Amenity</b>											
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table:  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m<sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m<sup>2</sup> for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	65m <sup>2</sup>	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom
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Studio	35m <sup>2</sup>										
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3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom										
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.										
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.										
PO 22.4	DTS/DPF 22.4										

Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/allotments are not in the form of a battle-axe arrangement.
<b>Communal Open Space</b>	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
<b>Carparking, access and manoeuvrability</b>	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:  (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:  (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.

PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
<b>Soft Landscaping</b>	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
<b>Site Facilities / Waste Storage</b>	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are:  (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	

Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing:  (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2	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 Provision is made for suitable external clothes drying facilities.	DTS/DPF 28.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
<b>Water Sensitive Design</b>	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
<b>Wash-down and Waste Loading and Unloading</b>	
PO 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:  (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (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.	DTS/DPF 32.1 None are applicable.

**Table 1 - Private Open Space**

Dwelling Type	Minimum Rate
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Dwelling (at ground level)	<p>Total private open space area:</p> <p>(a) Site area &lt;301m<sup>2</sup>: 24m<sup>2</sup> located behind the building line.</p> <p>(b) Site area ≥ 301m<sup>2</sup>: 60m<sup>2</sup> located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m<sup>2</sup> / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m<sup>2</sup> with a minimum dimension 1.8m</p> <p>One bedroom: 8m<sup>2</sup> with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m<sup>2</sup> with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m<sup>2</sup> with a minimum dimension 2.6m</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m <sup>2</sup> , 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	<p>Development is:</p> <p>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</p> <p>(b) durable - fit for purpose, adaptable and long lasting</p> <p>(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</p> <p>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
<p>PO 1.1</p> <p>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
PO 1.3	DTS/DPF 1.3

<p>Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.</p>	<p>None are applicable.</p>
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> <li>(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces</li> <li>(b) screening rooftop plant and equipment from view</li> <li>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</li> </ul>	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>Safety</p>	
<p>PO 2.1</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) maximise shade and shelter</li> <li>(c) maximise stormwater infiltration</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>Environmental Performance</p>	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

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.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting:  (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any 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:  (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
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 provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
<b>Earthworks and sloping land</b>	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following:  (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):  (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):  (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
<b>Fences and walls</b>	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low

visible from public roads and public open space to minimise visual impacts.	side of a retaining wall.
<b>Overlooking / Visual Privacy (low rise buildings)</b>	
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: (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
<b>Site Facilities / Waste Storage (excluding low rise residential development)</b>	
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	
<b>External Appearance</b>	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower	DTS/DPF 12.2 None are applicable.

<p>building levels near the public interface are provided to reinforce a human scale.</p>									
<p>PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p>	<p>DTS/DPF 12.3 None are applicable.</p>								
<p>PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 12.4 None are applicable.</p>								
<p>PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes:                       (a) masonry                      (b) natural stone                      (c) pre-finished materials that minimise staining, discolouring or deterioration.</p>								
<p>PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>DTS/DPF 12.6 Building street frontages incorporate:                       (a) active uses such as shops or offices                      (b) prominent entry areas for multi-storey buildings (where it is a common entry)                      (c) habitable rooms of dwellings                      (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.</p>								
<p>PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 12.7 Entrances to multi-storey buildings are:                       (a) oriented towards the street                      (b) clearly visible and easily identifiable from the street and vehicle parking areas                      (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses                      (d) designed to provide shelter, a sense of personal address and transitional space around the entry                      (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors                      (f) designed to avoid the creation of potential areas of entrapment.</p>								
<p>PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8 None are applicable.</p>								
<p>Landscaping</p>									
<p>PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p>								
<p>PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="831 2063 1520 2110"> <thead> <tr> <th>Site area</th> <th>Minimum deep</th> <th>Minimum</th> <th>Tree / deep soil</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site area	Minimum deep	Minimum	Tree / deep soil				
Site area	Minimum deep	Minimum	Tree / deep soil						

	soil area	dimension	zones	
	<300 m <sup>2</sup>	10 m <sup>2</sup>	1.5m	1 small tree / 10 m <sup>2</sup>
	300-1500 m <sup>2</sup>	7% site area	3m	1 medium tree / 30 m <sup>2</sup>
	>1500 m <sup>2</sup>	7% site area	6m	1 large or medium tree / 60 m <sup>2</sup>
<b>Tree size and site area definitions</b>				
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	DTS/DPF 13.3			
Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	None are applicable.			
PO 13.4	DTS/DPF 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.	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.			
<b>Environmental</b>				
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:	None are applicable.			
(a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street				
(b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas				
(c) the placement of buildings and use of setbacks to deflect the wind at ground level				
(d) avoiding tall shear elevations that create windy conditions at				



street level.	
<b>Car Parking</b>	
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 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
<b>Overlooking/Visual Privacy</b>	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:  (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
<b>Front elevations and passive surveillance</b>	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street:  (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m <sup>2</sup> 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.
<b>Outlook and Amenity</b>	
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.
<b>Ancillary Development</b>	
PO 19.1	DTS/DPF 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.

Ancillary buildings:

- (a) are ancillary to a dwelling erected on the same site
- (b) have a floor area not exceeding 60m<sup>2</sup>
- (c) are not constructed, added to or altered so that any part is situated:
  - (i) in front of any part of the building line of the dwelling to which it is ancillary
  - or
  - (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (d) in the case of a garage or carport, the garage or carport:
  - (i) is set back at least 5.5m from the boundary of the primary street
  - (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
    - A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
    - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
  - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure
- (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour
- (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
  - (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	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.

<p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(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.</li> </ul>
<p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>
<p>Residential Development - Low Rise</p>	
<p>External appearance</p>	
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li>(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a garage door / opening width not exceeding 7m</li> <li>(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.</li> </ul>
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building wall</li> <li>(c) a balcony projects from the building wall</li> <li>(d) a verandah projects at least 1m from the building wall</li> <li>(e) eaves of a minimum 400mm width extend along the width of the front elevation</li> <li>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</li> <li>(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.</li> </ul>
<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>

allotments or public streets.											
<b>Private Open Space</b>											
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.										
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.										
<b>Landscaping</b>											
PO 22.1 Soft landscaping is incorporated into development to:  (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates 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:  <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #0056b3; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>&gt;200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line.	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
<b>Car parking, access and manoeuvrability</b>											
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):  (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m  (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.										
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have:  (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.										
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting,	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b):										

<p>domestic waste collection, landscaped street frontages and on-street parking.</p>	<ul style="list-style-type: none"> <li>(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site</li> <li>(b) sites with a frontage to a public road greater than 10m:             <ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(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.</li> </ul> </li> </ul>
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed, is set back:             <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> <li>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ul>
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(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.</li> </ul>
<p>Waste storage</p>	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or</li> </ul>

	<p>private open space); and</p> <p>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.</p>
<b>Design of Transportable Buildings</b>	
<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>
Residential Development - Medium and High Rise (including serviced apartments)	
<b>Outlook and Visual Privacy</b>	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <p>(a) provide a habitable room at ground or first level with a window facing toward the street</p> <p>(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.</p>
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
<b>Private Open Space</b>	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<b>Residential amenity in multi-level buildings</b>	
<p>PO 28.1</p> <p>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.</p>	<p>DTS/DPF 28.1</p> <p>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.</p>
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <p>(a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy</p> <p>(b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.</p>	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <p>(a) sun screens</p> <p>(b) pergolas</p> <p>(c) louvres</p> <p>(d) green facades</p> <p>(e) openable walls.</p>
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p>
<p>PO 28.4</p> <p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4</p> <p>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p>

	<ul style="list-style-type: none"> <li>(a) studio: not less than 6m<sup>3</sup></li> <li>(b) 1 bedroom dwelling / apartment: not less than 8m<sup>3</sup></li> <li>(c) 2 bedroom dwelling / apartment: not less than 10m<sup>3</sup></li> <li>(d) 3+ bedroom dwelling / apartment: not less than 12m<sup>3</sup>.</li> </ul>				
<p>PO 28.5</p> <p>Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p>	<p>DTS/DPF 28.5</p> <p>Light wells:</p> <ul style="list-style-type: none"> <li>(a) are not used as the primary source of outlook for living rooms</li> <li>(b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms</li> <li>(c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.</li> </ul>				
<p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>				
<p>PO 28.7</p> <p>Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>				
<b>Dwelling Configuration</b>					
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> <li>(a) studio (where there is no separate bedroom)</li> <li>(b) 1 bedroom dwelling / apartment with a floor area of at least 50m<sup>2</sup></li> <li>(c) 2 bedroom dwelling / apartment with a floor area of at least 65m<sup>2</sup></li> <li>(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m<sup>2</sup>, and any dwelling over 3 bedrooms provides an additional 15m<sup>2</sup> for every additional bedroom.</li> </ul>				
<p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>				
<b>Common Areas</b>					
<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none"> <li>(a) have a minimum ceiling height of 2.7m</li> <li>(b) provide access to no more than 8 dwellings</li> <li>(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.</li> </ul>				
Group Dwellings, Residential Flat Buildings and Battle axe Development					
<b>Amenity</b>					
<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">Number of bedrooms</th> <th style="width: 50%; text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area		
Number of bedrooms	Minimum internal floor area				

	Studio	35m <sup>2</sup>
	1 bedroom	50m <sup>2</sup>
	2 bedroom	65m <sup>2</sup>
	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> 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.	
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.	
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
<b>Communal Open Space</b>		
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.	
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.	
PO 32.3 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.	
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.	
PO 32.5 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.	
<b>Car parking, access and manoeuvrability</b>		
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:  (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located	



	between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:  (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
<b>Soft landscaping</b>	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b):  (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
<b>Site Facilities / Waste Storage</b>	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are:  (a) located away, or screened, from public view, and	DTS/DPF 35.3 None are applicable.

(b) conveniently located in proximity to dwellings and the waste collection point.	
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
<b>Water sensitive urban design</b>	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
<b>Supported Accommodation and retirement facilities</b>	
<b>Siting, Configuration and Design</b>	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
<b>Movement and Access</b>	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing:  (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
<b>Communal Open Space</b>	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents	DTS/DPF 39.1 None are applicable.

and visitors.	
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
<b>Site Facilities / Waste Storage</b>	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.

Student Accommodation	
<p>PO 41.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 41.1</p> <p>Student accommodation provides:</p> <ul style="list-style-type: none"> <li>(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units</li> <li>(b) common or shared facilities to enable a more efficient use of space, including:                             <ul style="list-style-type: none"> <li>(i) shared cooking, laundry and external drying facilities</li> <li>(ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space</li> <li>(iii) common storage facilities at the rate of 8m<sup>3</sup> for every 2 dwellings or students</li> <li>(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</li> <li>(v) bicycle parking at the rate of one space for every 2 students.</li> </ul> </li> </ul>
<p>PO 41.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p>	<p>DTS/DPF 41.2</p> <p>None are applicable.</p>
All non-residential development	
Water Sensitive Design	
<p>PO 42.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
<p>PO 42.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 43.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) paved with an impervious material to facilitate wastewater collection</li> <li>(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area</li> <li>(d) are designed to drain wastewater to either:                             <ul style="list-style-type: none"> <li>(i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater</li> </ul> </li> </ul>	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>

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 fronting minor thoroughfares.	DTS/DPF 44.1  Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

**Table 1 - Private Open Space**

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m <sup>2</sup> : 24m <sup>2</sup> located behind the building line. (b) Site area ≥ 301m <sup>2</sup> : 60m <sup>2</sup> located behind the building line.  Minimum directly accessible from a living room: 16m <sup>2</sup> / 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 <sup>2</sup> , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m <sup>2</sup> / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / 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.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: <ul style="list-style-type: none"> <li>(a) do not involve cultivation (excluding spot cultivation) in drainage lines</li> <li>(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)</li> <li>(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).</li> </ul>
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: <ul style="list-style-type: none"> <li>(a) 7m or more wide external boundary firebreaks for plantations of</li> </ul>

	<p>40ha or less</p> <p>(b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha</p> <p>(c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.</p>																					
<p>PO 3.2</p> <p>Commercial forestry plantations incorporate appropriate fire management access tracks.</p>	<p>DTS/DPF 3.2</p> <p>Commercial forestry plantation fire management access tracks:</p> <p>(a) are incorporated within all firebreaks</p> <p>(b) are 7m or more wide with a vertical clearance of 4m or more</p> <p>(c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles</p> <p>(d) partition the plantation into units of 40ha or less in area.</p>																					
<p>Power-line Clearances</p>																						
<p>PO 4.1</p> <p>Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>DTS/DPF 4.1</p> <p>Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:</p> <table border="1" data-bbox="831 837 1522 1464"> <thead> <tr> <th data-bbox="831 837 1102 1005">Voltage of transmission line</th> <th data-bbox="1102 837 1235 1005">Tower or Pole</th> <th data-bbox="1235 837 1522 1005">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1005 1102 1084">500 kV</td> <td data-bbox="1102 1005 1235 1084">Tower</td> <td data-bbox="1235 1005 1522 1084">38m</td> </tr> <tr> <td data-bbox="831 1084 1102 1162">275 kV</td> <td data-bbox="1102 1084 1235 1162">Tower</td> <td data-bbox="1235 1084 1522 1162">25m</td> </tr> <tr> <td data-bbox="831 1162 1102 1240">132 kV</td> <td data-bbox="1102 1162 1235 1240">Tower</td> <td data-bbox="1235 1162 1522 1240">30m</td> </tr> <tr> <td data-bbox="831 1240 1102 1319">132 kV</td> <td data-bbox="1102 1240 1235 1319">Pole</td> <td data-bbox="1235 1240 1522 1319">20m</td> </tr> <tr> <td data-bbox="831 1319 1102 1397">66 kV</td> <td data-bbox="1102 1319 1235 1397">Pole</td> <td data-bbox="1235 1319 1522 1397">20m</td> </tr> <tr> <td data-bbox="831 1397 1102 1464">Less than 66 kV</td> <td data-bbox="1102 1397 1235 1464">Pole</td> <td data-bbox="1235 1397 1522 1464">20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m	Less than 66 kV	Pole	20m
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## Housing Renewal

### Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Renewed residential environments replace older social housing and provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.</p>

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

<h2 style="margin: 0;">Performance Outcome</h2>	<h2 style="margin: 0;">Deemed-to-Satisfy Criteria /</h2>
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Designated Performance Feature	
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following:  (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):  (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2	DTS/DPF 5.2



Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	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	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that contributes to a suburban character</li> <li>(b) access to natural light and ventilation for neighbours.</li> </ul>	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> <li>(a) at least 900mm where the wall height is up to 3m</li> <li>(b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m</li> <li>(c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</li> </ul>
Rear Boundary Setback	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that contributes to a suburban character</li> <li>(b) access to natural light and ventilation for neighbours</li> <li>(c) private open space</li> <li>(d) space for landscaping and vegetation.</li> </ul>	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <ul style="list-style-type: none"> <li>(a) 3m or more for the first building level</li> <li>(b) 5m or more for any subsequent building level.</li> </ul>
Buildings elevation design	
<p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building elevation</li> <li>(c) a balcony projects from the building elevation</li> <li>(d) a verandah projects at least 1m from the building elevation</li> <li>(e) eaves of a minimum 400mm width extend along the width of the front elevation</li> <li>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.</li> <li>(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.</li> </ul>
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street</li> </ul>
<p>PO 8.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>

<p>PO 8.5</p> <p>Entrances to multi-storey buildings are:</p> <p>(a) oriented towards the street                  (b) visible and easily identifiable from the street                  (c) designed to include a common mail box structure.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>															
<p>Outlook and amenity</p>																
<p>PO 9.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 9.1</p> <p>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>															
<p>PO 9.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>															
<p>Private Open Space</p>																
<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="831 831 1520 1599"> <thead> <tr> <th data-bbox="831 831 1035 960">Dwelling Type</th> <th data-bbox="1035 831 1262 960">Dwelling / Site Configuration</th> <th data-bbox="1262 831 1520 960">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 960 1035 1184">Dwelling (at ground level)</td> <td data-bbox="1035 960 1262 1184"></td> <td data-bbox="1262 960 1520 1184">Total area: 24m<sup>2</sup> located behind the building line  Minimum adjacent to a living room: 16m<sup>2</sup> with a minimum dimension 3m</td> </tr> <tr> <td data-bbox="831 1184 1035 1599" rowspan="4">Dwelling (above ground level)</td> <td data-bbox="1035 1184 1262 1285">Studio</td> <td data-bbox="1262 1184 1520 1285">4m<sup>2</sup> / minimum dimension 1.8m</td> </tr> <tr> <td data-bbox="1035 1285 1262 1386">One bedroom dwelling</td> <td data-bbox="1262 1285 1520 1386">8m<sup>2</sup> / minimum dimension 2.1m</td> </tr> <tr> <td data-bbox="1035 1386 1262 1487">Two bedroom dwelling</td> <td data-bbox="1262 1386 1520 1487">11m<sup>2</sup> / minimum dimension 2.4m</td> </tr> <tr> <td data-bbox="1035 1487 1262 1599">Three + bedroom dwelling</td> <td data-bbox="1262 1487 1520 1599">15 m<sup>2</sup> / minimum dimension 2.6m</td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (at ground level)		Total area: 24m <sup>2</sup> located behind the building line  Minimum adjacent to a living room: 16m <sup>2</sup> with a minimum dimension 3m	Dwelling (above ground level)	Studio	4m <sup>2</sup> / minimum dimension 1.8m	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m
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	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m														
<p>PO 10.2</p> <p>Private open space positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 10.2</p> <p>At least 50% of the required area of private open space is accessible from a habitable room.</p>															
<p>PO 10.3</p> <p>Private open space is positioned and designed to:</p> <p>(a) provide useable outdoor space that suits the needs of occupants;                  (b) take advantage of desirable orientation and vistas; and                  (c) adequately define public and private space.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>															
<p>Visual privacy</p>																
<p>PO 11.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:</p>															

	<ul style="list-style-type: none"> <li>(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</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.</li> </ul>										
<p>PO 11.2</p> <p>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 11.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:                             <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>										
Landscaping											
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) maximise shade and shelter</li> <li>(c) maximise stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) a total area as determined by the following table:</li> </ul> <table border="1" data-bbox="831 1245 1522 1442"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>&lt;200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>(b) at least 30% of land between the road boundary and the building line.</li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%
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200-450	20%										
>450	25%										
Water Sensitive Design											
<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <ul style="list-style-type: none"> <li>(a) maximise efficient use of water resources</li> <li>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</li> <li>(c) manage runoff quality to maintain, as close as practical, pre-development conditions.</li> </ul>	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>										
Car Parking											
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> <li>(a) 2 or fewer bedrooms - 1 car parking space</li> <li>(b) 3 or more bedrooms - 2 car parking spaces.</li> </ul>										

<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double parking spaces (side by side): <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.5m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
<p>PO 14.3</p> <p>Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>
<p>PO 14.4</p> <p>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4</p> <p>Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5</p> <p>Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5</p> <p>Residential flat buildings provide one bicycle parking space per dwelling.</p>
<p>Overshadowing</p>	
<p>PO 15.1</p> <p>Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable.</p>
<p>Waste</p>	
<p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and</li> <li>(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.</li> </ul>
<p>PO 16.2</p> <p>Residential flat buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> <li>(a) easily and safely accessible for residents and for collection vehicles</li> <li>(b) screened from adjoining land and public roads</li> <li>(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.</li> </ul>	<p>DTS/DPF 16.2</p> <p>None are applicable.</p>

Vehicle Access	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> <li>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.</li> </ul>
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ol style="list-style-type: none"> <li>1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>3. minimum car park length of 6m for an intermediate space located between two other parking spaces.</li> </ol>
<p>PO 17.5</p> <p>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(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.</li> </ul>
<p>PO 17.6</p>	<p>DTS/DPF 17.6</p>

<p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre</p>
<p>PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
<p>Storage</p>	
<p>PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ul style="list-style-type: none"> <li>(a) studio: not less than 6m<sup>3</sup></li> <li>(b) 1 bedroom dwelling / apartment: not less than 8m<sup>3</sup></li> <li>(c) 2 bedroom dwelling / apartment: not less than 10m<sup>3</sup></li> <li>(d) 3+ bedroom dwelling / apartment: not less than 12m<sup>3</sup>.</li> </ul>
<p>Earthworks</p>	
<p>PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 19.1 The development does not involve:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m or</li> <li>(b) filling exceeding a vertical height of 1m or</li> <li>(c) a total combined excavation and filling vertical height exceeding 2m.</li> </ul>
<p>Service connections and infrastructure</p>	
<p>PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1 The site and building:</p> <ul style="list-style-type: none"> <li>(a) have the ability to be connected to a permanent potable water supply</li> <li>(b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i></li> <li>(c) have the ability to be connected to electricity supply</li> <li>(d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes</li> <li>(e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.</li> </ul>
<p>Site contamination</p>	
<p>PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u></li> <li>(c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>)</li> <li>(d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:             <ul style="list-style-type: none"> <li>(i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which</li> </ul> </li> </ul>

	<p>states that</p> <p>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</p> <p>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).</p>
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**Infrastructure and Renewable Energy Facilities**

**Assessment Provisions (AP)**

<b>Desired Outcome</b>	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: <ul style="list-style-type: none"> <li>(a) utilising features of the natural landscape to obscure views where practicable</li> <li>(b) siting development below ridgelines where practicable</li> <li>(c) avoiding visually sensitive and significant landscapes</li> <li>(d) using materials and finishes with low-reflectivity and colours that complement the surroundings</li> <li>(e) using existing vegetation to screen buildings</li> </ul>	DTS/DPF 2.1 None are applicable.

<p>(f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.</p>	
<p>PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.</p>	<p>DTS/DPF 2.3 None are applicable.</p>
<p>Rehabilitation</p>	
<p>PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.</p>	<p>DTS/DPF 3.1 None are applicable.</p>
<p>Hazard Management</p>	
<p>PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	<p>DTS/DPF 4.1 None are applicable.</p>
<p>PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.</p>	<p>DTS/DPF 4.2 None are applicable.</p>
<p>PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.</p>	<p>DTS/DPF 4.3 None are applicable.</p>
<p>Electricity Infrastructure and Battery Storage Facilities</p>	
<p>PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> <li>(a) siting utilities and services: <ul style="list-style-type: none"> <li>(i) on areas already cleared of native vegetation</li> <li>(ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity</li> </ul> </li> <li>(b) grouping utility buildings and structures with non-residential development, where practicable.</li> </ul>	<p>DTS/DPF 5.1 None are applicable.</p>
<p>PO 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.</p>	<p>DTS/DPF 5.2 None are applicable.</p>
<p>PO 5.3 Battery storage facilities are co-located with substation infrastructure</p>	<p>DTS/DPF 5.3 None are applicable.</p>



<p>where practicable to minimise the development footprint and reduce environmental impacts.</p>	
<p>Telecommunication Facilities</p>	
<p>PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.</p>	<p>DTS/DPF 6.1 None are applicable.</p>
<p>PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.</p>	<p>DTS/DPF 6.2 None are applicable.</p>
<p>PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <ul style="list-style-type: none"> <li>(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose</li> <li>or all of the following:</li> <li>(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</li> <li>(c) using materials and finishes that complement the environment</li> <li>(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.</li> </ul>	<p>DTS/DPF 6.3 None are applicable.</p>
<p>Renewable Energy Facilities</p>	
<p>PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.</p>	<p>DTS/DPF 7.1 None are applicable.</p>
<p>Renewable Energy Facilities (Wind Farm)</p>	
<p>PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1 Wind turbine generators are:</p> <ul style="list-style-type: none"> <li>(a) set back at least 2000m from the base of a turbine to any of the following zones: <ul style="list-style-type: none"> <li>(i) Rural Settlement Zone</li> <li>(ii) Township Zone</li> <li>(iii) Rural Living Zone</li> <li>(iv) Rural Neighbourhood Zone</li> </ul> </li> <li>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</li> <li>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation</li> </ul>
<p>PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by:</p> <ul style="list-style-type: none"> <li>(a) designing wind turbine generators to be uniform in colour, size</li> </ul>	<p>DTS/DPF 8.2 None are applicable.</p>

<p>and shape</p> <p>(b) coordinating blade rotation and direction</p> <p>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.</p>																																				
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>																																			
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>																																			
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>																																			
<p>Renewable Energy Facilities (Solar Power)</p>																																				
<p>PO 9.1</p> <p>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>																																			
<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <p>(a) incorporating wildlife corridors and habitat refuges</p> <p>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>																																			
<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="831 1332 1520 2107"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td>50MW&gt;</td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW&lt;50MW</td> <td>16ha-&lt;80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW&lt;10MW</td> <td>8ha to &lt;16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW&lt;5MW</td> <td>1.6ha to &lt;8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> <tr> <td>100kW&lt;1MW</td> <td>0.5ha&lt;1.6ha</td> <td>10m</td> <td>500m</td> <td>100m</td> </tr> <tr> <td>&lt;100kW</td> <td>&lt;0.5ha</td> <td>5m</td> <td>500m</td> <td>25m</td> </tr> </tbody> </table>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones <sup>1</sup>	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
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	<p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>
<p>PO 9.4</p> <p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>
<p>Hydropower / Pumped Hydropower Facilities</p>	
<p>PO 10.1</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
<p>PO 10.2</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
<p>PO 10.3</p> <p>Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>
<p>Water Supply</p>	
<p>PO 11.1</p> <p>Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>DTS/DPF 11.1</p> <p>Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.</p>
<p>PO 11.2</p> <p>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2</p> <p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> <li>(a) exclusively for domestic use</li> <li>(b) connected to the roof drainage system of the dwelling.</li> </ul>
<p>Wastewater Services</p>	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) it is wholly located and contained within the allotment of the development it will service</li> <li>(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</li> <li>(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.</li> </ul>	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) the system is wholly located and contained within the allotment of development it will service; and</li> <li>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</li> </ul>

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.	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	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

### Intensive Animal Husbandry and Dairies

#### Assessment Provisions (AP)

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

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

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

ownership in terms of noise and air emissions.	
PO 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.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:  (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from:  (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back:  (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate 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.	DTS/DPF 3.2 None are applicable.

## Interface between Land Uses

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 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 zone.	DTS/DPF 1.1 None are applicable.

<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>								
<p>Hours of Operation</p>									
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the development</li> <li>(b) measures to mitigate off-site impacts</li> <li>(c) the extent to which the development is desired in the zone</li> <li>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</li> </ul>	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" data-bbox="831 416 1485 1093"> <thead> <tr> <th data-bbox="831 416 1098 495">Class of Development</th> <th data-bbox="1098 416 1485 495">Hours of operation</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 495 1098 622">Consulting room</td> <td data-bbox="1098 495 1485 622">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="831 622 1098 750">Office</td> <td data-bbox="1098 622 1485 750">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="831 750 1098 1093">                     Shop, other than any one or combination of the following:                     <ul style="list-style-type: none"> <li>(a) restaurant</li> <li>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</li> </ul> </td> <td data-bbox="1098 750 1485 1093">7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: <ul style="list-style-type: none"> <li>(a) restaurant</li> <li>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</li> </ul>	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
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<p>Overshadowing</p>									
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</li> <li>b. other zones is managed to enable access to direct winter sunlight.</li> </ul>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>								
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</li> <li>b. other zones is managed to enable access to direct winter sunlight.</li> </ul>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <ul style="list-style-type: none"> <li>a. for ground level private open space, the smaller of the following:                     <ul style="list-style-type: none"> <li>i. half the existing ground level open space</li> <li>or</li> <li>ii. 35m<sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</li> </ul> </li> <li>b. for ground level communal open space, at least half of the existing ground level open space.</li> </ul>								
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> <li>(a) the form of development contemplated in the zone</li> <li>(b) the orientation of the solar energy facilities</li> <li>(c) the extent to which the solar energy facilities are already overshadowed.</li> </ul>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>								

<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>				
<p>Activities Generating Noise or Vibration</p>					
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>				
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> <li>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</li> <li>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</li> <li>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</li> <li>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</li> </ul>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>				
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>				
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 1895 1485 2119"> <thead> <tr> <th data-bbox="831 1895 1098 1966">Assessment location</th> <th data-bbox="1098 1895 1485 1966">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1966 1098 2119">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1098 1966 1485 2119">Less than 8dB above the level of background noise (L<sub>90,15min</sub>) in any octave band of the sound spectrum (LOCT<sub>10,15</sub> &lt; LOCT<sub>90,15</sub> + 8dB)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT <sub>10,15</sub> < LOCT <sub>90,15</sub> + 8dB)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT <sub>10,15</sub> < LOCT <sub>90,15</sub> + 8dB)				

Air Quality	
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> <li>(a) incorporating appropriate treatment technology before exhaust emissions are released</li> <li>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</li> </ul>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
Light Spill	
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
Solar Reflectivity / Glare	
<p>PO 7.1</p> <p>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Electrical Interference	
<p>PO 8.1</p> <p>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.</p>	<p>DTS/DPF 8.1</p> <p>The building or structure:</p> <ul style="list-style-type: none"> <li>(a) is no greater than 10m in height, measured from existing ground level</li> <li>or</li> <li>(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.</li> </ul>
Interface with Rural Activities	
<p>PO 9.1</p> <p>Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>



<p>PO 9.3</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.</p>
<p>PO 9.4</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p>PO 9.5</p> <p>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.5</p> <p>Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day</li> <li>(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</li> <li>(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</li> <li>(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.</li> </ul>
<p>PO 9.6</p> <p>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.</p>	<p>DTS/DPF 9.6</p> <p>None are applicable.</p>
<p>PO 9.7</p> <p>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.</p>	<p>DTS/DPF 9.7</p> <p>None are applicable.</p>
<p>Interface with Mines and Quarries (Rural and Remote Areas)</p>	
<p>PO 10.1</p> <p>Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.</p>	<p>DTS/DPF 10.1</p> <p>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

**Land Division**

**Assessment Provisions (AP)**

<p><b>Desired Outcome</b></p>	
<p>DO 1</p>	<p>Land division:</p> <ul style="list-style-type: none"> <li>(a) creates allotments with the appropriate dimensions and shape for their intended use</li> </ul>

	<ul style="list-style-type: none"> <li>(b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure</li> <li>(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</li> <li>(d) facilitates solar access through allotment orientation</li> <li>(e) creates a compact urban form that supports active travel, walkability and the use of public transport</li> <li>(f) avoids areas of high natural hazard risk.</li> </ul>
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): <ul style="list-style-type: none"> <li>(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</li> <li>(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.</li> </ul>
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8	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.
<b>Roads and Access</b>	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
<b>Infrastructure</b>	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to:  (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum

	<p>predicted wastewater volume generated by subsequent development of the proposed allotment</p> <p>or</p> <p>(b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.</p>
<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.</p>
<p>PO 4.4</p> <p>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.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
<p>PO 4.5</p> <p>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.</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>
<p>PO 4.6</p> <p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.</p>	<p>DTS/DPF 4.6</p> <p>None are applicable.</p>
Minor Land Division (Under 20 Allotments)	
Open Space	
<p>PO 5.1</p> <p>Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
Solar Orientation	
<p>PO 6.1</p> <p>Land division for residential purposes facilitates solar access through allotment orientation.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 7.1</p> <p>Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
Battle-Axe Development	
<p>PO 8.1</p> <p>Battle-axe development appropriately responds to the existing neighbourhood context.</p>	<p>DTS/DPF 8.1</p> <p>Allotments are not in the form of a battle-axe arrangement.</p>
<p>PO 8.2</p> <p>Battle-axe development designed to allow safe and convenient movement.</p>	<p>DTS/DPF 8.2</p> <p>The handle of a battle-axe development:</p> <p>(a) has a minimum width of 4m</p>

	<p>or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.</p>
<p>PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b):  (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).</p>
Major Land Division (20+ Allotments)	
Open Space	
<p>PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.</p>	<p>DTS/DPF 9.1 None are applicable.</p>
<p>PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.</p>	<p>DTS/DPF 9.2 None are applicable.</p>
<p>PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.</p>	<p>DTS/DPF 9.3 None are applicable.</p>
Water Sensitive Design	
<p>PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 10.1 None are applicable.</p>
<p>PO 10.2 Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 10.2 None are applicable.</p>
<p>PO 10.3 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 10.3 None are applicable.</p>
Solar Orientation	
<p>PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.</p>	<p>DTS/DPF 11.1 None are applicable.</p>

## Marinas and On-Water Structures

### Assessment Provisions (AP)

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

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

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

## Open Space and Recreation

### Assessment Provisions (AP)

## Desired Outcome

DO 1	Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates:  (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.

PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks:  (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.



PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

### Out of Activity Centre Development

#### Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:  (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:  (a) that support the needs of local residents and workers, particularly in underserved 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.	DTS/DPF 1.2 None are applicable.

### 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 /
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Designated Performance Feature	
Land Use and Intensity	
PO 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.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

**Site Contamination**

**Assessment Provisions (AP)**

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d):  (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (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

	<p>exists) at the land</p> <p>or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)</p> <p>or</p> <p>C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).</p>
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## Tourism Development

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where:  (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1  None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2  None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1  None are applicable.
PO 2.2	DTS/DPF 2.2

Policy24 - Enquiry

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

## Transport, Access and Parking

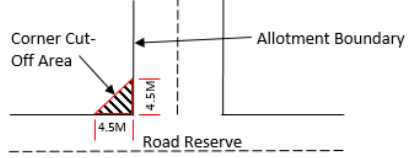
### Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: <ul style="list-style-type: none"> <li>(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</li> <li>(b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.</li> </ul>
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.

<p>PO 3.4</p> <p>Access points are sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 3.6</p> <p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>DTS/DPF 3.6</p> <p>Driveways and access points:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> <li>(i) a single access point no greater than 6m in width is provided</li> <li>or</li> <li>(ii) not more than two access points with a width of 3.5m each are provided.</li> </ul> </li> </ul>
<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <ul style="list-style-type: none"> <li>(a) 80 km/h road - 110m</li> <li>(b) 70 km/h road - 90m</li> <li>(c) 60 km/h road - 70m</li> <li>(d) 50km/h or less road - 50m.</li> </ul>
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>Vehicle Parking Rates</p>	
<p>PO 5.1</p>	<p>DTS/DPF 5.1</p>

<p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> <li>(a) availability of on-street car parking</li> <li>(b) shared use of other parking areas</li> <li>(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</li> <li>(d) the adaptive reuse of a State or Local Heritage Place.</li> </ul>	<p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> <li>(a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements</li> <li>(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas</li> <li>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</li> </ul>
<p>Vehicle Parking Areas</p>	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>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.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
<p>PO 6.4</p> <p>Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>DTS/DPF 6.4</p> <p>None are applicable.</p>
<p>PO 6.5</p> <p>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.</p>	<p>DTS/DPF 6.5</p> <p>None are applicable.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
<p>PO 6.7</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	<p>DTS/DPF 6.7</p> <p>None are applicable.</p>
<p>Undercroft and Below Ground Garaging and Parking of Vehicles</p>	
<p>PO 7.1</p> <p>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.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks</p>	
<p>PO 8.1</p> <p>Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>

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

**Table 1 - General Off-Street Car Parking Requirements**

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
<p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>	
<b>Residential Development</b>	
<b>Detached Dwelling</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Group Dwelling</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1



<b>Residential Flat Building</b>	<p>space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
<b>Row Dwelling where vehicle access is from the primary street</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Semi-Detached Dwelling</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Aged / Supported Accommodation</b>	
<b>Retirement village</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
<b>Supported accommodation</b>	0.3 spaces per bed.
<b>Residential Development (Other)</b>	
<b>Ancillary accommodation</b>	No additional requirements beyond those associated with the main dwelling.
<b>Residential park</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
<b>Student accommodation</b>	0.3 spaces per bed.
<b>Workers' accommodation</b>	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
<b>Tourist</b>	
<b>Caravan park / tourist park</b>	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
<b>Tourist accommodation</b>	1 car parking space per accommodation unit / guest room.
<b>Commercial Uses</b>	
<b>Auction room/ depot</b>	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.

<b>Automotive collision repair</b>	3 spaces per service bay.
<b>Call centre</b>	8 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Motor repair station</b>	3 spaces per service bay.
<b>Office</b>	4 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Retail fuel outlet</b>	3 spaces per 100m <sup>2</sup> gross leasable floor area.
<b>Service trade premises</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area 1 space per 100m <sup>2</sup> of outdoor area used for display purposes.
<b>Shop (no commercial kitchen)</b>	5.5 spaces per 100m <sup>2</sup> 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 <sup>2</sup> 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.
<b>Shop (in the form of a bulky goods outlet)</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Shop (in the form of a restaurant or involving a commercial kitchen)</b>	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 <sup>2</sup> 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.
<b>Community and Civic Uses</b>	
<b>Childcare centre</b>	0.25 spaces per child
<b>Library</b>	4 spaces per 100m <sup>2</sup> of total floor area.
<b>Community facility</b>	10 spaces per 100m <sup>2</sup> of total floor area.
<b>Hall / meeting hall</b>	0.2 spaces per seat.
<b>Place of worship</b>	1 space for every 3 visitor seats.
<b>Pre-school</b>	1 per employee plus 0.25 per child (drop off/pick up bays)
<b>Educational establishment</b>	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

	<p>for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
<b>Health Related Uses</b>	
<b>Hospital</b>	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
<b>Consulting room</b>	4 spaces per consulting room excluding ancillary facilities.
<b>Recreational and Entertainment Uses</b>	
<b>Cinema complex</b>	0.2 spaces per seat.
<b>Concert hall / theatre</b>	0.2 spaces per seat.
<b>Hotel</b>	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> 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.
<b>Indoor recreation facility</b>	<p>6.5 spaces per 100m<sup>2</sup> of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m<sup>2</sup> of total floor area for all other Indoor recreation facilities.</p>
<b>Industry/Employment Uses</b>	
<b>Fuel depot</b>	<p>1.5 spaces per 100m<sup>2</sup> total floor area</p> <p>1 spaces per 100m<sup>2</sup> of outdoor area used for fuel depot activity purposes.</p>
<b>Industry</b>	1.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Store</b>	0.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Timber yard</b>	<p>1.5 spaces per 100m<sup>2</sup> of total floor area</p> <p>1 space per 100m<sup>2</sup> of outdoor area used for display purposes.</p>
<b>Warehouse</b>	0.5 spaces per 100m <sup>2</sup> total floor area.
<b>Other Uses</b>	
<b>Funeral Parlour</b>	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
<b>Radio or Television Station</b>	5 spaces per 100m <sup>2</sup> of total building floor area.

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

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

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
<b>Development generally</b>			
<b>All classes of development</b>	No minimum.	<p>No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Capital City Zone</p> <p>City Main Street Zone</p> <p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
<b>Non-residential development</b>			
<b>Non-residential development</b> excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	5 spaces per 100m <sup>2</sup> of gross leasable floor area.	<p>City Living Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street ) Zone</p> <p>Urban Neighbourhood Zone</p>
<b>Non-residential development</b> excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	6 spaces per 100m <sup>2</sup> of gross leasable floor area.	<p>Strategic Innovation Zone</p> <p>Suburban Activity Centre Zone</p> <p>Suburban Business Zone</p> <p>Business Neighbourhood Zone</p> <p>Suburban Main Street Zone</p> <p>Urban Activity Centre Zone</p>
<b>Tourist accommodation</b>	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	<p>City Living Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p>

			Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street ) Zone Urban Neighbourhood Zone
<b>Residential development</b>			
<b>Residential component of a multi-storey building</b>	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
<b>Residential flat building</b>	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

Table 2 - Criteria:

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

Criteria	Exceptions
<p><b>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</b></p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></p> <p>(b) is within 400 metres of a bus interchange<sup>(1)</sup></p> <p>(c) is within 400 metres of an O-Bahn interchange<sup>(1)</sup></p> <p>(d) is within 400 metres of a passenger rail station<sup>(1)</sup></p> <p>(e) is within 400 metres of a passenger tram station<sup>(1)</sup></p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <p style="margin-left: 20px;">(i) City of Burnside</p> <p style="margin-left: 20px;">(ii) City of Marion</p> <p style="margin-left: 20px;">(iii) City of Mitcham</p> <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street ) Zone</p> <p>(g) Urban Neighbourhood Zone</p>

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

### Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate  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.
<b>Consulting Room</b>	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
<b>Educational establishment</b>	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.
<b>Hospital</b>	1 space per 15 beds plus 1 space per 30 beds for visitors.
<b>Indoor recreation facility</b>	1 space per 4 employees plus 1 space per 200m <sup>2</sup> of gross leasable floor area for visitors.
<b>Licensed Premises</b>	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.
<b>Office</b>	1 space for every 200m <sup>2</sup> of gross leasable floor area plus 2 spaces plus 1 space per 1000m <sup>2</sup> of gross leasable floor area for visitors.
<b>Pre-school</b>	1 space per 20 full time employees plus 1 space per 40 full time children.
<b>Recreation area</b>	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
<b>Residential flat building</b>	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.
<b>Residential component of a multi-storey building</b>	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.
<b>Shop</b>	1 space for every 300m <sup>2</sup> of gross leasable floor area plus 1 space for every 600m <sup>2</sup> of gross leasable floor area for customers.
<b>Tourist accommodation</b>	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
<b>Schedule to Table 3</b>	
Designated Area	Relevant part of the State  The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide

Business Neighbourhood Zone	Metropolitan Adelaide
Strategic Innovation Zone	
Suburban Activity Centre Zone	
Suburban Business Zone	
Suburban Main Street Zone	
Urban Activity Centre Zone	
Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street ) Zone	
Urban Neighbourhood Zone	

## Waste Treatment and Management Facilities

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: <ul style="list-style-type: none"> <li>(a) containing potential groundwater and surface water contaminants within waste operations areas</li> <li>(b) diverting clean stormwater away from waste operations areas and potentially contaminated areas</li> <li>(c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.</li> </ul>	DTS/DPF 2.1 None are applicable.
PO 2.2	DTS/DPF 2.2

Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	Wastewater lagoons are set back 50m or more from watercourse banks.
<p>PO 2.3</p> <p>Wastewater lagoons are designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) avoid intersecting underground waters;</li> <li>(b) avoid inundation by flood waters;</li> <li>(c) ensure lagoon contents do not overflow;</li> <li>(d) include a liner designed to prevent leakage.</li> </ul>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.</p>	<p>DTS/DPF 2.4</p> <p>Waste operations areas are set back 100m or more from watercourse banks.</p>
Amenity	
<p>PO 3.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Access routes to waste treatment and management facilities via residential streets is avoided.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Litter control measures minimise the incidence of windblown litter.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
Access	
<p>PO 4.1</p> <p>Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Suitable access for emergency vehicles is provided to and within waste treatment or management sites.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
Fencing and Security	
<p>PO 5.1</p> <p>Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.</p>	<p>DTS/DPF 5.1</p> <p>Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.</p>
Landfill	
<p>PO 6.1</p> <p>Landfill gas emissions are managed in an environmentally acceptable manner.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.</p>	<p>DTS/DPF 6.2</p> <p>Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.</p>



PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

## Workers' accommodation and Settlements

### Assessment Provisions (AP)

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

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

Policy24 - Enquiry

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.
<p>PO 1.2</p> <p>Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Workers' accommodation and settlements are built with materials and colours that blend with the landscape.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

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

**ITEM 2****DEVELOPMENT APPLICATION - 22015033 - 36 WESTALL STREET, HYDE PARK SA 5061**

<b>DEVELOPMENT NO.:</b>	22015033
<b>APPLICANT:</b>	THE GALVIN GROUP
<b>ADDRESS:</b>	36 WESTALL ST HYDE PARK SA 5061
<b>NATURE OF DEVELOPMENT:</b>	Alterations and additions to the existing dwelling including ancillary garage, pool shed, boundary fencing, front fence, verandah (pavilion) and swimming pool.
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Established Neighbourhood</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Building Near Airfields</li> <li>• Historic Area</li> <li>• Hazards (Flooding - General)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Urban Tree Canopy</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres)</li> <li>• Minimum Frontage</li> <li>• Minimum Site Area</li> <li>• Maximum Building Height (Levels)</li> <li>• Minimum Side Boundary Setback</li> <li>• Site Coverage</li> </ul>
<b>LODGEMENT DATE:</b>	13 May 2022
<b>RELEVANT AUTHORITY:</b>	Assessment Panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	12 May 2022 - 2022.8
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Mark Troncone Planning Officer
<b>REFERRALS STATUTORY:</b>	N/A
<b>REFERRALS NON-STATUTORY:</b>	Assets

**CONTENTS:**


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<b>ATTACHMENT 1:</b>	<b>Application Documents</b>
<b>ATTACHMENT 2:</b>	<b>Representations</b>
<b>ATTACHMENT 3:</b>	<b>Response to Representations</b>
<b>ATTACHMENT 4:</b>	<b>Internal Referral Advice</b>
<b>ATTACHMENT 5:</b>	<b>Relevant P&amp;D Code Policies</b>

## DETAILED DESCRIPTION OF PROPOSAL:

The proposed development seeks to undertake the following;

- Dwelling alterations including painting and rendering of façade
- Alteration to existing outbuilding (studio)
- Alfresco
  - Overall height of 4.00m
  - 1.00m setback from the western boundary
- Outbuilding (Garage)
  - 8.76m wall length adjacent western boundary
  - 3.10m wall height with parapets to 4.00m high
  - Overall height of 4.00m (top of parapet)
  - Approx. 65m<sup>2</sup> in area
- Pool Shed
  - 3.95m wall length adjacent southern boundary
  - Overall height of 2.70m
  - Approx. 10m<sup>2</sup> in area
- Fencing/Boundary Walls;
  - Front fence to a height of 2.00m with 2.35m high piers
  - Boundary wall (poolside pavilion) adjacent southern boundary 3.00m in height and 16.96m in length
  - Boundary masonry wall adjacent western boundary 2.10m in height and 14.36m in length
- Swimming Pool

## BACKGROUND:

The demolition of the existing front fence, carport, verandah & swimming pool (including pool safety fence) and partial demolition of the studio, alfresco & portico has already received Development Approval as part of DA 22016811.

## SUBJECT LAND:

### Site Description:

**Location reference:** 36 WESTALL ST HYDE PARK SA 5061

**Title ref.:** CT 5409/869 **Plan Parcel:** F11444 AL127 **Council:** CITY OF UNLEY

The subject land is developed with an existing character dwelling and associated outbuildings & swimming pool. Vehicle access to the site is from Westall St at the southern end of the allotment and from Commercial Road at the western end of the allotment. The subject land is relatively flat with a number of trees located throughout the front yard of the allotment.



**Figure 1:** View of the frontage of the subject land as taken from Westall Street looking west

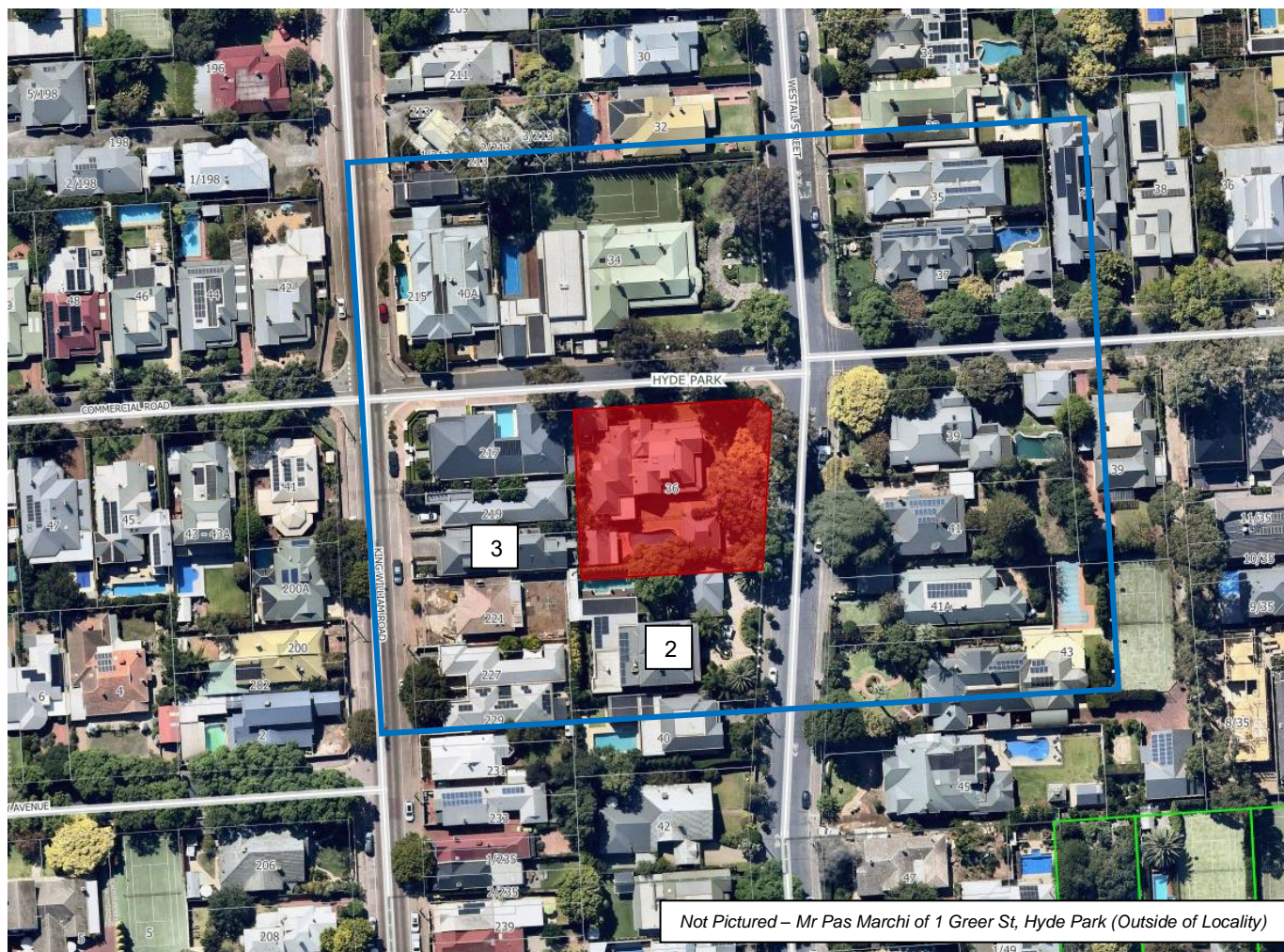


**Figure 2:** View of the secondary frontage of the subject land as taken from Commercial Road looking south

## LOCALITY:

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

The locality is characterised by residential development on medium to large allotments, in the realm of 400m<sup>2</sup> to 3000m<sup>2</sup>. The immediate locality is characterised by an 1887 Victorian bluestone federation mansion to the south along the Westall Street (28 Westall Street) (**Figure 3**), and two single storey detached dwellings and a two storey detached dwelling to the west (217-219A King William Road) (**Figure 4**).



Subject site



Locality



1 Representor



**Figure 3:** View of 28 Westall Street, south of the subject land, as taken from Westall Street looking west



**Figure 4:** View of 217 King William Road, west of the subject land, as taken from King William Road looking east



**Figure 5:** View of 219-219A King William Road, west of the subject land, as taken from King William Road looking east

**CONSENT TYPE REQUIRED:**

Planning Consent

**CATEGORY OF DEVELOPMENT:**

- **PER ELEMENT:**
  - Shed
  - Carport or garage
  - Verandah: Code Assessed - Performance Assessed
  - Swimming pool, spa pool or associated safety features: Code Assessed - Performance Assessed
  - Dwelling alteration or addition
  - Fences and walls
  - Outbuilding (Carport or garage): Code Assessed - Performance Assessed
  - Internal building work: Accepted
  - Dwelling addition: Code Assessed - Performance Assessed
  - Outbuilding (Shed): Code Assessed - Performance Assessed
  - Fence: Code Assessed - Performance Assessed
  
- **OVERALL APPLICATION CATEGORY:**
  - Code Assessed - Performance Assessed
  
- **REASON**
  - P&D Code



## PUBLIC NOTIFICATION

- REASON**

The proposed development required public notification due to the length of the combined alteration to the existing outbuilding and the proposed boundary fence which measures 3.76 metres in height and 22.3 metres in length. In addition, the proposed garage wall and parapet structure measures 4 metres in height and 8.76m in length.

## LIST OF REPRESENTATIONS

	<b>Representor Name/Address</b>	<b>Support/Support with Concerns/Oppose</b>	<b>Request to be heard</b>
1	██████████ ██████████ ██████████	Support the development	No
2	██████████ ██████████ ██████████	Support with some concerns  <i>Height and length of common boundary wall (southern boundary)</i>  <i>Stormwater run-off from the boundary wall</i>  <i>Access for construction and maintenance</i>	No
3	██████████ ██████████ ██████████	Oppose the development  <i>Height of the proposed screen wall</i>  <i>Height of the proposed fence</i>  <i>Setback distance of alfresco</i>  <i>Location of proposed pumps</i>	Yes

After the representations were received, the applicant made the following amendments (as outlined within the proposal section above):

- Reducing the height of the pool pavilion wall from 3.76m to 3.00m from the bottom of the footings. This included the installation of a metal mesh gutter and extra downpipes for stormwater mitigation;
- Reducing the height of pool shed from 2.86m to 2.7m to from the bottom of the footings;
- Increasing the setback of the alfresco from the western boundary to 1.0m; and
- Erecting of a 2.1m high masonry wall in front of the existing western boundary fence adjacent to 217 & 219 King William Road.

Although it does not form part of the application, the applicant has advised that they are willing to remove the existing bore pump adjacent the western boundary.

After reviewing the revised plans, ██████████, withdrew her representation.

## INTERNAL REFERRALS

- **Anthony Barbara – Assets (Crossover)**

**Comment:** *'I have had a look at the proposed extent the existing crossover from 36 Westall Street. From an assets perspective the proposed crossover extension would be supported.'*

## PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Attachment 5.

### Poolside Pavilion Fence and Pool Shed (Southern Boundary Walls)

PO 7.1 of the Established Neighbourhood Zone states that dwelling boundary walls should be *'... limited in height and length to manage visual and overshadowing impacts on adjoining properties.'* PO 9.1 of the Design in Urban Areas section further states that fences, walls and retaining walls be of a sufficient height so as to *'...maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.'*

Two (2) boundary walls are proposed along the southern boundary; the poolside pavilion wall approx. 3m in height and 17m in length and the pool shed approx. 2.7m in height and 3.95m in length.

It is important to note that there is an existing masonry wall located along the southern boundary (inside of 38 Westall St) with a height of 1.9m and an approx. length of 21m to the western edge of the subject land which is to be retained. The proposed boundary walls (poolside pavilion and pool shed) will exceed the length of the existing masonry wall by approx. 5.6m in length and between 0.7m-1.0m in height.

Given the existing masonry wall, it is considered that the combined boundary walls will be of a length and height that will not unreasonably impact upon the visual amenity of the adjacent dwelling to the south (38 Westall St) given the existing wall. Although there will be some levels of overshadowing, the height of the proposed wall should provide adequate access of the winter sun into the property.

As outlined above, the representors at 38 Westall St have withdrawn their representation based on the revised wall heights.

On balance, it is therefore considered that the proposed boundary walls meet the intent of PO 7.1 of the Established Neighbourhood Zone and PO 9.1 of the Design in Urban Areas section.

### Alfresco

PO 8.1 of the Established Neighbourhood Zone states that *'buildings are set back from side boundaries to provide - separation between buildings in a way that complements the established character of the locality & access to natural light and ventilation for neighbours.'* The relative performance feature, DTS/DPF 8.1, identifies the quantitative setback to be 1m. PO 11.1 Established Neighbourhood Zone also states that *'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.'*

The proposed alfresco wall will be erected between the existing studio and dwelling. The wall will have a maximum height of approx. 4.0m (to match the height of the studio and dwelling) and will have a setback approx. 1.0m from the western allotment boundary. Given the single storey nature of the addition and the proposed setback distance, it is considered that the alfresco will not unreasonably impact upon the visual amenity nor provide an unreasonable level of overshadowing towards the immediately adjacent dwellings (219 & 219A King William Road).

As such, the proposed alfresco is considered to be acceptable in this instance as it meets the intent of PO 8.1 and 11.1 of the Established Neighbourhood Zone.

### Masonry Wall

PO 9.1 of the Design in Urban Areas section states that fences, wall and retaining walls be of a '*...sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.*'

The application proposed a 2.1m high masonry screen wall to be constructed upon the subject land in front of the existing fencing adjacent to 217 & 219 King William Road to the west. The masonry wall will include flashing along the outside of the wall on the neighbour's side to prevent vermin and water entry.

The height of the masonry wall will look to ensure privacy towards the adjacent dwellings to the west. The height of the 2.1m wall is considered to be appropriate as it will ensure privacy without creating any significant visual or overshadowing impacts towards the adjacent dwellings. In any case, the 2.1m height of the wall is the same height as a standard fence.

On balance, the proposed masonry height is considered to be acceptable as it meets the intent of PO 9.1 of the Design in Urban Areas section.

### Swimming Pool

PO 19.3 of the Design in Urban Areas section states that '*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.*' DTS/DPF 19.3 further clarifies that pump systems enclosed within a structure should be located '*...at least 5m from the nearest habitable room located on an adjoining allotment.*'

The applicant has proposed a replacement swimming pool within the southern portion of the subject land. The associated pump equipment will be located within the pool shed adjacent the southern boundary. The location of the pool equipment will meet PO 19.3 of the Design in Urban Areas section, as it will be located within the pool shed, in excess of 5m from the nearest habitable room of the adjacent dwelling to the south (38 Westall Street).

## **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 pool pavilion meets the intent of PO 7.1 of the Established Neighbourhood Zone and PO 9.1 of the Design in Urban Areas section as it will not unreasonably impact upon the visual amenity nor provide an unreasonable level of overshadowing towards the immediately adjacent dwelling to the south
- The proposed alfresco and masonry wall meet the intent of PO 8.1 and 11.1 of the Established Neighbourhood Zone and PO 9.1 of the Design in Urban Areas as they will not unreasonably impact upon the visual amenity nor provide an unreasonable level of overshadowing towards the immediately adjacent dwellings to the west
- The proposed pool equipment meets the intent of PO 19.3 of the Design in Urban Areas section as it will be located within the pool shed, in excess of 5m from the nearest habitable room of the adjacent dwelling to the south

## 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 22015033, by THE GALVIN GROUP is granted Planning Consent subject to the following conditions:

### CONDITIONS

#### Planning Consent

##### Condition 1

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

##### Condition 2

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

##### Condition 3

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

##### Condition 4

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

##### Condition 5

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.

##### 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.

### ADVISORY NOTES

#### 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](http://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**.

#### Advisory Note 4

Driveway Crossovers shall be designed in accordance with the following:

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

### **OFFICER MAKING RECOMMENDATION**

**Name:** Mark Troncone  
**Title:** Planning Officer  
**Date:** 02/08/2022

## ATTACHMENT 1



**THE GALVIN GROUP**  
 519 Torrens Rd, Woodville  
 South Australia 5011  
 Ph: 08 8268 9915  
 www.galvingroup.com.au  
 BLD 36150

GORDON PICKARD &  
 SANDRA GEORGE

**SITE ADDRESS:**  
**36 WESTALL STREET**  
**HYDE PARK SA 5061**

## CA1.5 SCOPE OF WORKS

- NEW SWIMMING POOL
- NEW GARAGE (COMMERCIAL RD)
- NEW POOL SHED
- MODIFICATIONS TO EXISTING ALFRESCO AND OUTBUILDING
- BOUNDARY PRIVACY WALL (WESTERN BOUNDARY)
- NEW POOLSIDE PAVILION
- NEW MASONRY FRONT FENCE (WESTALL AVE AND COMMERCIAL RD)
- MODIFICATIONS TO EXISTING HOUSE FACADES
- MODIFICATIONS TO EXISTING DRIVEWAY CROSS OVER (WESTALL AVE)

PAGE NO.	PAGE TITLE	MODIFIED BY	DATE
CA 1 1	COVER PAGE	GS	02/08/22
CA 1 2	DEMOLITION PLAN	GS	02/08/22
CA 1 3	SITE PLAN	GS	02/08/22
CA 1 4	POOL AREA	GS	02/08/22
CA 1 5	POOL AREA ROOF	GS	02/08/22
CA 1 6	POOL SAFETY	GS	02/08/22
CA 1 7	GARAGE AREA	GS	02/08/22
CA 1 8	GARAGE AREA ROOF	GS	02/08/22
CA 1 9	GARAGE ELEVATION	GS	02/08/22
CA 1 10	GARAGE BOUNDARY	GS	02/08/22
CA 1 11	FRONT FENCE ELEVATIONS	GS	02/08/22
CA 1 12	SOUTHERN BOUNDARY ELEVATION	GS	02/08/22
CA 1 13	MATERIALS	GS	02/08/22
CA 1 14	MATERIALS 2	GS	02/08/22
CA 1 15	MATERIALS 3	GS	02/08/22

LAST REVISION:

CA1.8 - 02/8/22 - REPRESENTATION RESPONSE



### SITE PLAN:

REFER TO ENGINEER'S DRAINAGE PLAN FOR ALL LEVELS, RETAINING WALLS & STORMWATER DRAINAGE DESIGN

SITE PLAN DRAWING IS INTENDED FOR INDICATIVE BUILDING SETOUT PURPOSES ONLY. REFER CIVIL ENGINEER / SURVEYOR DRAWINGS FOR SITE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS, & EARTHWORK DESIGN. FINAL BOUNDARY & BUILDING SETOUT SHALL BE CONFIRMED & CERTIFIED BY LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION.

THERE WILL NOT BE ANY BRUSH FENCES WITHIN 3MTRS OF THE PROPOSED BUILDING WORKS. ANY BRUSH FENCES WITHIN 3 METRES OF THE DWELLING ARE TO BE REMOVED (BY OWNER) & REPLACED WITH NON-COMBUSTIBLE MATERIAL. ENSURE COMPLIANCE WITH MINISTER'S SPECIFICATION SA 76C " PROTECTION OF BUILDINGS EXPOSED TO BRUSH FENCES

THERE NO SIGNIFICANT TREES WITHIN PROXIMITY OF PROPOSED CONSTRUCTION IN ACCORDANCE WITH LOCAL COUNCIL LAWS.

### WHITE ANT TREATMENT:

PROVIDE TERMI-MESH PERIMETER TERMITE TREATMENT TO MAIN FOOTINGS & PENETRATIONS IN ACCORDANCE WITH AS 3660-1.

A DURABLE NOTICE SHALL BE PERMANENTLY FIXED TO THE BUILDING WITHIN METER BOX. A TERMITE EXPERT SHALL INSPECT & PROVIDE A MAINTENANCE PROGRAM.

### BOUNDARY NOTE:

IT IS HIGHLY RECOMMENDED TO CONFIRM BOUNDARY LOCATIONS BY USING A QUALIFIED SITE SURVEYOR BEFORE COMMENCING WORK.

THE GALVIN GROUP HEREBY TAKES NO RESPONSIBILITY FOR ANY STRUCTURAL DESIGN OR DETAILS IF CHANGES OR ALTERATIONS ARE MADE TO THE PLANS DURING OR PRIOR TO CONSTRUCTION WITHOUT WRITTEN NOTICE & APPROVAL.

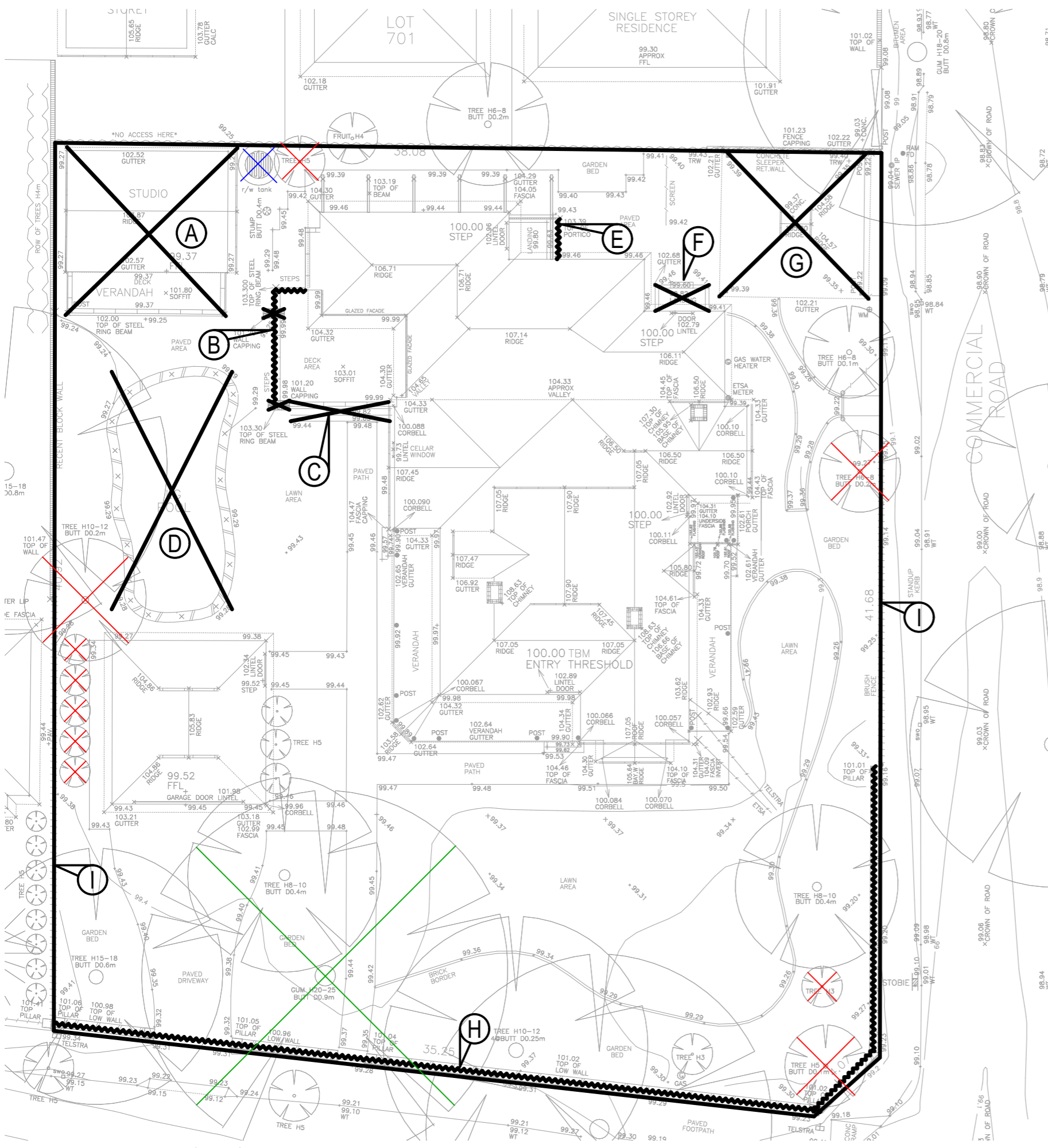
IT IS THE BUILDER'S / CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL DRAWINGS AND DETAILS PRIOR TO ORDERING OF MATERIALS AND OR QUOTING OF PROJECT. THE GALVIN GROUP WILL NOT ACCEPT ANY RESPONSIBILITY FOR ERRORS AND OR OMISSIONS.

VERIFY ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY SHOP DETAILS, FABRICATION OR CONSTRUCTION.

DO NOT SCALE OFF PLAN. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

COMPLY WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT AND REGULATIONS, AND RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY.

WHILST SPECIFIC INSTALLATION DETAILS AND OR REQUIREMENTS MAY NOT BE STATED OR SPECIFIED ON THESE PLANS IT DOES NOT INFER THAT THE BUILDER / CONTRACTOR DOES NOT UNDERTAKE & INSTALL ALL BUILDING PRODUCTS & MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATION & RECOMMENDATIONS. THIS ALSO DOES NOT TAKE AWAY RESPONSIBILITY FOR THE BUILDER / CONTRACTOR TO INFORM & EDUCATE THEMSELVES IN RESPECT TO SUCH.



**DEMOLITION SCOPE OF WORKS**

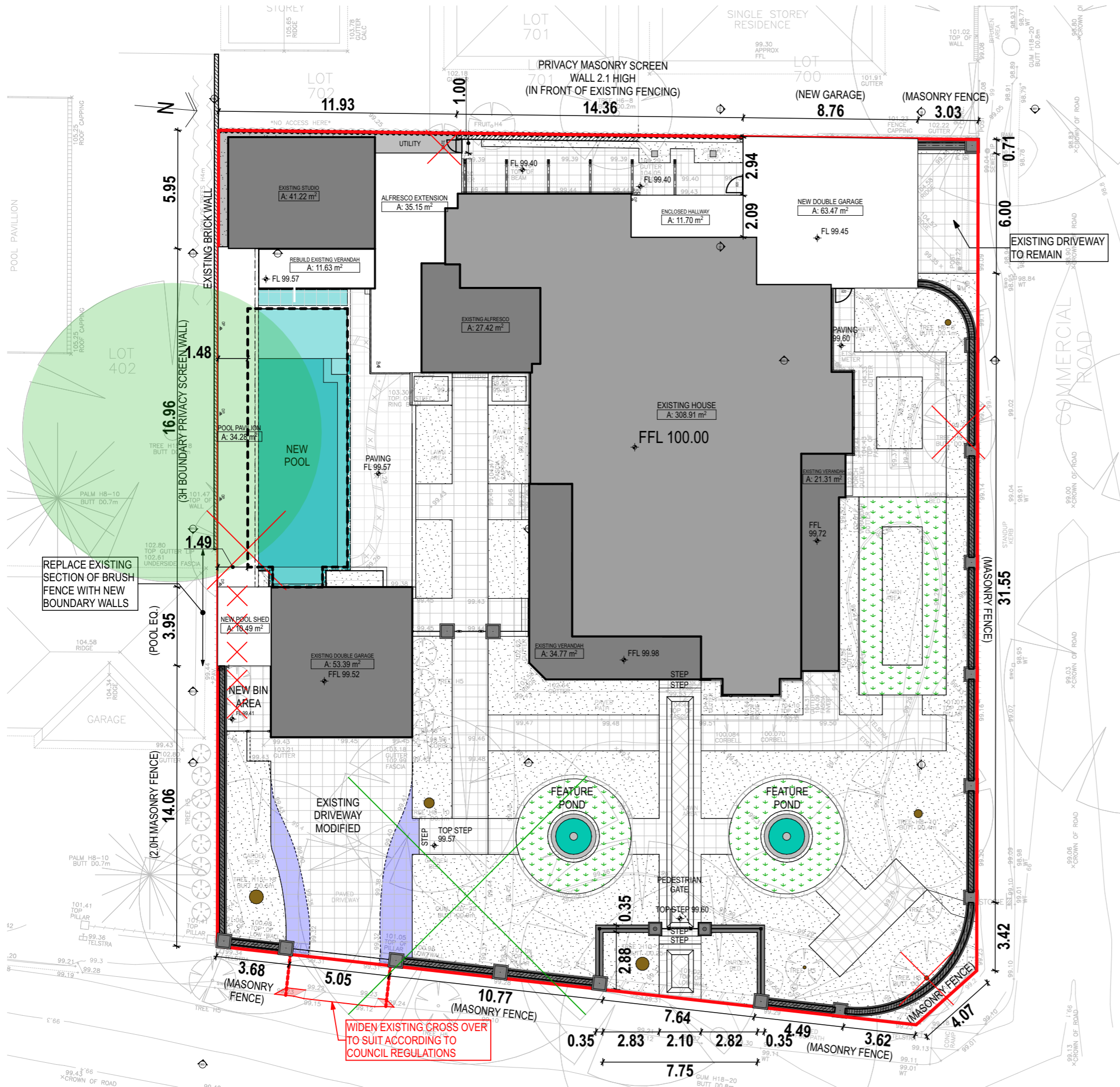
- A/ REMOVE EXISTING STUDIO ROOF TO MAKE WAY FOR FUTURE RENOVATION  
*(\*RENOVATION NOT PART OF THIS APPLICATION)*
- B/ REMOVE SECTIONS OF EXISTING ALFRESCO TO ALLOW FOR FUTURE ALFRESCO EXTENSION  
NEW POOL SAFETY FENCING AND DECKING PLATFORM EXTENSION  
*(\*ALFRESCO ROOF EXTENSION NOT PART OF THIS APPLICATION)*
- C/ REMOVE TIMBER STEPS TO EXISTING ALFRESCO
- D/ DECOMMISSION AND REMOVE EXISTING FREE-FORM POOL TO MAKE WAY FOR NEW POOL
- E/ DEMOLISH EXISTING PORTICO TO ALLOW FOR ENCLOSED HALLWAY AS REQUIRED
- F/ REMOVE EXISTING EYE LASH VERANDAH TO MAKE WAY FOR NEW GARAGE
- G/ DEMOLISH EXISTING EXISTING CARPORT TO MAKE WAY FOR NEW GARAGE
- H/ DEMOLISH EXISTING MASONRY BRICK FENCE TO MAKE WAY FOR NEW MASONRY FENCE
- I/ REMOVE EXISTING BRUSH FENCE TO REDUCE FIRE RISK

- X EXISTING NON-SIGNIFICANT / REGULATED TREE TO BE REMOVED.  
OTHER TREES SHOWN TO REMAIN.
- X EXISTING GUM TREE ALREADY REMOVED BY CLIENT
- X RELOCATE EXISTING RAINWATER TANK TO NEW LOCATION. TBC BY CLIENT.

NOTE: THERE ARE NO SIGNIFICANT OR REGULATED TREES ON SITE OR WITHIN THE VICINITY OF PROPOSED WORKS

**DEMOLITION PLAN 1:200**



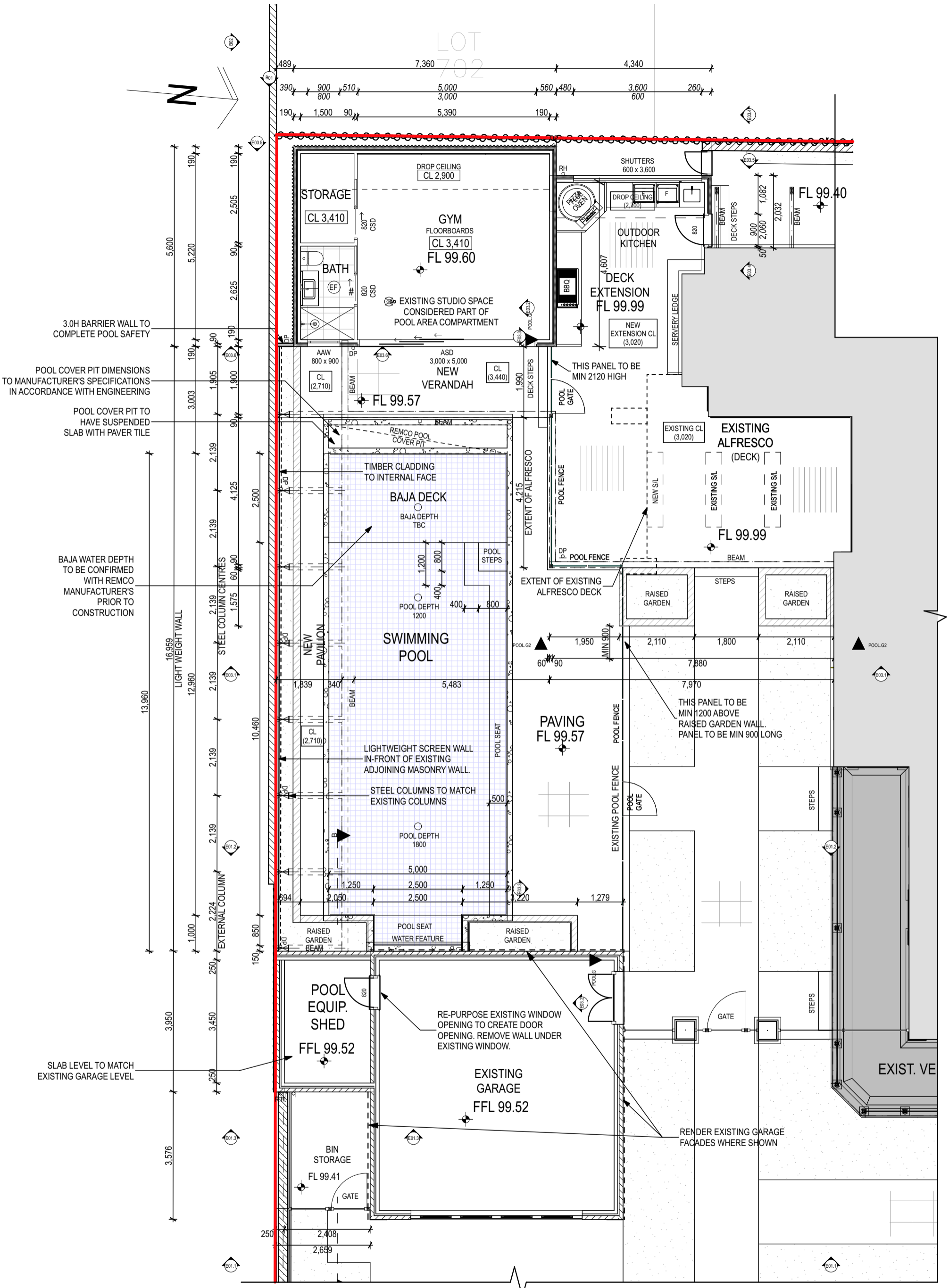


SITE BLOCK AREA	
Zone	M2
SITE BLOCK	1,625.89
<b>1,625.89 m<sup>2</sup></b>	

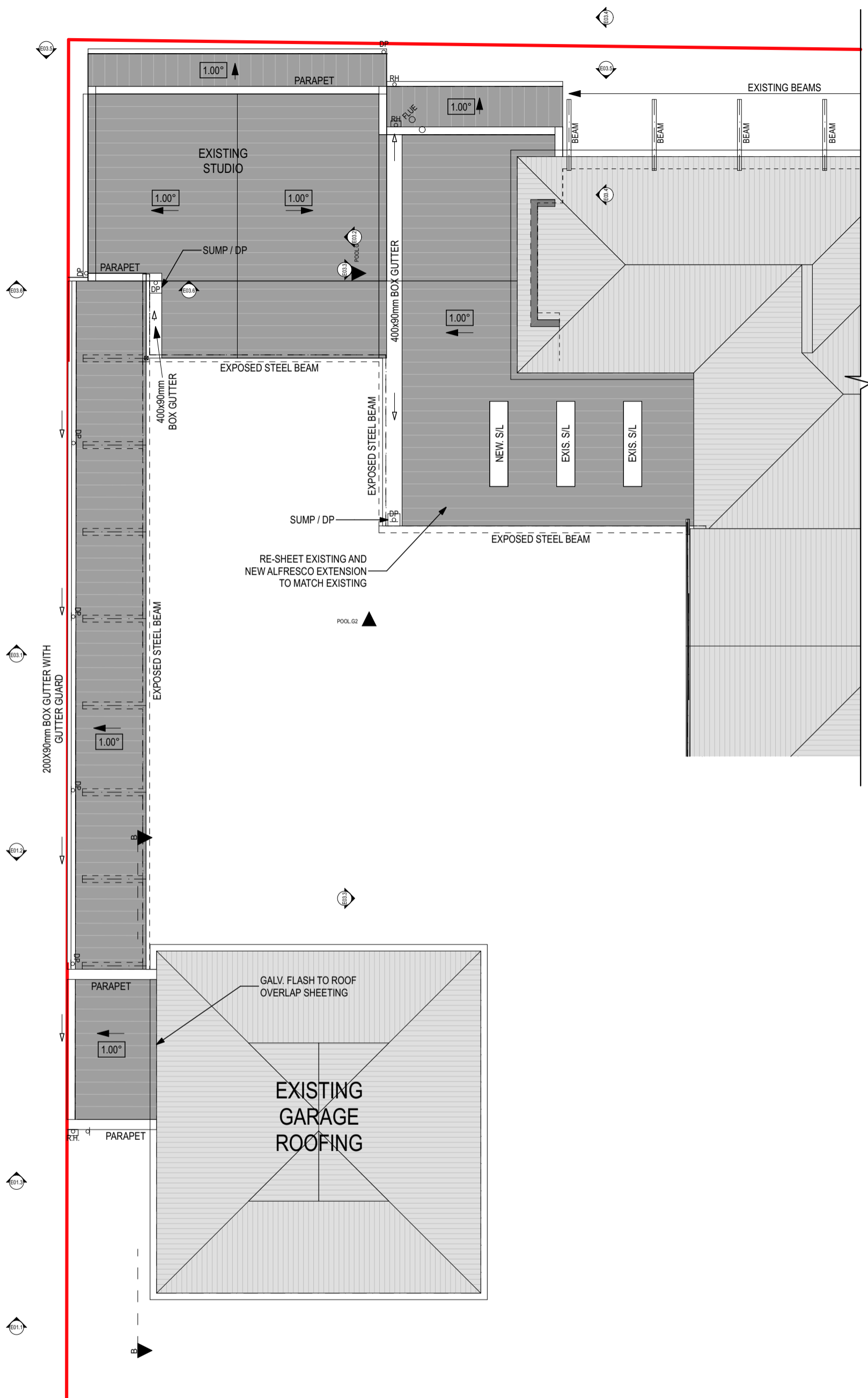
EXISTING GROUND FLOOR	
NAME	Area
EXISTING ALFRESCO	27.42
EXISTING CARPORT (TO BE REMOVED)	47.12
EXISTING DOUBLE GARAGE	53.39
EXISTING HOUSE	308.91
EXISTING STUDIO	41.22
EXISTING VERANDAH	21.40
EXISTING VERANDAH	34.83
EXISTING VERANDAH (TO BE REMOVED)	2.98
<b>537.27 m<sup>2</sup></b>	

BUILDING AREAS NEW	
NAME	Area
ENCLOSED HALLWAY	11.70
NEW DOUBLE GARAGE	63.47
NEW POOL SHED	10.49
<b>85.66 m<sup>2</sup></b>	

SITE PLAN 1:200



POOL AREA 1:100



POOL AREA ROOF PLAN

1:100

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CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE JOB BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY. © COPYRIGHT 2022 THE GALVIN GROUP

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CLIENT:  
**GORDON PICKARD  
& SANDRA GEORGE**

DRAWING SET:  
COUNCIL  
SUBMISSION

REVISION:  
**CA1.8**

DATE: 02/08/22

Page size: A3 (SCALE AS SHOWN)

**POOL AREA ROOF**

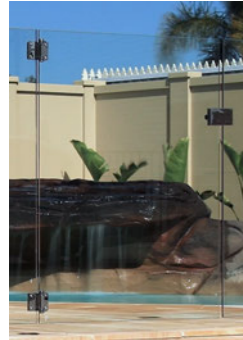
Page5 OF 15

LAST REVISION:  
CA1.8 - 02/8/22 - REPRESENTATION RESPONSE

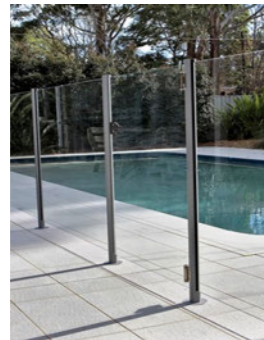
251

BY:  
GS

**GATE SPECIFICATIONS**



Frameless Glass Fencing



Semi-Frameless Glass Fencing

All our glass pool fencing complies with AS/1926 - 2012

**Glass Gate Specs**

- All glass is Stamp approved Toughened Safety glass that meets Australian Standards
- 8 or 12mm glass thickness for gate panels
- Standard gate size - 1200mm high x 850mm wide
- 316 Marine Grade Stainless Steel, self-closing hinges used on all gates
- 316 Marine Grade Stainless Steel magna-latches used on all gates
- Latch position is 300mm down the gate on the pool side
- Gate always swings away from the pool
- Gap under the gate is always less than 100mm

**PRODUCTS & INSTALLATION SPECIFICATIONS**

**Frameless Glass Fencing**

All our glass pool fencing complies with AS/1926 - 2012

**Frameless Glass Specs**

- All glass is Stamp approved Toughened Safety glass that meets Australian Standards
- 12mm glass thickness for all frameless glass fencing panels
- Custom Panel widths - custom sized to fit, not greater than 2,000mm
- Standard Panel heights - 1200mm high (approx. finished fence height between 1240mm and 1280mm).
- Standard Panel widths - 500mm, 800-1800mm

**Frameless Hardware Specs**

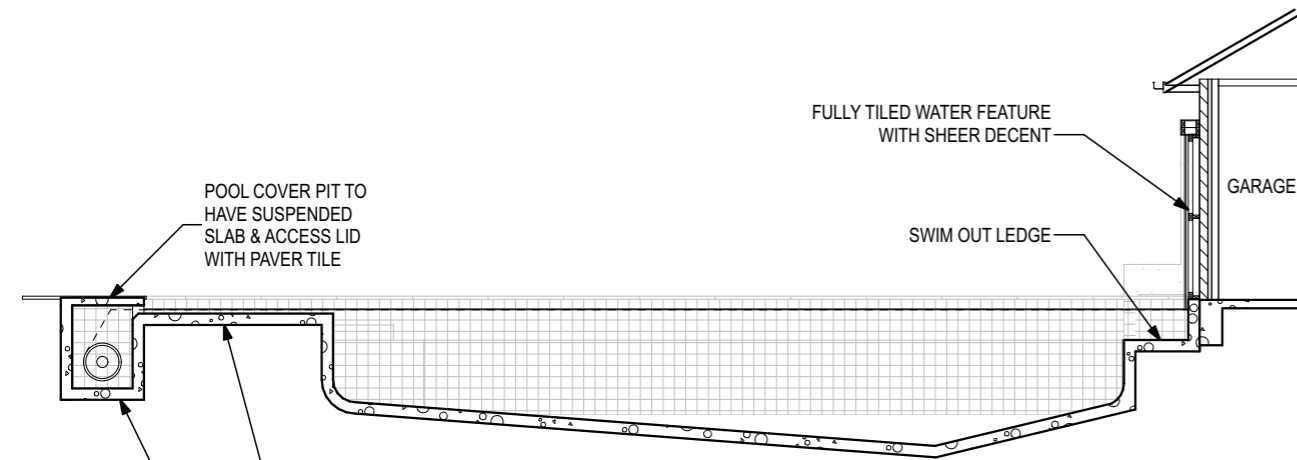
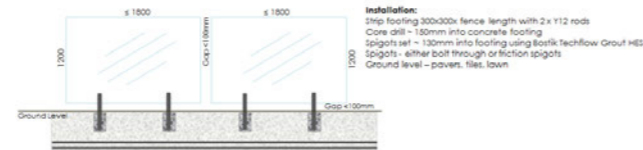
- 316 Marine Grade Stainless Steel, self-closing hinges and magna-latches.
- 316 Marine Grade Stainless Steel spigots, approx. 50mm diameter, 300mm long
- Approx. 50% of spigot set into existing concrete slab/footings
- Spigots - either bolt through or friction spigots
- Slot tube hand rail if required. We use Techno Glass Design handrails (Specs. can be provided if required.)

**Concrete Footing Specs**

- Installed on existing concrete slab, or
- Installed on concrete strip footing, 300x300mm for the length of the fence, enforced with 2 x Y12 rods.
- Core drill through pavers or straight into concrete strip footing
- Set spigots into concrete footing using Bostik Techflow Non Shrink Grout HES.

**Installation Spacing**

- Gaps between/under panels usually between 40 and 65mm, never greater than 100mm
- All glass installed with a minimum of 1200mm finished fence height from any step up (custom panels supplied to suit).

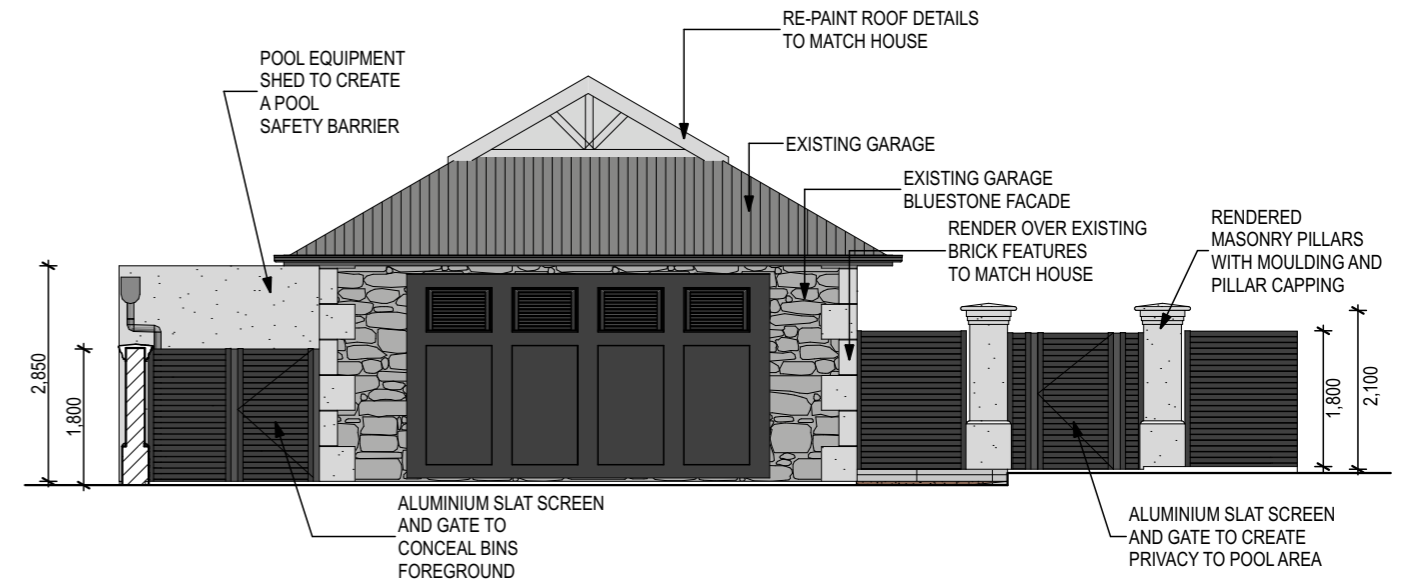


POOL COVER PIT TO HAVE SUSPENDED SLAB & ACCESS LID WITH PAVER TILE

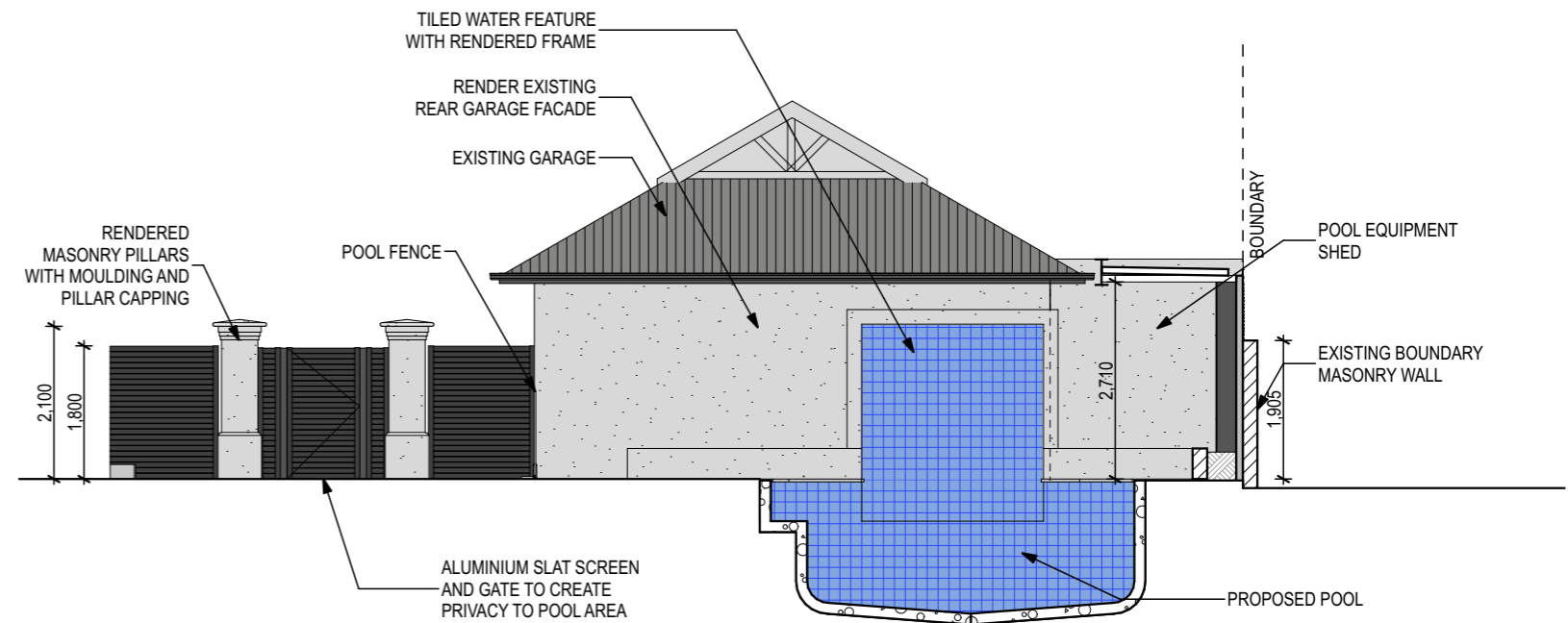
BAJA WATER DEPTH TO BE CONFIRMED WITH REMCO MANUFACTURER'S PRIOR TO CONSTRUCTION

POOL COVER PIT DIMENSIONS TO MANUFACTURER'S SPECIFICATIONS IN ACCORDANCE WITH ENGINEERING

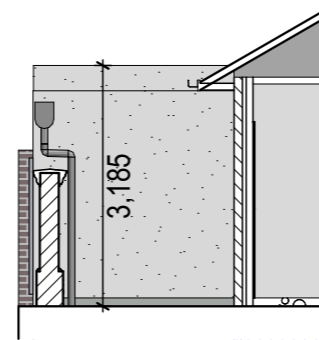
**A POOL SECTION 1:100**



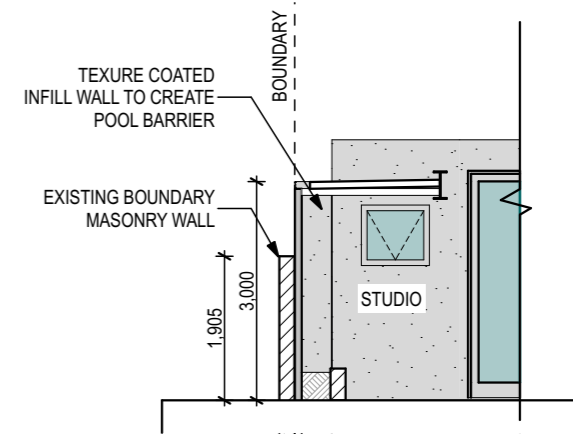
**E01.1 EXISTING GARAGE (WESTALL ST) 1:100**



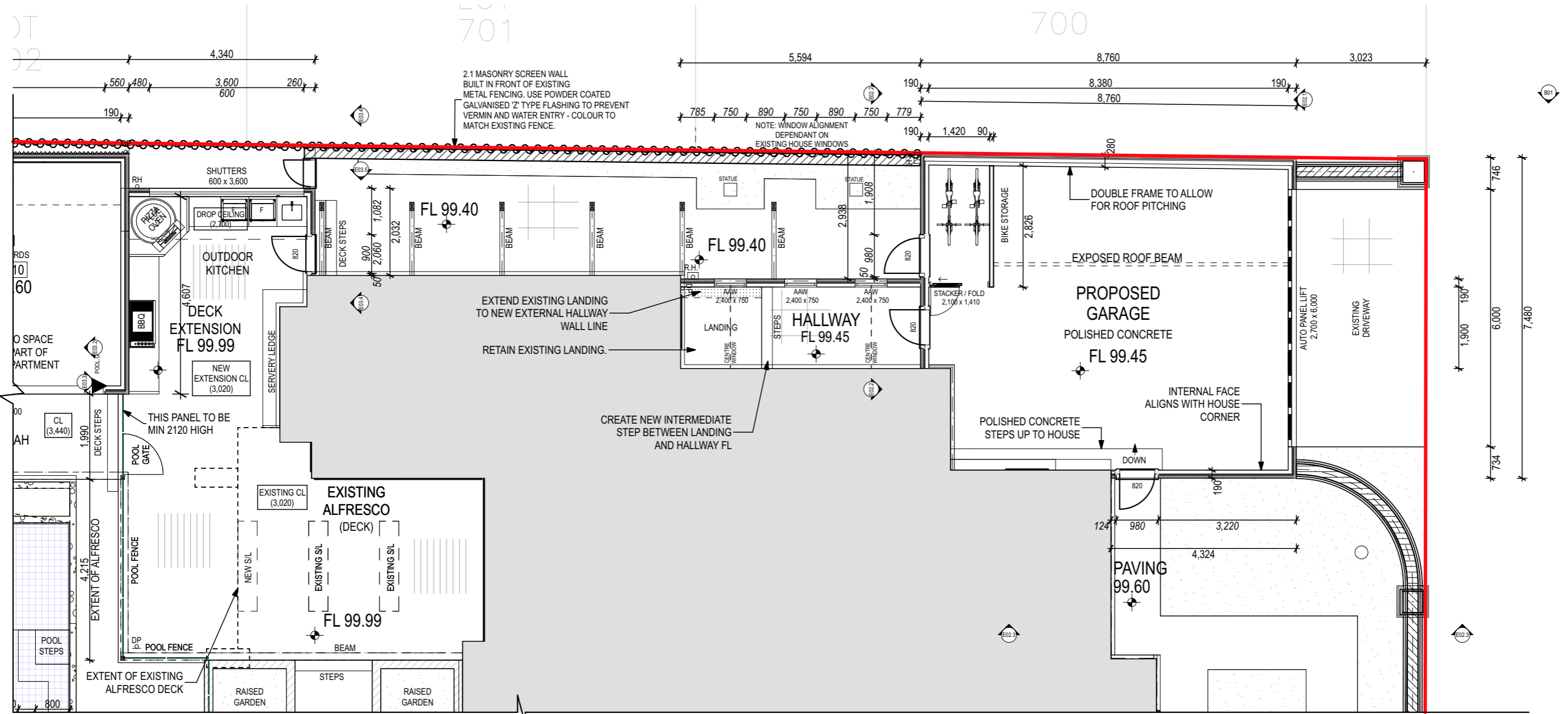
**E01.2 WATER FEATURE, REAR OF POOL EQUIPMENT 1:100**



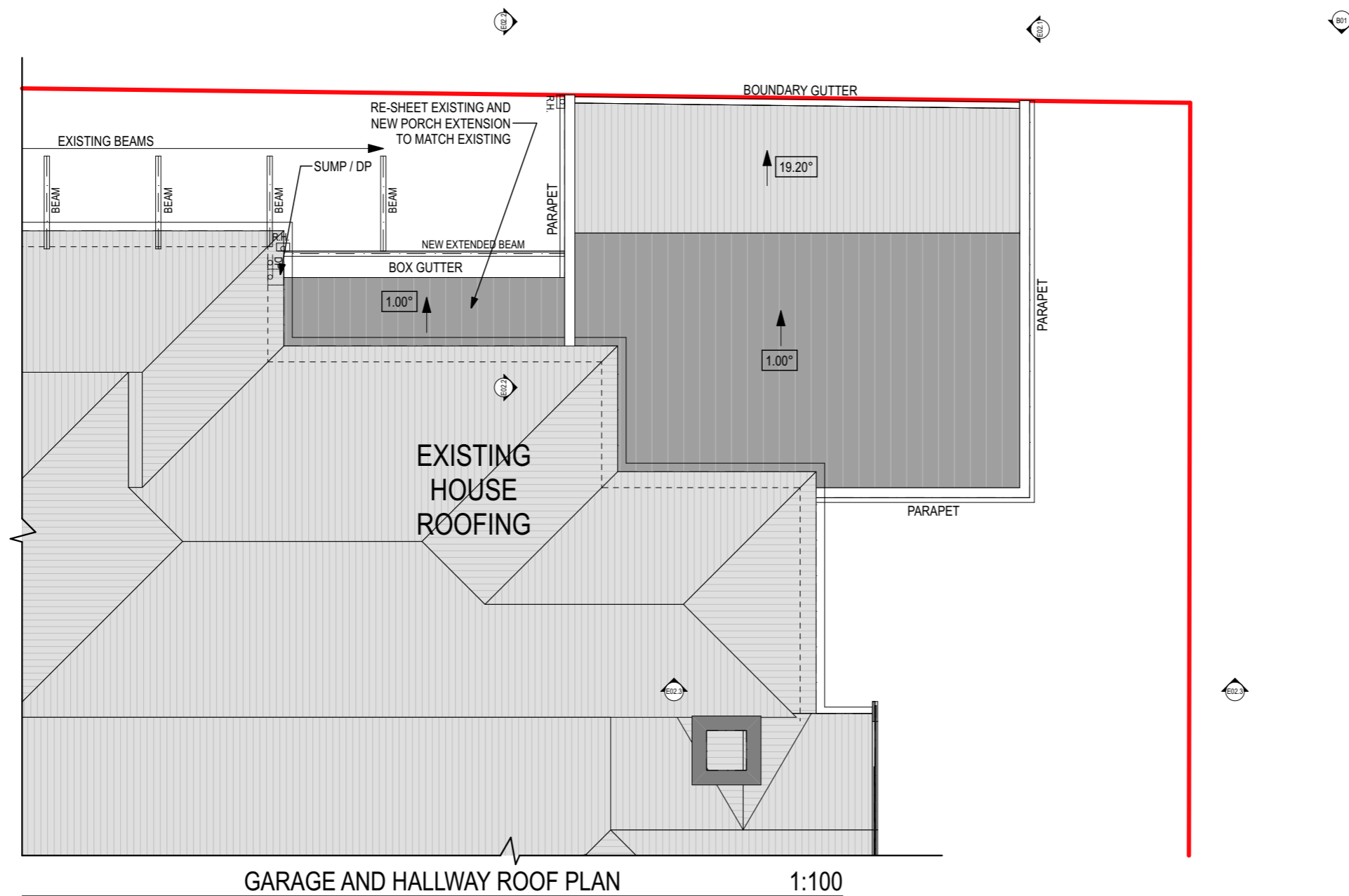
**E01.3 POOL BARRIER (POOL EQ. AREA) 1:100**



**E03.6 POOL BARRIER TO EXISTING STUDIO 1:100**



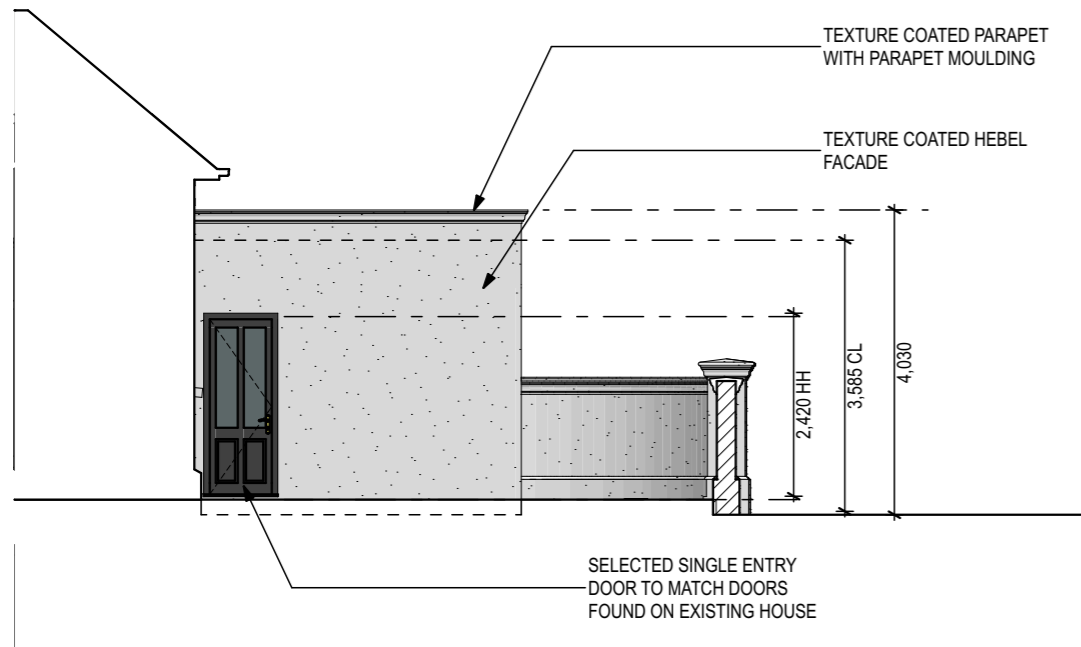
NEW GARAGE AREA 1:100



GARAGE AND HALLWAY ROOF PLAN 1:100



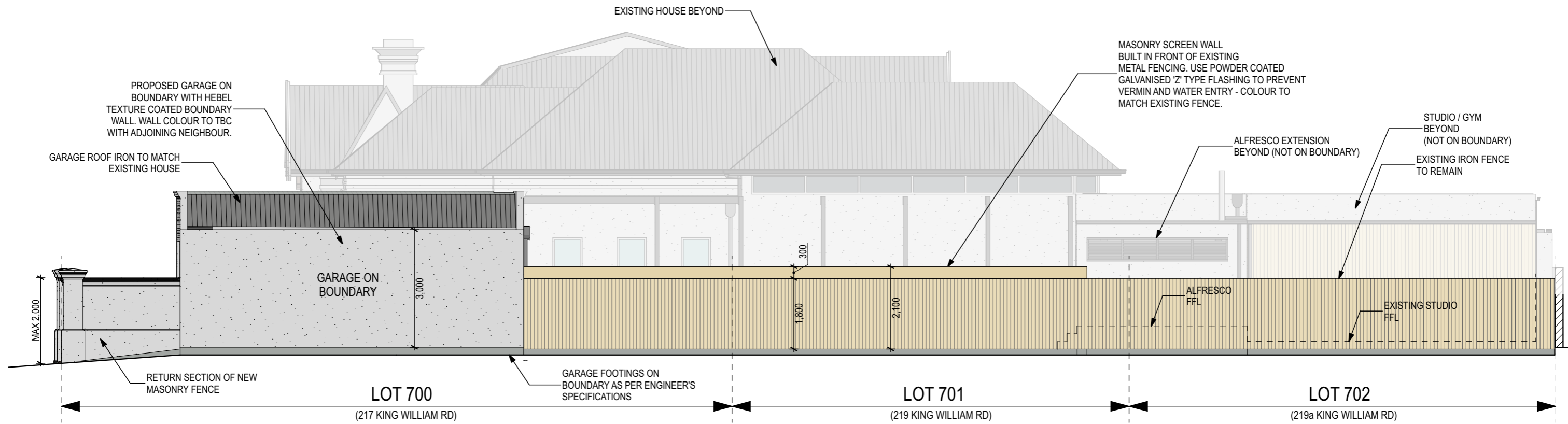
E02.1 NEW GARAGE ELEVATION (COMMERCIAL RD) 1:100



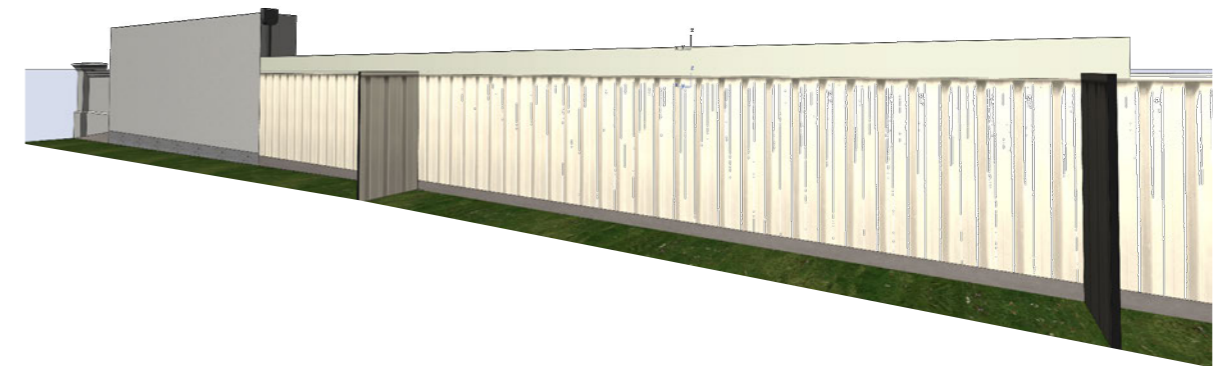
E02.3 NEW GARAGE ELEVATION (EASTERN FACADE) 1:100



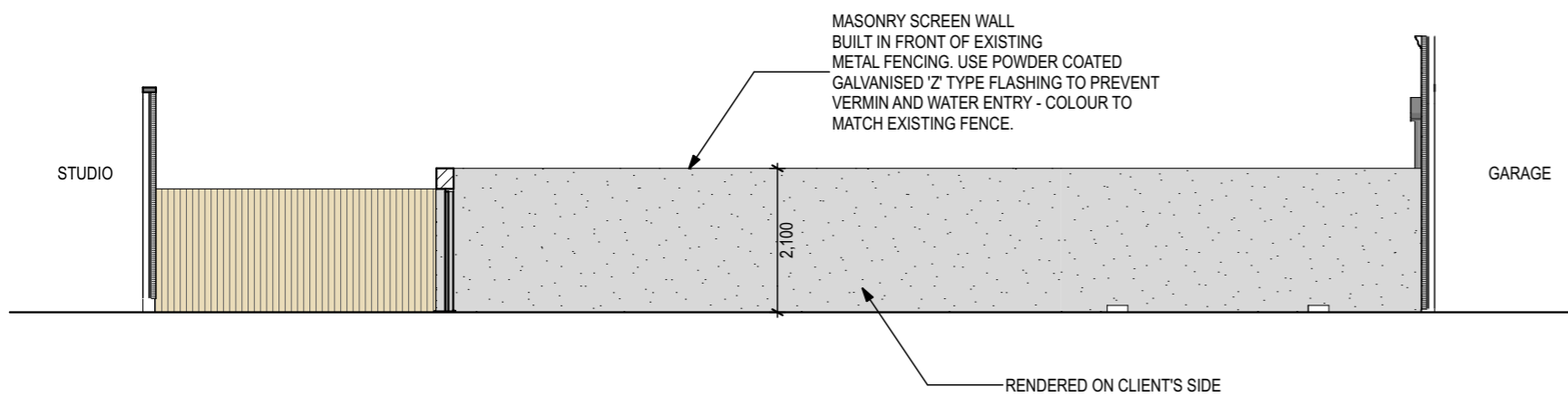
E02.2 NEW GARAGE REAR ELEVATION (SOUTHERN FACADE) 1:100



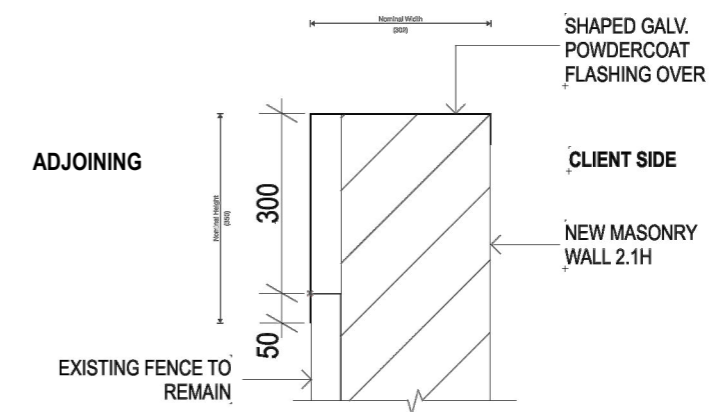
B01.1 BOUNDARY PRIVACY WALL (WESTERN BOUNDARY) 1:100



3D MODEL OF PROPOSED WALL FLASHING (AS SEEN FROM ADJOINING)

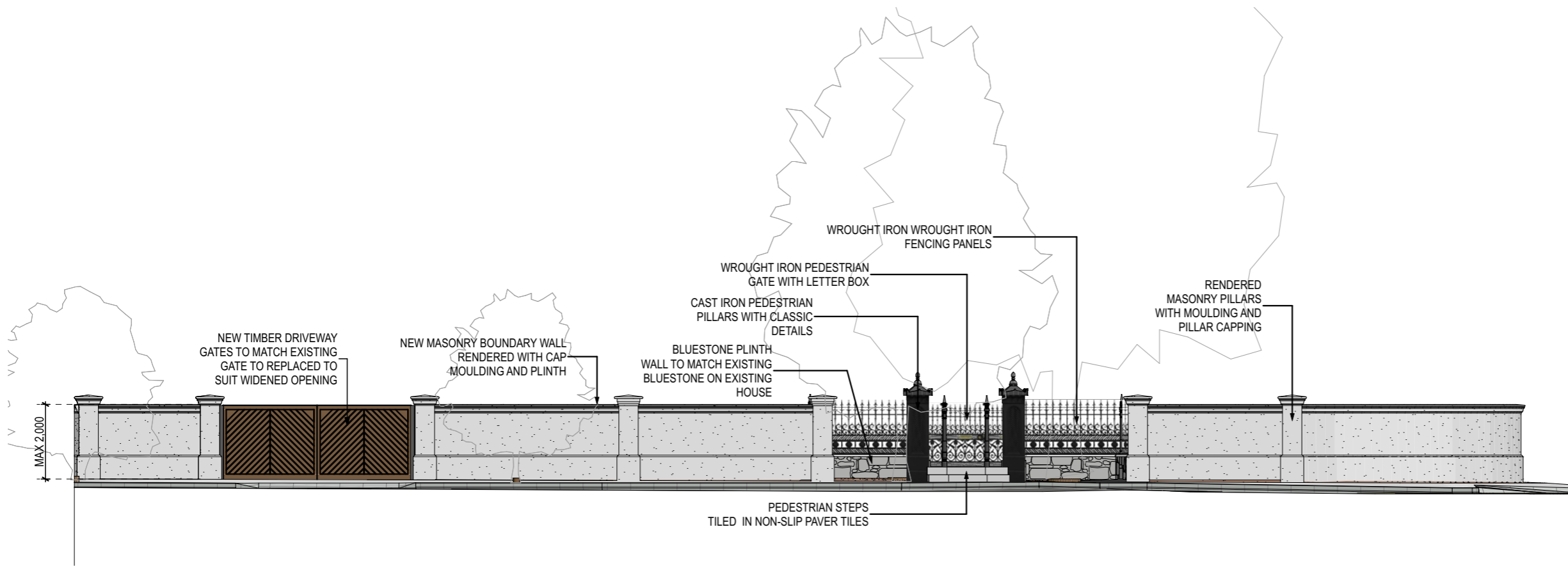


BOUNDARY PRIVACY WALL (WESTERN BOUNDARY) 1:100

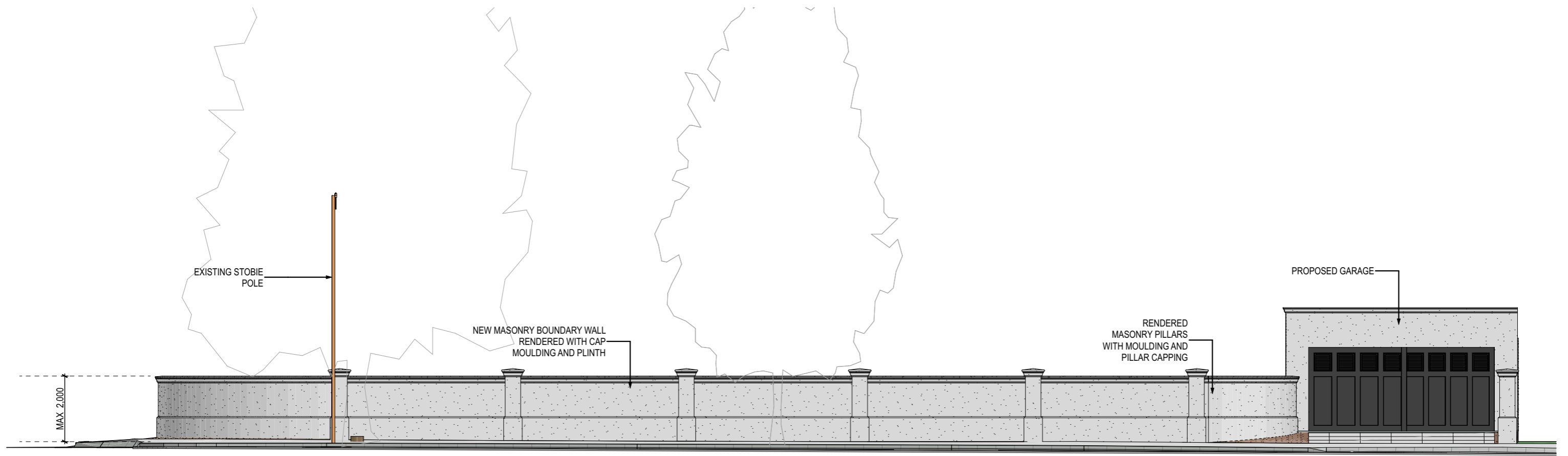


WALL FLASHING DETAIL NTS

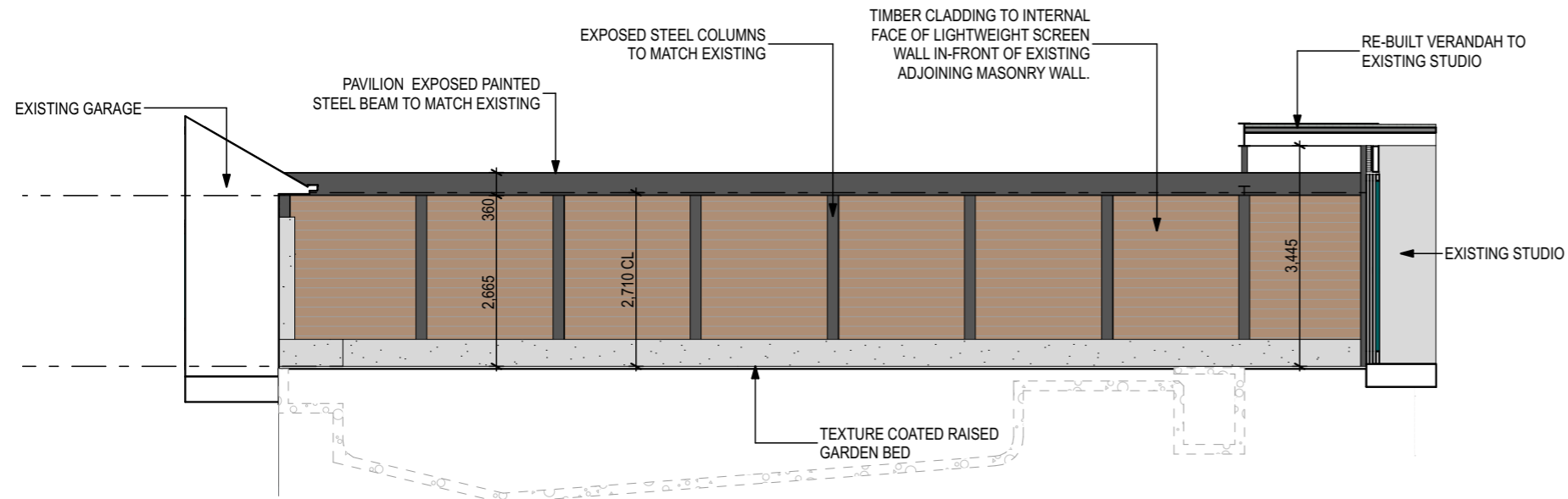




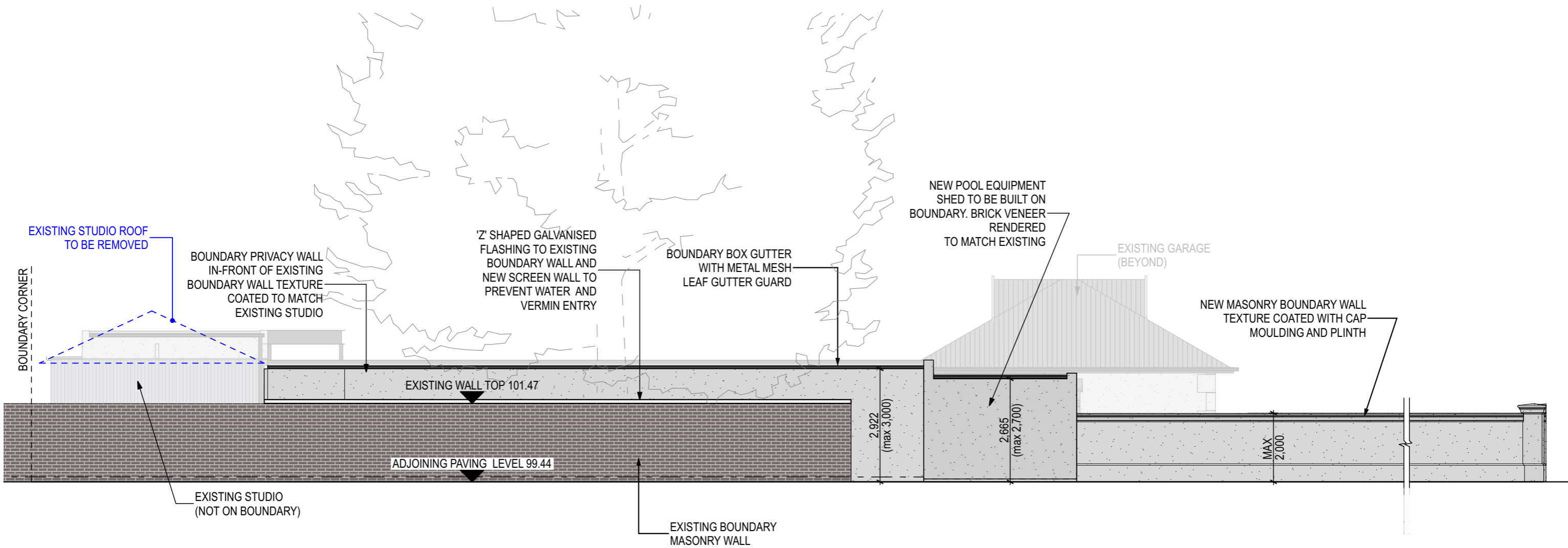
B03 36 WESTALL STREET BOUNDARY FENCE ELEVATION 1:125



B04 COMMERCIAL RD BOUNDARY FENCE ELEVATION 1:125



E03.2 POOLSIDE PAVILION 1:100



B02 SOUTHERN BOUNDARY ELEVATION 1:100

ALL ROOF EXISTING AND NEW ROOF SURFACES TO BE PAINTED IN COLORBOND 'MONUMENT' OR SIMILAR

ALL HIGH LEVEL ROOF GUTTERING AND FACIAS TO BE PAINTED IN COLORBOND 'NIGHTSKY' OR SIMILAR

ALL HIGH LEVEL ROOF GUTTERING AND FACIAS TO BE PAINTED IN COLORBOND 'NIGHTSKY' OR SIMILAR



RE-PAINT EXISTING CHIMNEYS DULUX 'VIVID WHITE' OR SIMILAR.

RE-PAINT TIMBER FRETWORK, GABLE DETAILS, FACIA BOARDS, ETC IN DULUX 'VIVID WHITE' OR SIMILAR.

ALL EXISTING STONEMWORK TO REMAIN

ALL EXISTING VERANDAH DETAILS, SUCH AS PRESSED METAL FRETWORK, POSTS, PITCHING BEAMS, GUTTER PROFILES ETC TO BE PAINTED IN GLOSS COLORBOND 'NIGHTSKY' OR SIMILAR

CEMENT RENDER EXISTING EXPOSED BRICKWORK DETAILS, INCLUDING PLINTHS, QUIONS, ARCHITRAVES, ETC AND PAINT IN SELECTED COLOUR TO RETURN TO ORIGINAL STATE AND APPEARANCE.

PAINT COLOUR: DULUX 'VIVID WHITE' OR SIMILAR



BEFORE:

AFTER (3D ARTIST IMPRESSION)

EXISTING ALFRESCO EXPOSED PERIMETER BEAMS TO BE REPLICATED TO:

- ALFRESCO EXTENSION
- RE-BUILT STUDIO VERANDAH
- POOLSIDE PAVILION
- WESTERN PORCH EXTENSION

APPROX COLOUR TO MATCH: COLORBOND 'MONUMENT'

EXISTING ALFRESCO STEEL PAINTED COLUMNS TO BE REPLICATED TO ALFRESCO EXTENSION.

APPROX COLOUR TO MATCH: COLORBOND 'MONUMENT'

BOXED SKYLIGHTS TO BE REPLICATED WITH NEW ADDITIONAL SKYLIGHT TO ALFRESCO EXTENSION

FLUSH-LINE CEILING TO BE REPLICATED TO ALFRESCO EXTENSION

EXISTING NATURAL ANODISED ALUMINIUM DOORS AND WINDOWS TO MODERN EXTENSION TO BE REPLICATED TO THE PROPOSED STUDIO STACKER DOOR AND BATHROOM WINDOW

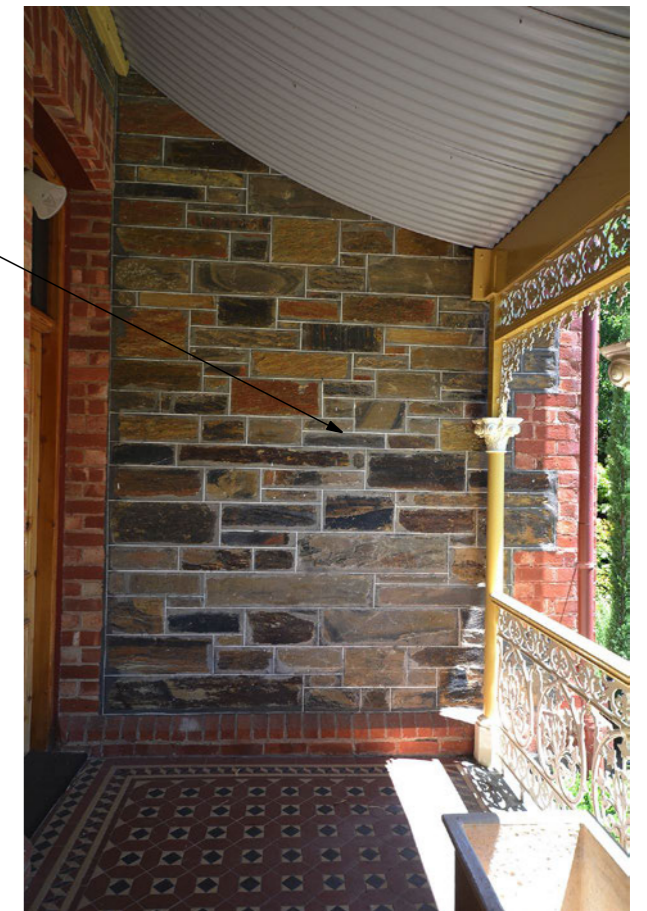


EXISTING PAINTED STEEL BEAM / COLUMNS ON WESTERN FACADE TO BE REPLICATED IN PROPOSED POOLSIDE PAVILION IN ACCORDANCE WITH ENGINEER'S SPEC.

APPROX COLOUR TO MATCH: COLORBOND 'MONUMENT'



EXISTING FACE-STONE TO BE REPLICATED TO PEDESTRIAN FENCE PLINTH WALLS (WESTALL AVE)





EXISTING STUDIO GABLE ROOF  
DEMOLISHED AND REPLACE WITH  
FLAT ROOF

EXISTING STUDIO VERANDAH TO BE  
RE-BUILT AS REQUIRED FOR  
MODIFICATIONS TO EXISTING STUDIO

APPROX COLOUR TO MATCH TO  
EXPOSED BEAMS:  
COLORBOND 'MONUMENT'

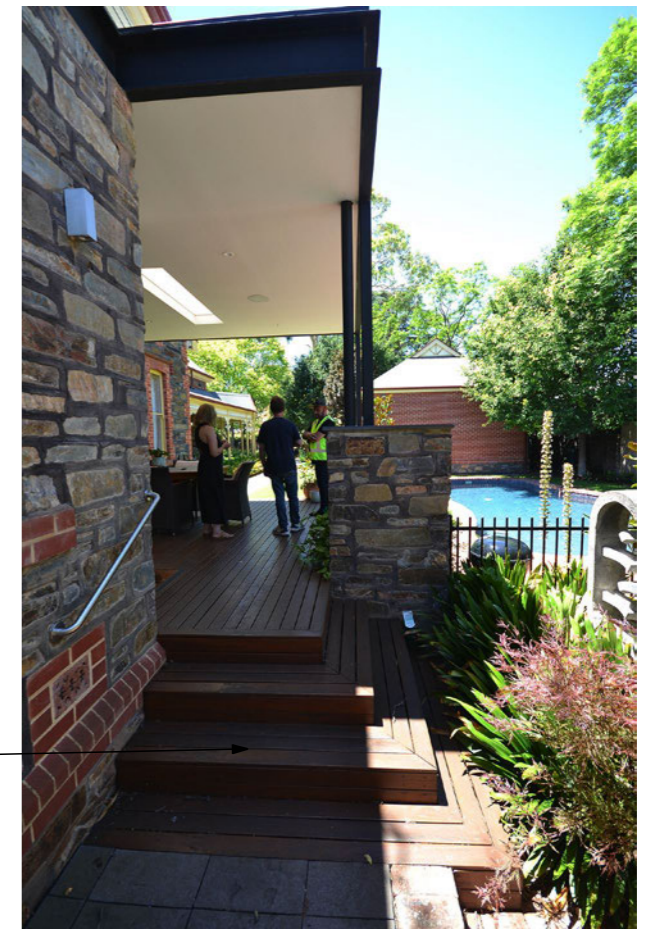
EXISTING STUDIO FRENCH DOORS  
CLOSED IN AND MADE GOOD

RE-PAINT EXISTING STUDIO IN  
DULUX 'VIVID WHITE' OR SIMILAR



EXISTING WESTERN PORCH TO  
BE REPLICATED WITH ENCLOSED  
HALLWAY APPROX COLOUR TO  
MATCH EXTERNAL BEAMS:  
COLORBOND 'MONUMENT'

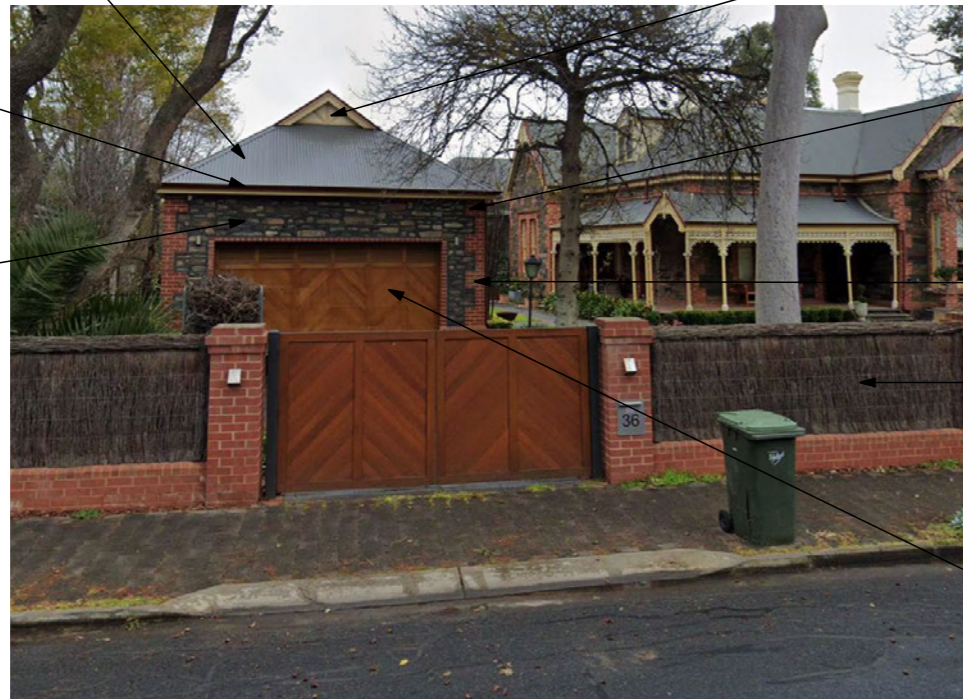
EXISTING TIMBER DECKING AND  
STEPS TO BE REPLICATED IN  
EXTENDED ALFRESCO LOCATIONS  
AS REQUIRED



EXISTING GARAGE ROOF  
SURFACES TO BE PAINTED IN  
COLORBOND 'MONUMENT'  
OR SIMILAR

GARAGE ROOF GUTTERING AND  
FACIAS TO BE PAINTED IN  
COLORBOND 'NIGHTSKY'  
OR SIMILAR

EXISTING STONEWORK  
TO REMAIN



RE-PAINT TIMBER FRETWORK, GABLE  
DETAILS, FACIA BOARDS, ETC IN  
DULUX 'VIVID WHITE' OR SIMILAR.

CEMENT RENDER EXISTING  
EXPOSED BRICKWORK DETAILS,  
INCLUDING PLINTHS, QUIONS,  
ARCHITRAVES, ETC AND PAINT IN  
SELECTED COLOUR TO MATCH TO  
ORIGINAL STATE AND APPEARANCE  
OF EXISTING HOUSE.

PAINT COLOUR: DULUX 'VIVID WHITE'  
OR SIMILAR

TIMBER GATE TO BE REPLICATED  
WITH NEW WIDENED OPENING  
DRIVEWAY GATE

EXISTING MASNRY FENCE / BRUCH  
FENCE TO BE DEMOLISHED TO MAKE  
WAY FOR NEW MASNRY FENCE

RE-PAINT EXISTING GARAGE DOOR  
IN COLORBOND 'NIGHTSKY' OR  
SIMILAR



GARAGE AFTER (3D ARTIST IMPRESSION)

PROPOSED MASONRY FRONT BOUNDARY FENCING & PILLARS TO BE TEXTURE COATED AND PAINTED IN DULUX 'VIVID WHITE' OR SIMILAR (TYPICAL)



TEXTURE COATED HEBEL COLOUR" DULUX 'VIVID WHITE' OR SIMILAR

GARAGE DOOR TO MATCH WESTALL AVE GARAGE.

COLOUR: COLOURBOND 'NIGHTSKY' OR SIMILAR

THE GALVIN GROUP  
LIFESTYLE DESIGNERS & BUILDERS

CAST IRON PEDESTRIAN PILLARS WITH CLASSIC DETAILS PAINTED IN GLOSS 'WOODLANDS GREY' OR SIMILAR

PROPOSED PEDESTRIAN ARRIVAL WROUGHT IRON PANELS TO BE PAINTED IN GLOSS COLORBOND 'WOODLANDS GREY' OR SIMILAR

NORWOOD BORDER INSET FRIEZE TO REPLICATED EXISTING VERANDAH DETAILS THROUGHOUT SELECTED PAVING AREAS



SELECTED GOLD LETTER BOX AND STREET NUMBER

PLINTH WALL FACED IN STONEWORK TO MATCH EXISTING HOUSE

SELECTED TIMBER PANELLING TO PAVILION WALL. ADJOINING SIDE TO BE TEXTURE COATED AND PAINTED IN DULUX 'VIVID WHITE' OR SIMILAR, OR AN AGREED COLOUR WITH NEIGHBOUR (ALSO APPLIES TO POOL SHED BOUNDARY WALL AND MASONRY RETURN FENCING)

REPLICATED EXPOSED ALFRESCO STEEL BEAM, RE-BUILT VERANDAH AND POOL PAVILION PAINTED TO MATCH EXISTING IN COLORBOND 'MONUMENT' OR SIMILAR



EXISTING STUDIO TO BE PAINTED IN DULUX 'VIVID WHITE' OR SIMILAR

THE GALVIN GROUP  
LIFESTYLE DESIGNERS & BUILDERS

## ATTACHMENT 2

# Details of Representations

## Application Summary

Application ID	22015033
Proposal	Alterations and additions to the existing dwelling including ancillary garage, pool shed, boundary fencing, front fence, verandah (pavilion) and swimming pool.
Location	36 WESTALL ST HYDE PARK SA 5061

## Representations

### Representor 1 - [REDACTED]

Name	[REDACTED]
Address	[REDACTED]
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	08/06/2022 05:24 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

## Attached Documents

# Representations

Representor 2 - [REDACTED]

Name	[REDACTED]
Address	[REDACTED]
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	09/06/2022 06:20 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

## Reasons

I am writing in relation to the proposed development at 36 Westall Street Hyde Park. I live at the adjoining property to the south side of the development. I understand something of the nature of the proposed changes and would like to make the following points. 1. The proposal seeks to place a 3.635 meter (set upon a 125mm footing) wall for in excess of 15, probably 18 meters, along the northern boundary of my property. The proposal seeks to fill in the gap between the common boundary and the garage at 36 Westall Street with a bathroom and pool pump room that will be located on the common boundary. This will extend the length of the already extremely high and long boundary construction for a further distance- possibly up to 20 meters in total length. This will create a long and very high boundary wall to the north of my main garden and pool area. The wall will have a significant visual impact on the outlook from my main living area and bedroom. It will change the previous outlook towards green trees and shrubs to one of a long and high wall. The wall, which is located to the north side of my garden will cast a shadow over the existing garden beds, particularly during the winter months. It will inevitably have an impact on the amount of light entering my garden, including to the swimming pool area which is located immediately adjacent to the common boundary. My concerns relate to the height and length of the wall. I understand that a 3 meter height is proposed for the rear (western) boundary wall at number 36, and yet the wall will be more than 3.6 meters in height along the northern boundary. In summary, my concerns relate to: 1.1. The height of the boundary wall (3.635 m plus 12.5 cm) 1.2. The length of the wall (I believe that this will be more than 18 meters in length) 1.3. The visual impact of the wall from my property 1.4. The reduction in the amount of light that is able to enter the garden and the increased shading of the existing garden beds I would be grateful if consideration could be turned towards moderating the proposed height of the wall. Even a 3 meter wall would be able to provide significant privacy and amenity as a "pool pavilion" - and yet would have less visual impact than the proposed almost 3.7 meter high wall. 2. The current proposal is to locate the stormwater system and box gutter along the southern boundary side of the pool pavilion development. I do have some concerns that this has the potential to become obstructed by leaves with the subsequent discharge of stormwater onto my property. Box gutters are notoriously problematic, particularly in the event of heavy rain. The discharge of stormwater has the capacity to damage portions of my garden and garden beds. Access for maintenance of the guttering would also be difficult from the property at 36 Westall Street. I would be grateful if the storm water management and guttering could be located to the northern side of the pavilion construction rather than to the southern side. This would lessen the likelihood that stormwater would be discharged onto my property. It would also facilitate gutter maintenance from the property at 36 Westall Street. 3. Uniformity of appearance from my property I would like to make it clear that I am not objecting to the development. I would very much appreciate a consideration of how the construction will appear from my side of the fence. Ideally, the construction should appear as uniform and appealing as possible because this is the main outlook from my home, and is also the site of my main garden, patio and pool area. I would very much appreciate some modification to the proposed



stormwater infrastructure so that it is not located in a relatively inaccessible area adjacent to the common boundary. Thank you.

## Attached Documents

Property\_Development\_Application-1054802.pdf

3B419AEC-F8F5-41F9-B8DB-BCDB3F46DD58-1054803.jpeg

930F8848-EDC4-4515-B04C-12E6BA84CE4A-1054804.jpeg

486831CE-6E2C-460F-A42F-EC019D630DA7-1054805.jpeg

C701938E-B5FF-415E-B45C-2EFD7D8C1BED-1054806.jpeg

Property Development Application:

I am writing in relation to the proposed development at 36 Westall Street Hyde Park.

I live at the adjoining property to the south side of the development.

I understand something of the nature of the proposed changes and would like to make the following points.

1. The proposal seeks to place a 3.635 meter (set upon a 125mm footing) wall for in excess of 15, probably 18 meters, along the northern boundary of my property.

The proposal seeks to fill in the gap between the common boundary and the garage at 36 Westall Street with a bathroom and pool pump room that will be located on the common boundary. This will extend the length of the already extremely high and long boundary construction for a further distance- possibly up to 20 meters in total length.

This will create a long and very high boundary wall to the north of my main garden and pool area.

The wall will have a significant visual impact on the outlook from my main living area and bedroom. It will change the previous outlook towards green trees and shrubs to one of a long and high wall.

The wall, which is located to the north side of my garden will cast a shadow over the existing garden beds, particularly during the winter months. It will inevitably have an impact on the amount of light entering my garden, including to the swimming pool area which is located immediately adjacent to the common boundary.

My concerns relate to the height and length of the wall. I understand that a 3 meter height is proposed for the rear (western) boundary wall at number 36, and yet the wall will be more than 3.6 meters in height along the northern boundary.

In summary, my concerns relate to:

1.1.

The height of the boundary wall (3.635 m plus 12.5 cm)

1.2.

The length of the wall (I believe that this will be more than 18 meters in length)

1.3.

The visual impact of the wall from my property

#### 1.4.

The reduction in the amount of light that is able to enter the garden and the increased shading of the existing garden beds

I would like to point out that the canopy of the existing Jacaranda tree located on my property and recently pruned by arborists employed by my neighbour does not in fact “soften” or screen the proposed development as shown on the plans. This is misleading and incorrect. The Jacaranda’s canopy starts at 5 meters or so above the ground. The only portion of the tree that is located below 3.7 meters is the main trunk.

The 4 meter high “trees” that are mentioned in the plans and located on my property are shrubs, not trees. They are small magnolia bushes, and they are unfortunately already struggling in the current position against an existing 2 meter wall.

I would be grateful if consideration could be turned towards moderating the proposed height of the wall. Even a 3 meter wall would be able to provide significant privacy and amenity as a “pool pavilion” - and yet would have less visual impact than the proposed almost 3.7 meter high wall.

2. The current proposal is to locate the stormwater system and box gutter along the southern boundary side of the pool pavilion development.

I do have some concerns that this has the potential to become obstructed by leaves with the subsequent discharge of stormwater onto my property. Box gutters are notoriously problematic, particularly in the event of heavy rain. The discharge of stormwater has the capacity to damage portions of my garden and garden beds.

Access for maintenance of the guttering would also be difficult from the property at 36 Westall Street.

I would be grateful if the storm water management and guttering could be located to the northern side of the pavilion construction rather than to the southern side. This would lessen the likelihood that stormwater would be discharged onto my property. It would also facilitate gutter maintenance from the property at 36 Westall Street.

### 3. Uniformity of appearance from my property

I would be grateful if the appearance of the construction could be as uniform as possible from our side of the development. I would very much appreciate it if the heights, materials, and colour could be as consistent as possible. This is the main outlook from my home. The construction will greatly change the current character of my existing garden.

I am happy with the proposal to erect a 2 meter high fence to the common northern boundary at the front of both of our properties.

I would like to make it clear that I am not objecting to the development.

I would very much appreciate a consideration of how the construction will appear from my side of the fence. Ideally, the construction should appear as uniform and appealing as possible because this is the main outlook from my home, and is also the site of my main garden, patio, and pool area.

I would very much appreciate some modification to the proposed stormwater infrastructure so that it is not located in a relatively inaccessible area adjacent to the common boundary.

Thank you.











## Representations

Representor 3 - [REDACTED]

Name	[REDACTED]
Address	[REDACTED]
Phone Number	[REDACTED]
Email Address	[REDACTED]
Submission Date	10/06/2022 01:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

### Reasons

I am the owner of [REDACTED], this development affects both these properties. The plans as exhibited are not clear and are in my opinion inadequate for exhibition, the western elevation shows two structures that will overshadow my back yards, yet the plans are unclear as to the materials and colour of these structures and indeed the full nature of them and the setback from the boundary which is shared with 36 Westall Street. (It is submitted that the documents as exhibited fail to meet the criteria given at Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017.) The documents as exhibited make reference to proposed pumps yet the true location and acoustic treatment of these pumps is unclear. The height of the proposed screen wall fencing on the western boundary of 36 Westall St is 2.4m, however it is submitted that this proposed height is excessive as there is approximately 500mm setback between 36 Westall St and [REDACTED]. If this proposed fence height it approved, it will create significant overshadowing of [REDACTED] and greatly impact the amenity of the backyard area. Additionally, there is concern regarding the setback distance between the western boundary and the proposed alfresco extension. Again I am concerned about the overshadowing and the visual impact this structure will have on [REDACTED].

## Attached Documents

da\_22015033-1055111.pdf

## REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

*Planning, Development and Infrastructure Act 2016*

**Applicant:** The Galvin Group

**Development Number:** 22015033

**Nature of Development:** Alterations and additions to the existing dwelling including ancillary garage, pool shed, boundary fencing, front fence, verandah (pavilion) and swimming pool

**Zone/Sub-zone/Overlay:** Established Neighbourhood Zone

**Subject Land:** 36 Westall St Hyde Park 5061  
Lot 127 F11444 5409/869

**Contact Officer:** Mark Troncone

**Phone Number:** 8273 8720

**Close Date:** 10 June 2022

My name\*: [REDACTED]

My phone number: [Click here to enter text.](#)

My postal address\*: [REDACTED]

My email: [REDACTED]

\* Indicates mandatory information

My position is:  I support the development  
 I support the development with some concerns (detail below)  
 I oppose the development

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

[REDACTED] this development affects both these properties.


The plans as exhibited are not clear and are in my opinion inadequate for exhibition, the western elevation shows two structures that will overshadow my back yards, yet the plans are unclear as to the materials and colour of these structures and indeed the full nature of them and the setback from the boundary which is shared with 36 Westall Street. (It is submitted that the documents as exhibited fail to meet the criteria given at Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017.)

The documents as exhibited make reference to proposed pumps yet the true location and acoustic treatment of these pumps is unclear.

The height of the proposed screen wall fencing on the western boundary of 36 Westall St is 2.4m, however it is submitted that this proposed height is excessive as there is approximately 500mm setback between 36 Westall St and [REDACTED]. If this proposed fence height is approved, it will create significant overshadowing of [REDACTED] and greatly impact the amenity of the backyard area. Additionally, there is concern regarding the setback distance between the western boundary and the proposed alfresco extension. Again I am concerned about the overshadowing and the visual impact this



Government of South Australia  
Attorney-General's Department

structure will have on 

*[attach additional pages as needed]*

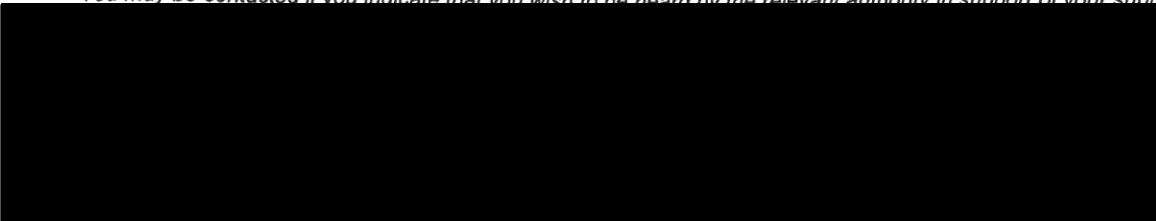
Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
  - Click here to enter text. *[list any accepted or deemed-to-satisfy elements of the development]*.

I:  wish to be heard in support of my submission\*  
 do not wish to be heard in support of my submission

By:  appearing personally  
 being represented by the following person: Peter Meline RPIA, MAIBS.

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

  
Email: mtroncone@unley.sa.gov.au

## ATTACHMENT 3



**THE GALVIN GROUP**  
 519 Torrens Rd, Woodville  
 South Australia 5011  
 Ph: 08 8268 9915  
 www.galvingroup.com.au  
 BLD 36150

**GORDON PICKARD &  
 SANDRA GEORGE**

**SITE ADDRESS:  
 36 WESTALL STREET  
 HYDE PARK SA 5061**

## CA1.5 SCOPE OF WORKS

- NEW SWIMMING POOL
- NEW GARAGE (COMMERCIAL RD)
- NEW POOL SHED
- MODIFICATIONS TO EXISTING ALFRESCO AND OUTBUILDING
- BOUNDARY PRIVACY WALL (WESTERN BOUNDARY)
- NEW POOLSIDE PAVILION
- NEW MASONRY FRONT FENCE (WESTALL AVE AND COMMERCIAL RD)
- MODIFICATIONS TO EXISTING HOUSE FACADES
- MODIFICATIONS TO EXISTING DRIVEWAY CROSS OVER (WESTALL AVE)

PAGE NO.	PAGE TITLE	MODIFIED BY	DATE
CA 1 1	COVER PAGE	GS	02/08/22
CA 1 2	DEMOLITION PLAN	GS	02/08/22
CA 1 3	SITE PLAN	GS	02/08/22
CA 1 4	POOL AREA	GS	02/08/22
CA 1 5	POOL AREA ROOF	GS	02/08/22
CA 1 6	POOL SAFETY	GS	02/08/22
CA 1 7	GARAGE AREA	GS	02/08/22
CA 1 8	GARAGE AREA ROOF	GS	02/08/22
CA 1 9	GARAGE ELEVATION	GS	02/08/22
CA 1 10	GARAGE BOUNDARY	GS	02/08/22
CA 1 11	FRONT FENCE ELEVATIONS	GS	02/08/22
CA 1 12	SOUTHERN BOUNDARY ELEVATION	GS	02/08/22
CA 1 13	MATERIALS	GS	02/08/22
CA 1 14	MATERIALS 2	GS	02/08/22
CA 1 15	MATERIALS 3	GS	02/08/22



LAST REVISION:

CA1.8 - 02/8/22 - REPRESENTATION RESPONSE

### SITE PLAN:

REFER TO ENGINEER'S DRAINAGE PLAN FOR ALL LEVELS, RETAINING WALLS & STORMWATER DRAINAGE DESIGN

SITE PLAN DRAWING IS INTENDED FOR INDICATIVE BUILDING SETOUT PURPOSES ONLY. REFER CIVIL ENGINEER / SURVEYOR DRAWINGS FOR SITE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS, & EARTHWORK DESIGN. FINAL BOUNDARY & BUILDING SETOUT SHALL BE CONFIRMED & CERTIFIED BY LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION.

THERE WILL NOT BE ANY BRUSH FENCES WITHIN 3MTRS OF THE PROPOSED BUILDING WORKS. ANY BRUSH FENCES WITHIN 3 METRES OF THE DWELLING ARE TO BE REMOVED (BY OWNER) & REPLACED WITH NON-COMBUSTIBLE MATERIAL. ENSURE COMPLIANCE WITH MINISTER'S SPECIFICATION SA 76C " PROTECTION OF BUILDINGS EXPOSED TO BRUSH FENCES

THERE NO SIGNIFICANT TREES WITHIN PROXIMITY OF PROPOSED CONSTRUCTION IN ACCORDANCE WITH LOCAL COUNCIL LAWS.

### WHITE ANT TREATMENT:

PROVIDE TERMI-MESH PERIMETER TERMITE TREATMENT TO MAIN FOOTINGS & PENETRATIONS IN ACCORDANCE WITH AS 3660-1.

A DURABLE NOTICE SHALL BE PERMANENTLY FIXED TO THE BUILDING WITHIN METER BOX. A TERMITE EXPERT SHALL INSPECT & PROVIDE A MAINTENANCE PROGRAM.

### BOUNDARY NOTE:

IT IS HIGHLY RECOMMENDED TO CONFIRM BOUNDARY LOCATIONS BY USING A QUALIFIED SITE SURVEYOR BEFORE COMMENCING WORK.

THE GALVIN GROUP HEREBY TAKES NO RESPONSIBILITY FOR ANY STRUCTURAL DESIGN OR DETAILS IF CHANGES OR ALTERATIONS ARE MADE TO THE PLANS DURING OR PRIOR TO CONSTRUCTION WITHOUT WRITTEN NOTICE & APPROVAL.

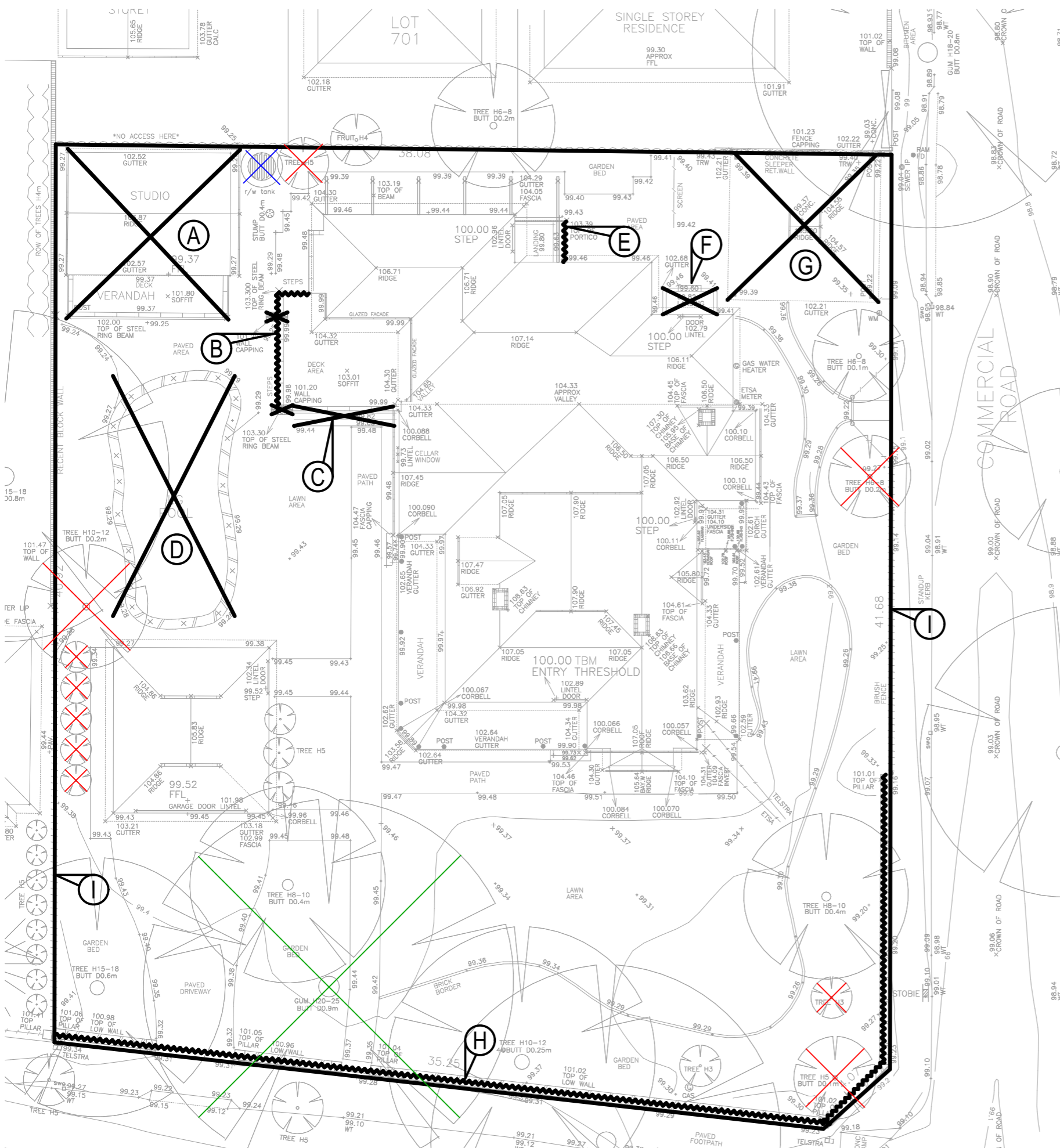
IT IS THE BUILDER'S / CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL DRAWINGS AND DETAILS PRIOR TO ORDERING OF MATERIALS AND OR QUOTING OF PROJECT. THE GALVIN GROUP WILL NOT ACCEPT ANY RESPONSIBILITY FOR ERRORS AND OR OMISSIONS.

VERIFY ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY SHOP DETAILS, FABRICATION OR CONSTRUCTION.

DO NOT SCALE OFF PLAN. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

COMPLY WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT AND REGULATIONS, AND RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY.

WHILST SPECIFIC INSTALLATION DETAILS AND OR REQUIREMENTS MAY NOT BE STATED OR SPECIFIED ON THESE PLANS IT DOES NOT INFER THAT THE BUILDER / CONTRACTOR DOES NOT UNDERTAKE & INSTALL ALL BUILDING PRODUCTS & MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATION & RECOMMENDATIONS. THIS ALSO DOES NOT TAKE AWAY RESPONSIBILITY FOR THE BUILDER / CONTRACTOR TO INFORM & EDUCATE THEMSELVES IN RESPECT TO SUCH.



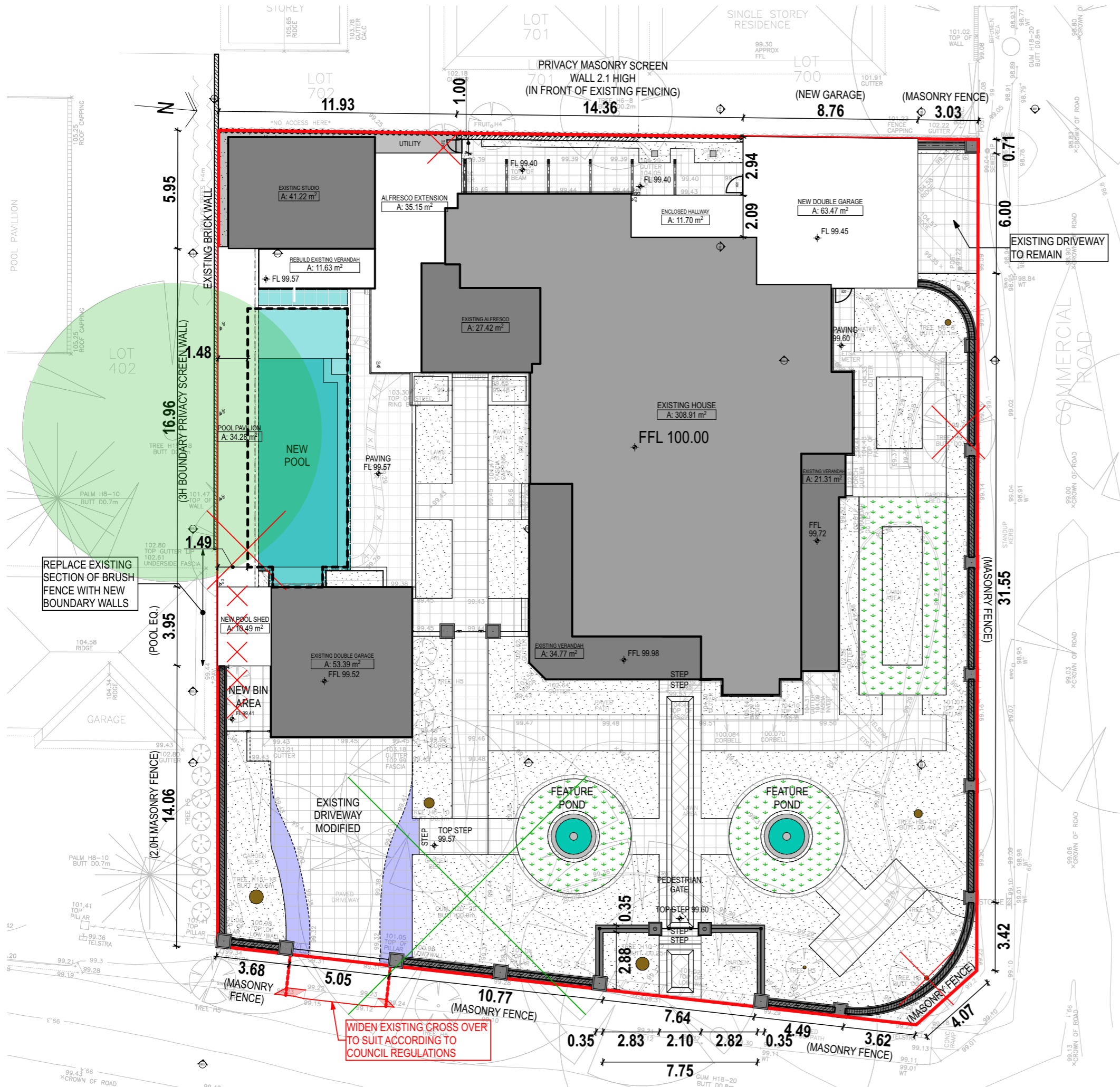
**DEMOLITION SCOPE OF WORKS**

- A/ REMOVE EXISTING STUDIO ROOF TO MAKE WAY FOR FUTURE RENOVATION  
**(\*RENOVATION NOT PART OF THIS APPLICATION)**
- B/ REMOVE SECTIONS OF EXISTING ALFRESCO TO ALLOW FOR FUTURE ALFRESCO EXTENSION  
**(\*ALFRESCO ROOF EXTENSION NOT PART OF THIS APPLICATION)**
- C/ REMOVE TIMBER STEPS TO EXISTING ALFRESCO
- D/ DECOMMISSION AND REMOVE EXISTING FREE-FORM POOL TO MAKE WAY FOR NEW POOL
- E/ DEMOLISH EXISTING PORTICO TO ALLOW FOR ENCLOSED HALLWAY AS REQUIRED
- F/ REMOVE EXISTING EYE LASH VERANDAH TO MAKE WAY FOR NEW GARAGE
- G/ DEMOLISH EXISTING EXISTING CARPORT TO MAKE WAY FOR NEW GARAGE
- H/ DEMOLISH EXISTING MASONRY BRICK FENCE TO MAKE WAY FOR NEW MASONRY FENCE
- I/ REMOVE EXISTING BRUSH FENCE TO REDUCE FIRE RISK

- X EXISTING NON-SIGNIFICANT / REGULATED TREE TO BE REMOVED. OTHER TREES SHOWN TO REMAIN.
- X EXISTING GUM TREE ALREADY REMOVED BY CLIENT
- X RELOCATE EXISTING RAINWATER TANK TO NEW LOCATION. TBC BY CLIENT.

NOTE: THERE ARE NO SIGNIFICANT OR REGULATED TREES ON SITE OR WITHIN THE VICINITY OF PROPOSED WORKS

**DEMOLITION PLAN 1:200**

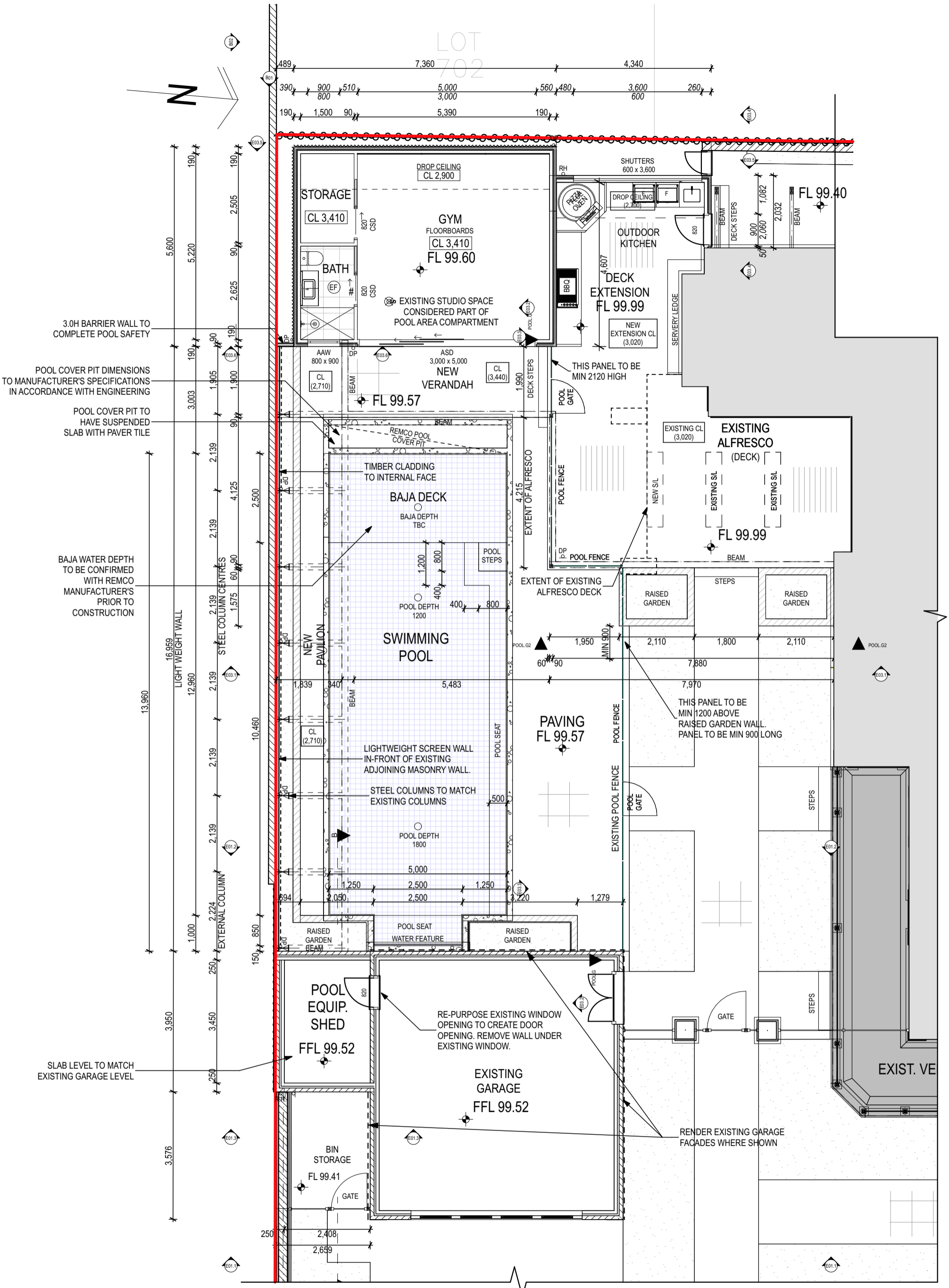


SITE BLOCK AREA	
Zone	M2
SITE BLOCK	1,625.89
<b>1,625.89 m<sup>2</sup></b>	

EXISTING GROUND FLOOR	
NAME	Area
EXISTING ALFRESCO	27.42
EXISTING CARPORT (TO BE REMOVED)	47.12
EXISTING DOUBLE GARAGE	53.39
EXISTING HOUSE	308.91
EXISTING STUDIO	41.22
EXISTING VERANDAH	21.40
EXISTING VERANDAH	34.83
EXISTING VERANDAH (TO BE REMOVED)	2.98
<b>537.27 m<sup>2</sup></b>	

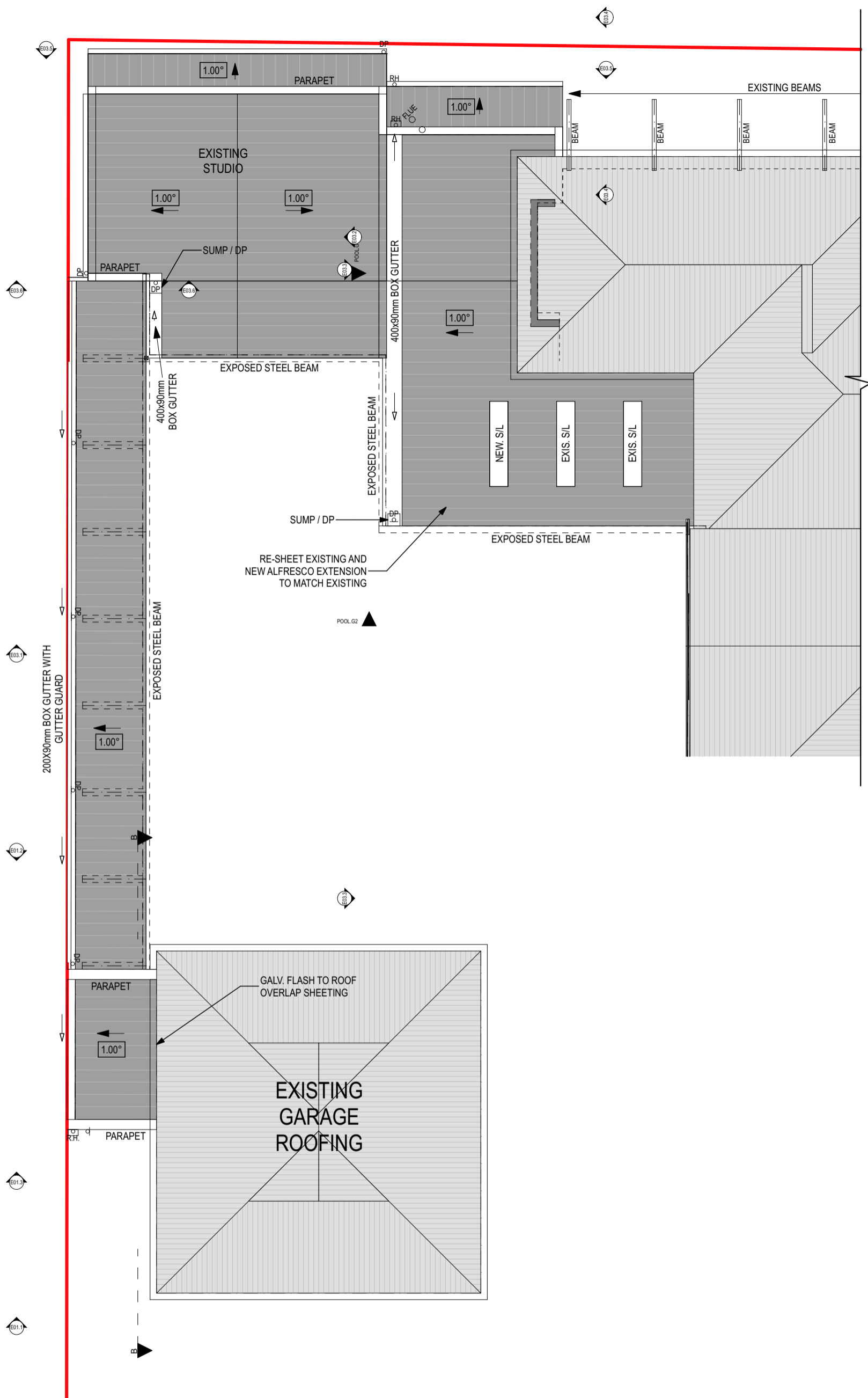
BUILDING AREAS NEW	
NAME	Area
ENCLOSED HALLWAY	11.70
NEW DOUBLE GARAGE	63.47
NEW POOL SHED	10.49
<b>85.66 m<sup>2</sup></b>	

SITE PLAN 1:200



POOL AREA 1:100

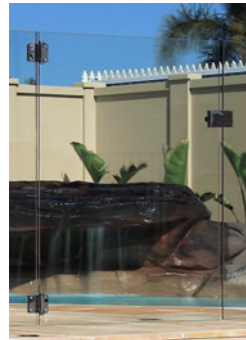




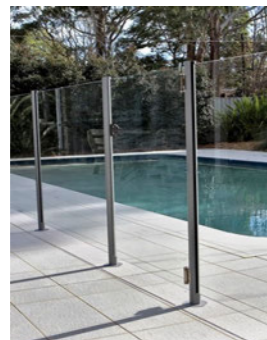
POOL AREA ROOF PLAN

1:100

**GATE SPECIFICATIONS**



Frameless Glass Fencing



Semi-Frameless Glass Fencing

All our glass pool fencing complies with AS/1926 - 2012

**Glass Gate Specs**

- All glass is Stamp approved Toughened Safety glass that meets Australian Standards
- 8 or 12mm glass thickness for gate panels
- Standard gate size - 1200mm high x 850mm wide
- 316 Marine Grade Stainless Steel, self-closing hinges used on all gates
- 316 Marine Grade Stainless Steel magna-latches used on all gates
- Latch position is 300mm down the gate on the pool side
- Gate always swings away from the pool
- Gap under the gate is always less than 100mm

**PRODUCTS & INSTALLATION SPECIFICATIONS**

**Frameless Glass Fencing**

All our glass pool fencing complies with AS/1926 - 2012

**Frameless Glass Specs**

- All glass is Stamp approved Toughened Safety glass that meets Australian Standards
- 12mm glass thickness for all frameless glass fencing panels
- Custom Panel widths - custom sized to fit, not greater than 2,000mm
- Standard Panel heights - 1200mm high (approx. finished fence height between 1240mm and 1280mm).
- Standard Panel widths - 500mm, 800-1800mm

**Frameless Hardware Specs**

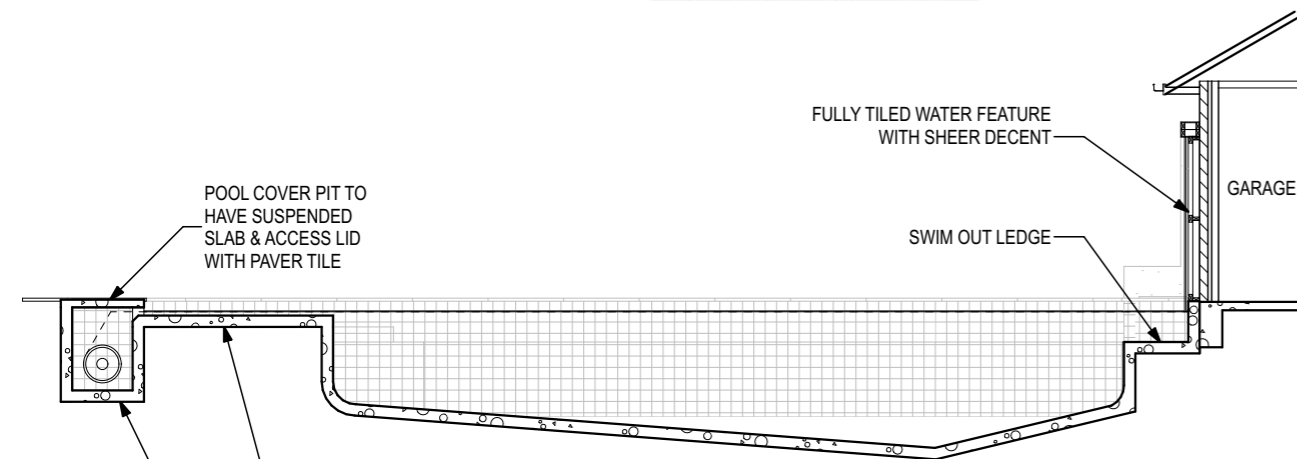
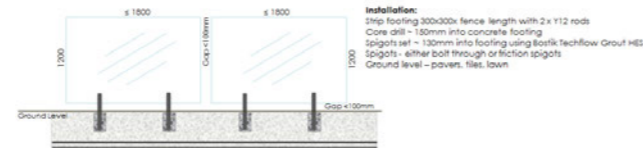
- 316 Marine Grade Stainless Steel, self-closing hinges and magna-latches.
- 316 Marine Grade Stainless Steel spigots, approx. 50mm diameter, 300mm long
- Approx. 50% of spigot set into existing concrete slab/footings
- Spigots - either bolt through or friction spigots
- Slot tube hand rail if required. We use Techno Glass Design handrails (Specs. can be provided if required.)

**Concrete Footing Specs**

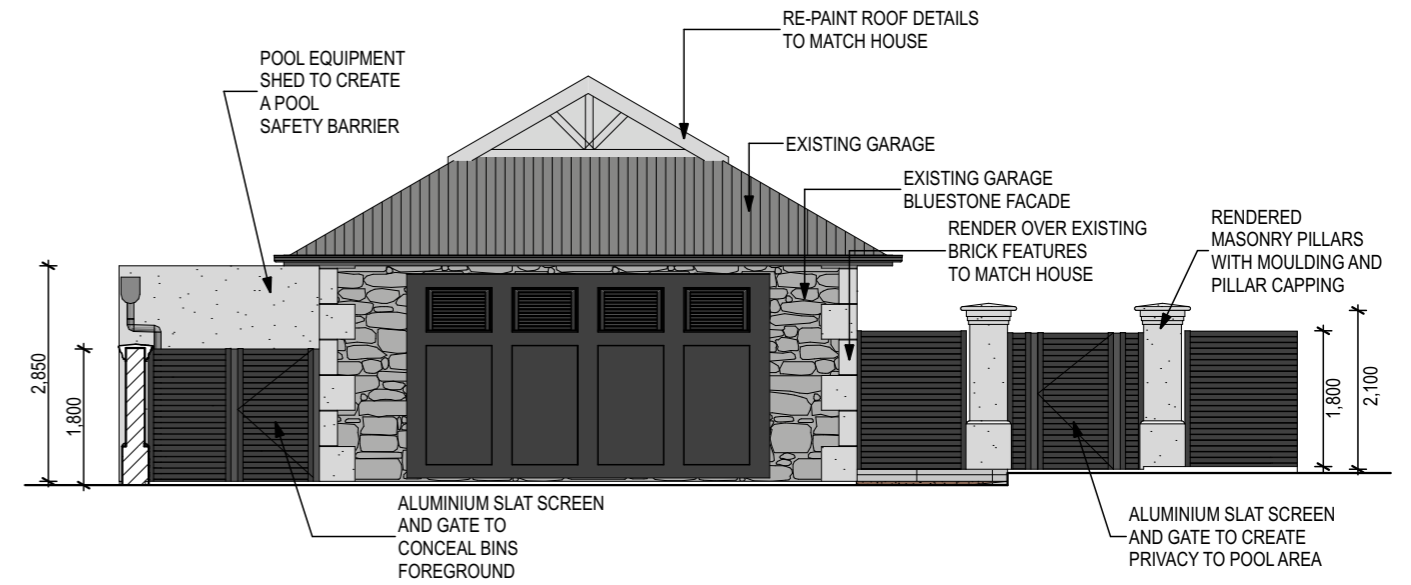
- Installed on existing concrete slab, or
- Installed on concrete strip footing, 300x300mm for the length of the fence, enforced with 2 x Y12 rods.
- Coredrill through pavers or straight into concrete strip footing
- Set spigots into concrete footing using Bostik Techflow Non Shrink Grout HES.

**Installation Spacing**

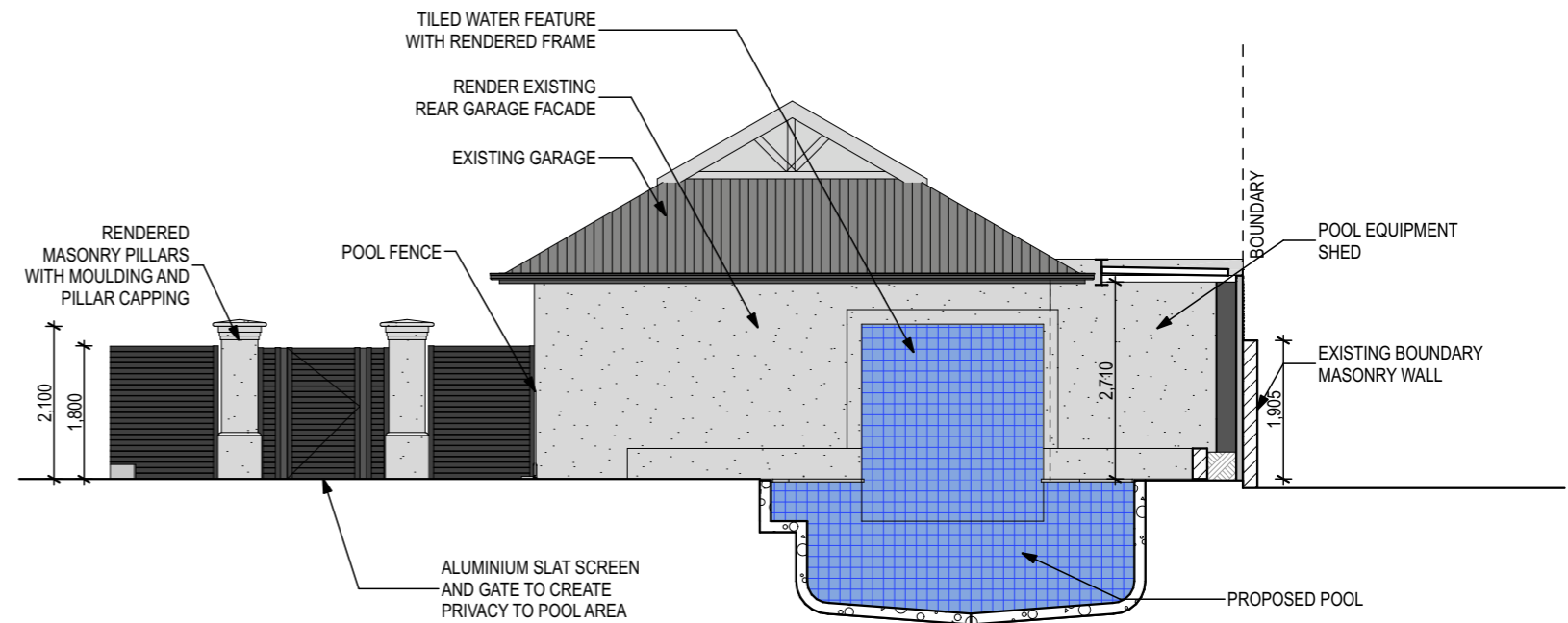
- Gaps between/under panels usually between 40 and 65mm, never greater than 100mm
- All glass installed with a minimum of 1200mm finished fence height from any step up (custom panels supplied to suit).



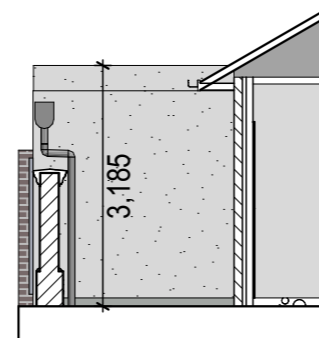
**A POOL SECTION 1:100**



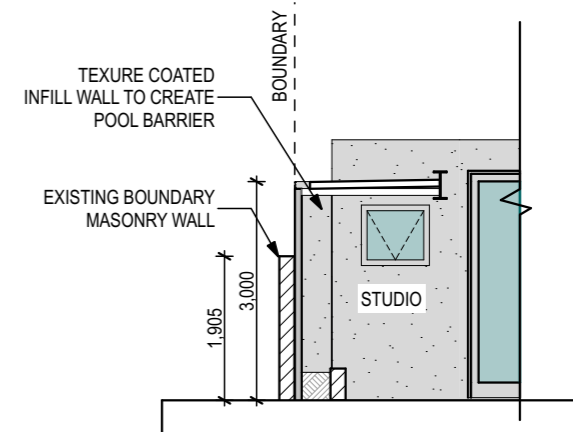
**E01.1 EXISTING GARAGE (WESTALL ST) 1:100**



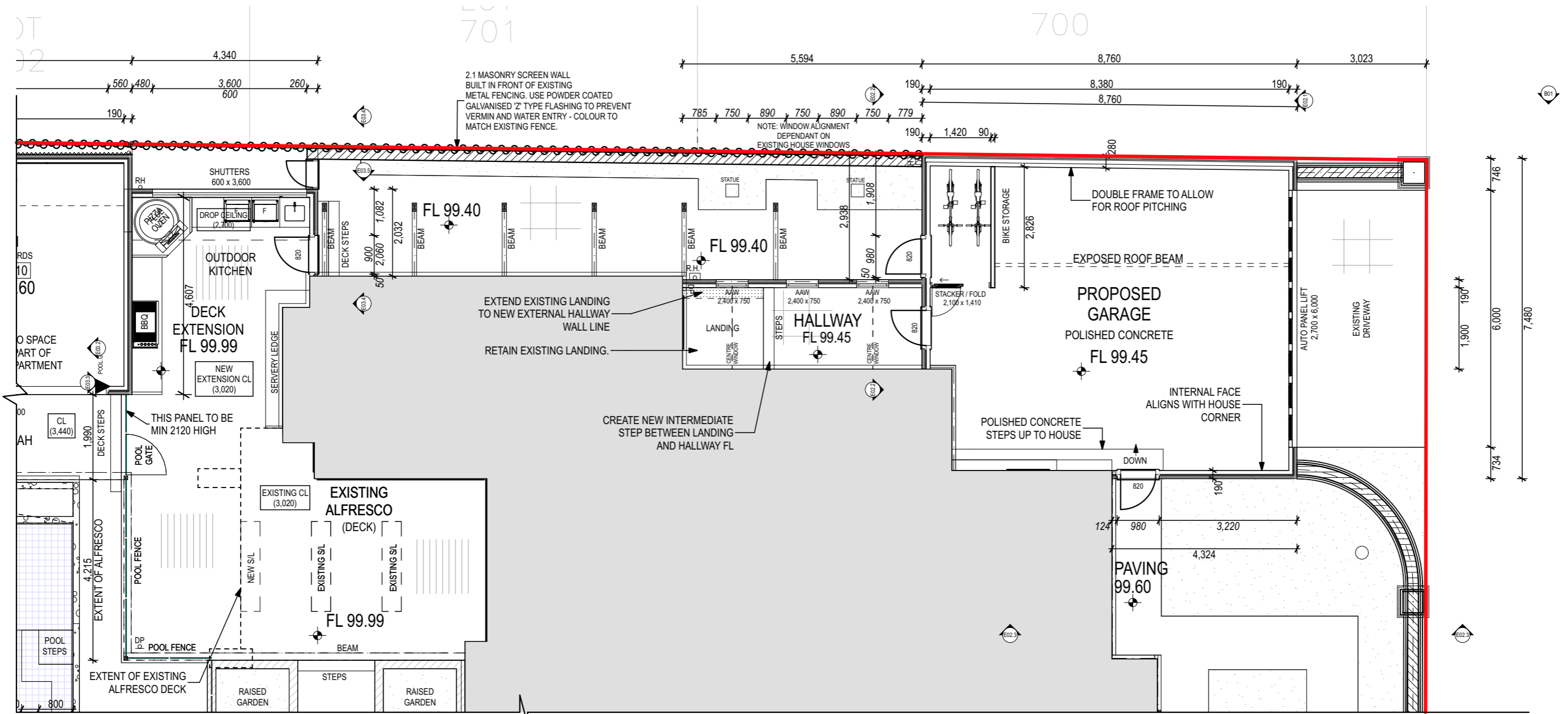
**E01.2 WATER FEATURE, REAR OF POOL EQUIPMENT 1:100**



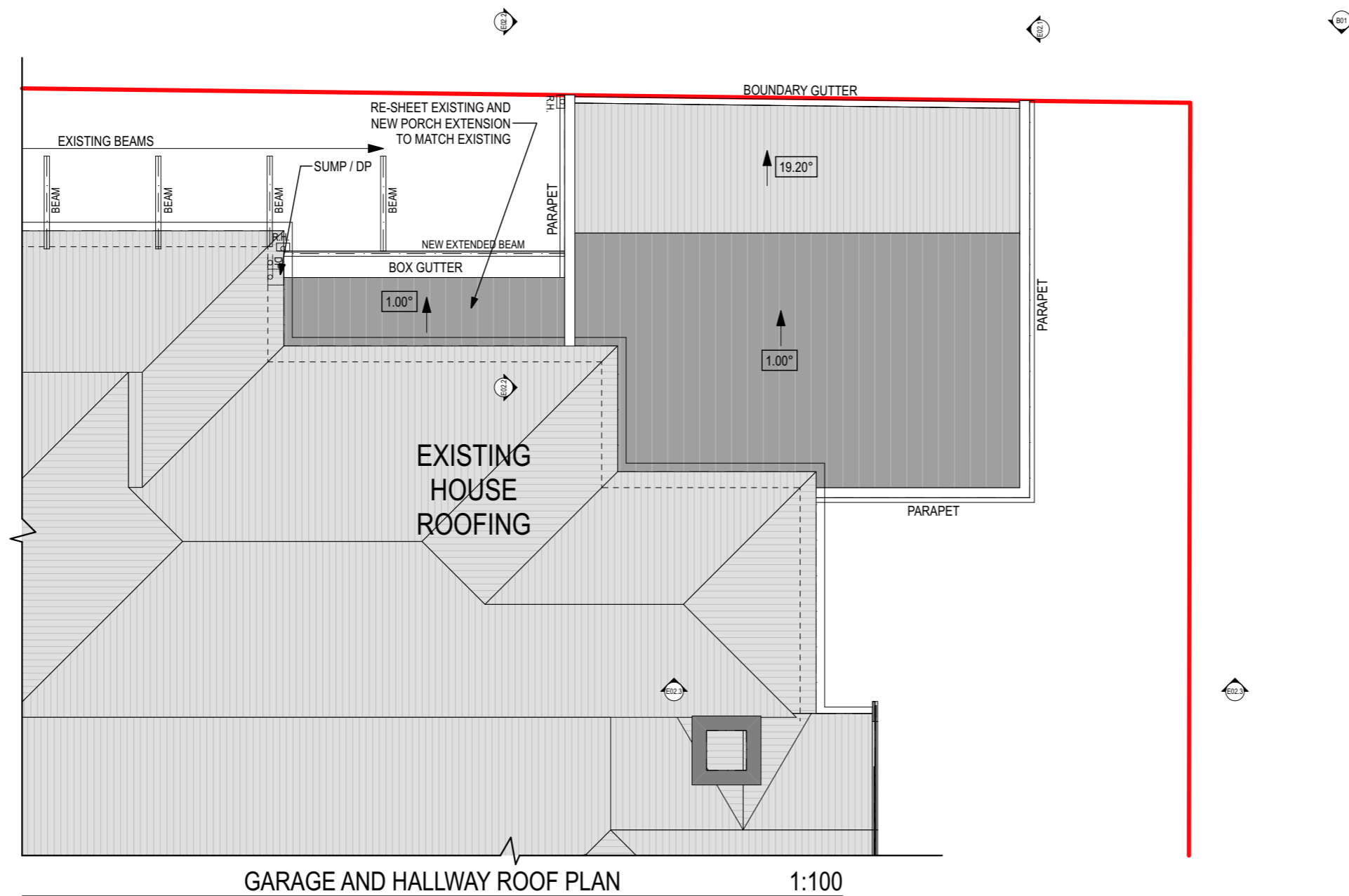
**E01.3 POOL BARRIER (POOL EQ. AREA) 1:100**



**E03.6 POOL BARRIER TO EXISTING STUDIO 1:100**



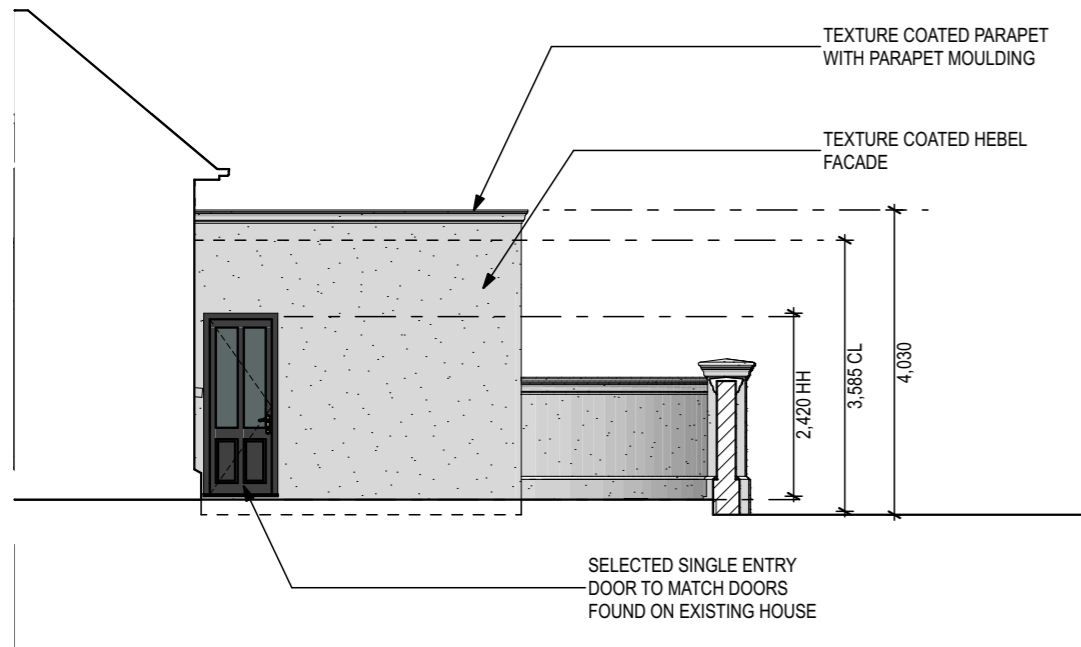
NEW GARAGE AREA 1:100



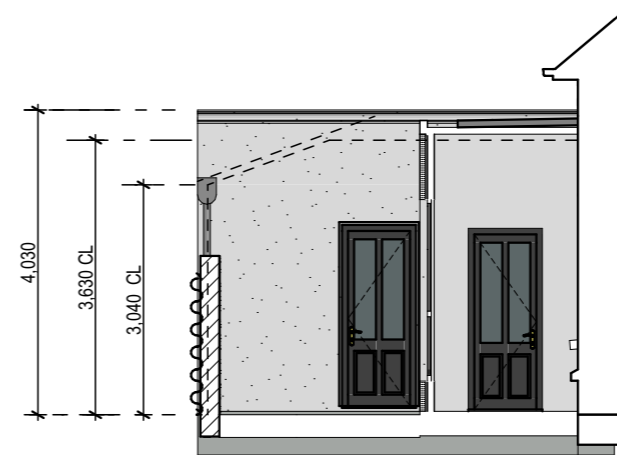
GARAGE AND HALLWAY ROOF PLAN 1:100



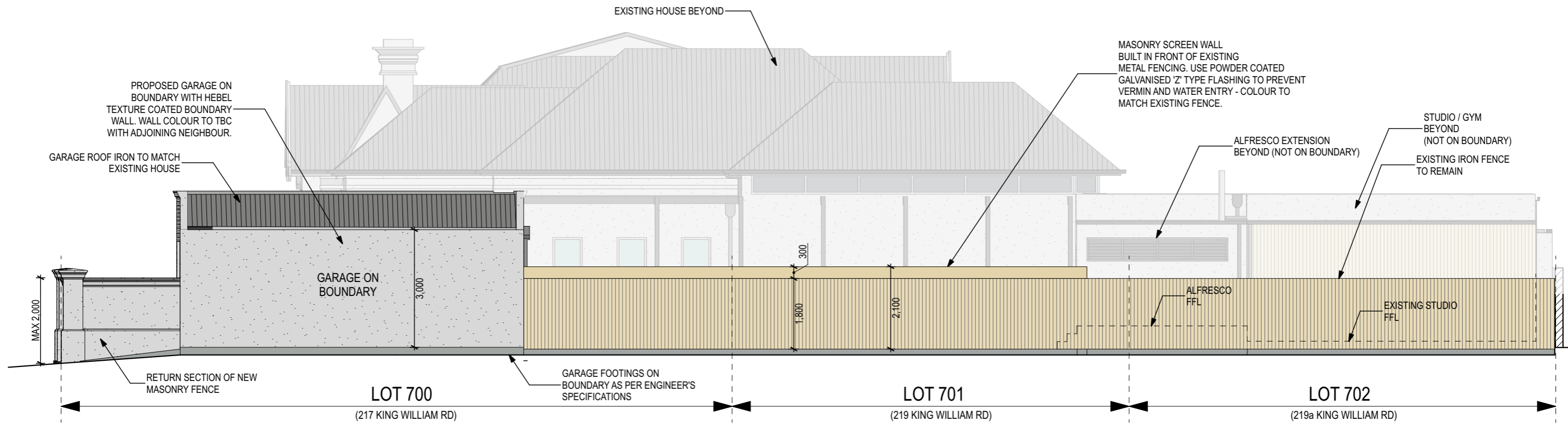
E02.1 NEW GARAGE ELEVATION (COMMERCIAL RD) 1:100



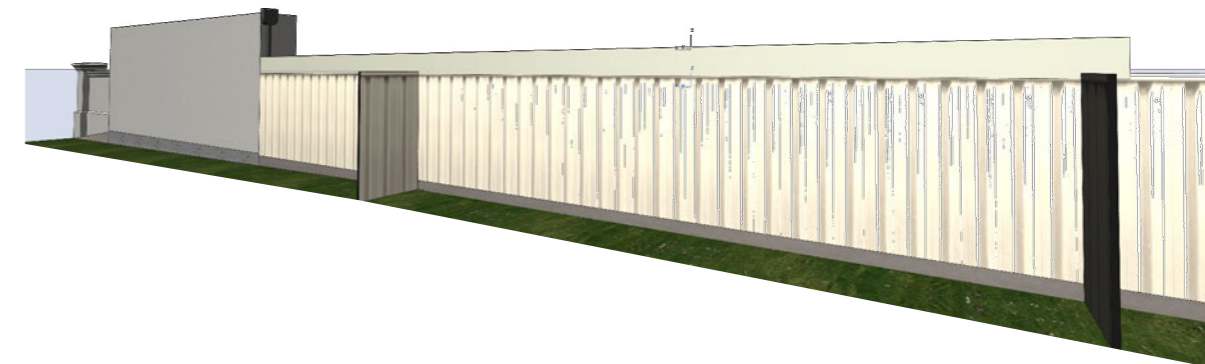
E02.3 NEW GARAGE ELEVATION (EASTERN FACADE) 1:100



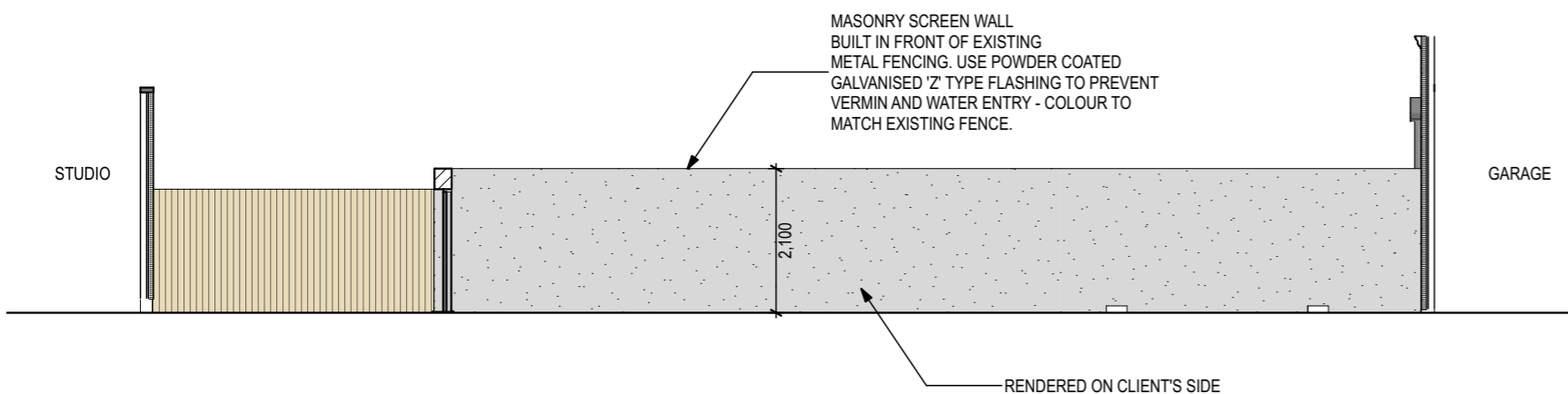
E02.2 NEW GARAGE REAR ELEVATION (SOUTHERN FACADE) 1:100



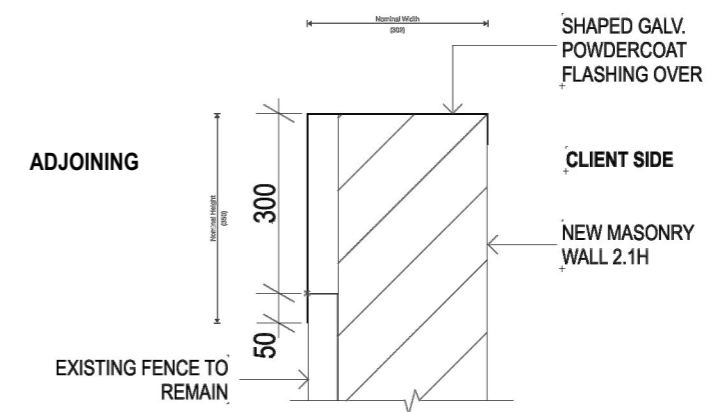
B01.1 BOUNDARY PRIVACY WALL (WESTERN BOUNDARY) 1:100



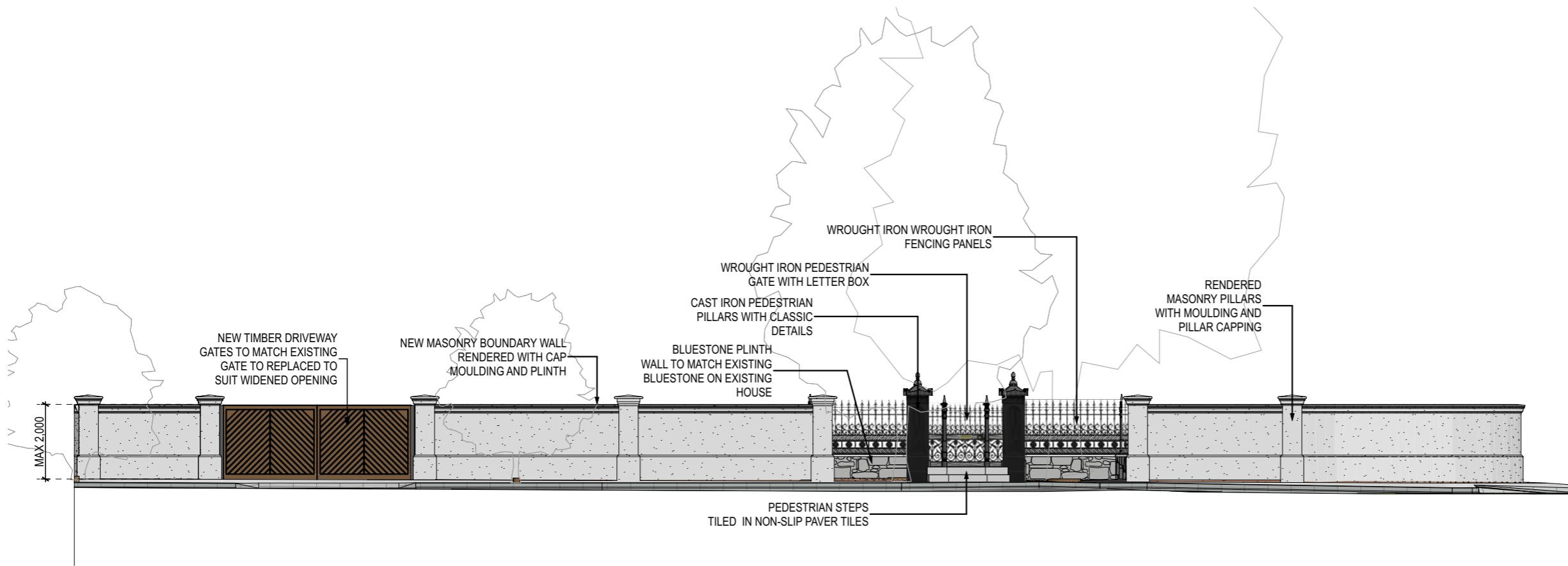
3D MODEL OF PROPOSED WALL FLASHING (AS SEEN FROM ADJOINING)



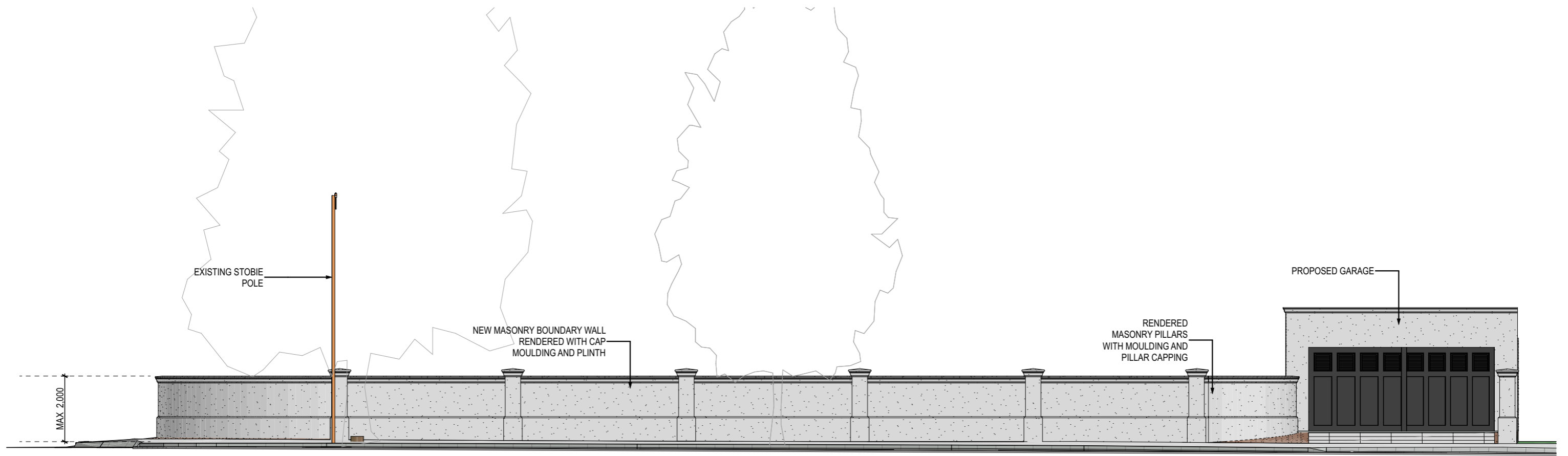
BOUNDARY PRIVACY WALL (WESTERN BOUNDARY) 1:100



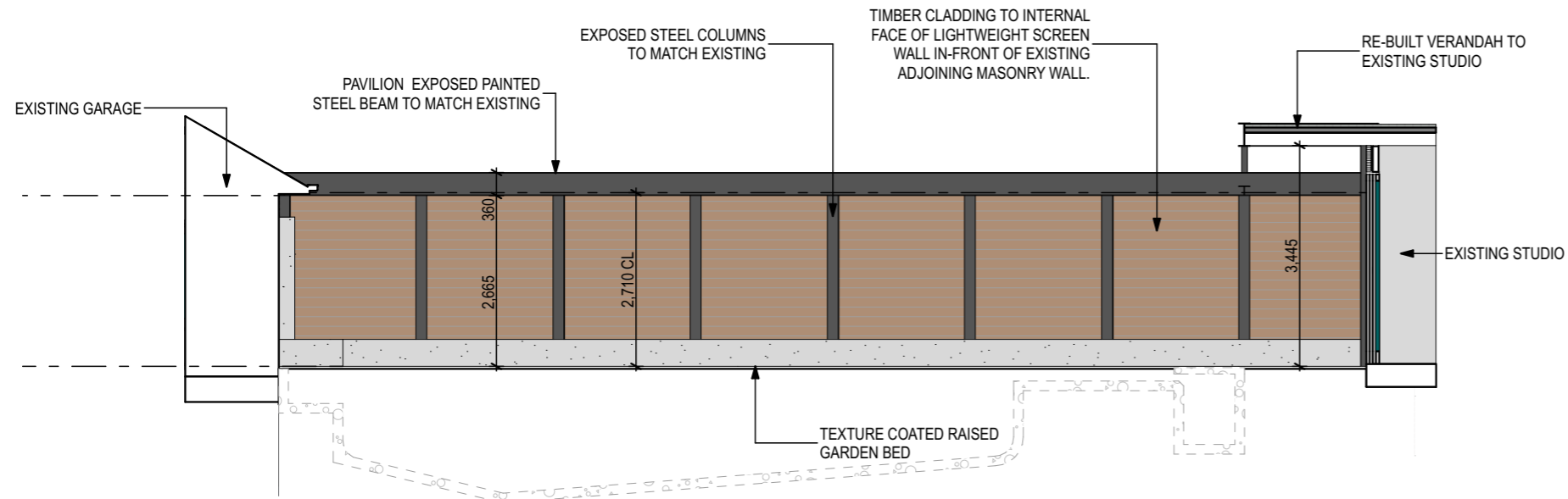
WALL FLASHING DETAIL NTS



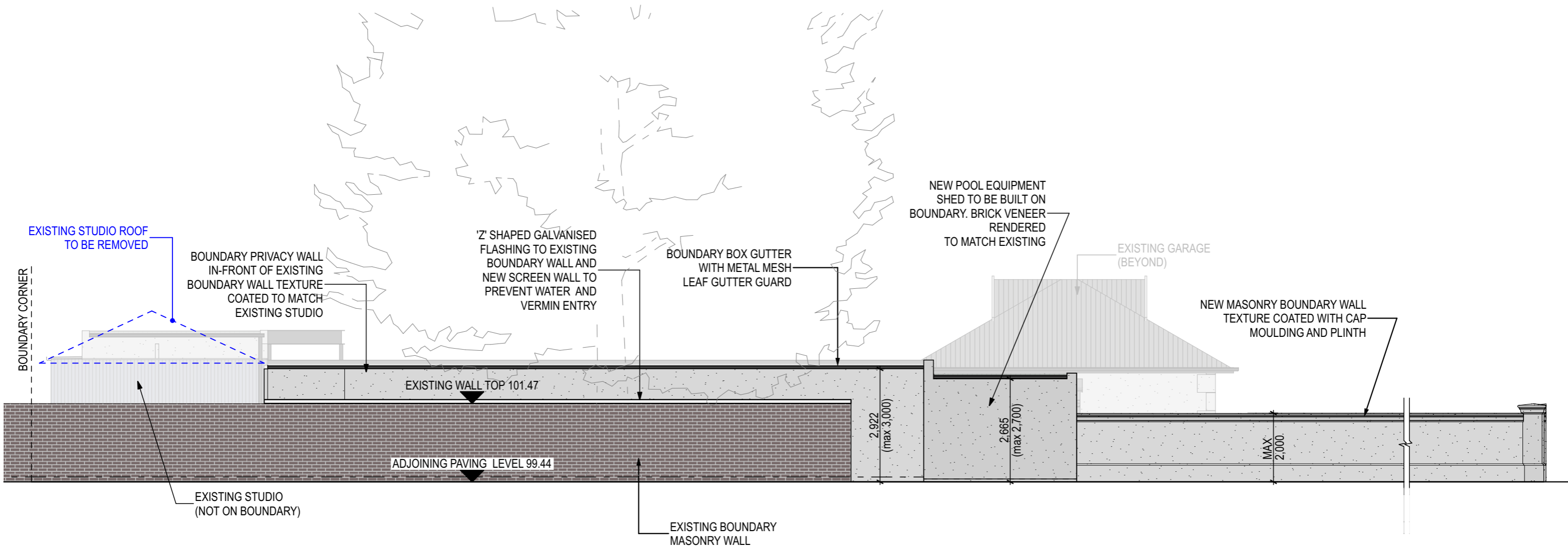
B03 36 WESTALL STREET BOUNDARY FENCE ELEVATION 1:125



B04 COMMERCIAL RD BOUNDARY FENCE ELEVATION 1:125



E03.2 POOLSIDE PAVILION 1:100



B02 SOUTHERN BOUNDARY ELEVATION 1:100



ALL ROOF EXISTING AND NEW ROOF SURFACES TO BE PAINTED IN COLORBOND 'MONUMENT' OR SIMILAR

ALL HIGH LEVEL ROOF GUTTERING AND FACIAS TO BE PAINTED IN COLORBOND 'NIGHTSKY' OR SIMILAR

ALL HIGH LEVEL ROOF GUTTERING AND FACIAS TO BE PAINTED IN COLORBOND 'NIGHTSKY' OR SIMILAR



RE-PAINT EXISTING CHIMNEYS DULUX 'VIVID WHITE' OR SIMILAR.

RE-PAINT TIMBER FRETWORK, GABLE DETAILS, FACIA BOARDS, ETC IN DULUX 'VIVID WHITE' OR SIMILAR.

ALL EXISTING STONEMWORK TO REMAIN

ALL EXISTING VERANDAH DETAILS, SUCH AS PRESSED METAL FRETWORK, POSTS, PITCHING BEAMS, GUTTER PROFILES ETC TO BE PAINTED IN GLOSS COLORBOND 'NIGHTSKY' OR SIMILAR

CEMENT RENDER EXISTING EXPOSED BRICKWORK DETAILS, INCLUDING PLINTHS, QUIONS, ARCHITRAVES, ETC AND PAINT IN SELECTED COLOUR TO RETURN TO ORIGINAL STATE AND APPEARANCE.

PAINT COLOUR: DULUX 'VIVID WHITE' OR SIMILAR



BEFORE:

AFTER (3D ARTIST IMPRESSION)

EXISTING ALFRESCO EXPOSED PERIMETER BEAMS TO BE REPLICATED TO:

- ALFRESCO EXTENSION
- RE-BUILT STUDIO VERANDAH
- POOLSIDE PAVILION
- WESTERN PORCH EXTENSION

APPROX COLOUR TO MATCH: COLORBOND 'MONUMENT'

EXISTING ALFRESCO STEEL PAINTED COLUMNS TO BE REPLICATED TO ALFRESCO EXTENSION.

APPROX COLOUR TO MATCH: COLORBOND 'MONUMENT'

BOXED SKYLIGHTS TO BE REPLICATED WITH NEW ADDITIONAL SKYLIGHT TO ALFRESCO EXTENSION

FLUSH-LINE CEILING TO BE REPLICATED TO ALFRESCO EXTENSION

EXISTING NATURAL ANODISED ALUMINIUM DOORS AND WINDOWS TO MODERN EXTENSION TO BE REPLICATED TO THE PROPOSED STUDIO STACKER DOOR AND BATHROOM WINDOW

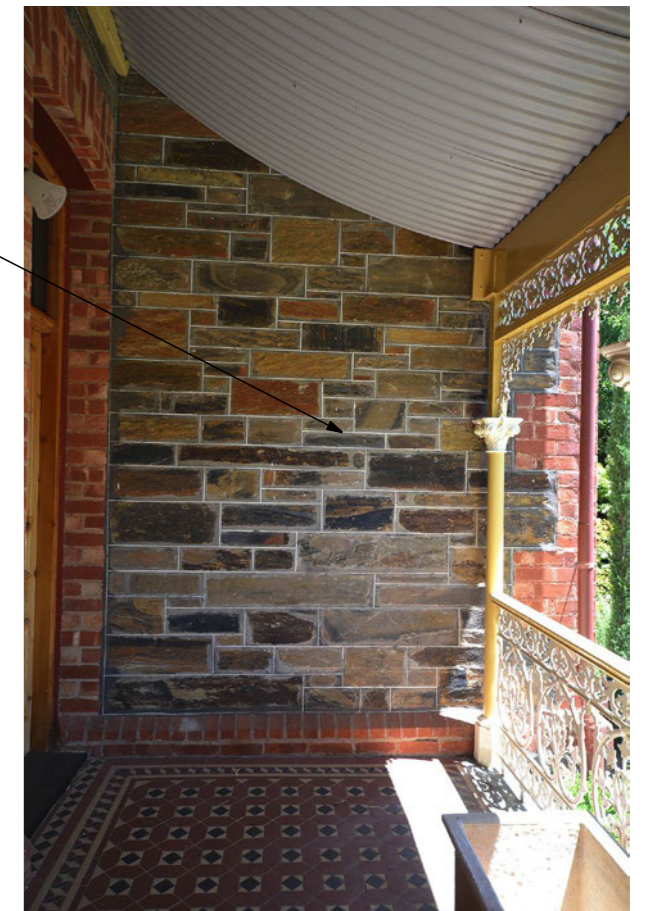


EXISTING PAINTED STEEL BEAM / COLUMNS ON WESTERN FACADE TO BE REPLICATED IN PROPOSED POOLSIDE PAVILION IN ACCORDANCE WITH ENGINEER'S SPEC.

APPROX COLOUR TO MATCH: COLORBOND 'MONUMENT'



EXISTING FACE-STONE TO BE REPLICATED TO PEDESTRIAN FENCE PLINTH WALLS (WESTALL AVE)





EXISTING STUDIO GABLE ROOF DEMOLISHED AND REPLACE WITH FLAT ROOF

EXISTING STUDIO VERANDAH TO BE RE-BUILT AS REQUIRED FOR MODIFICATIONS TO EXISTING STUDIO

APPROX COLOUR TO MATCH TO EXPOSED BEAMS: COLORBOND 'MONUMENT'

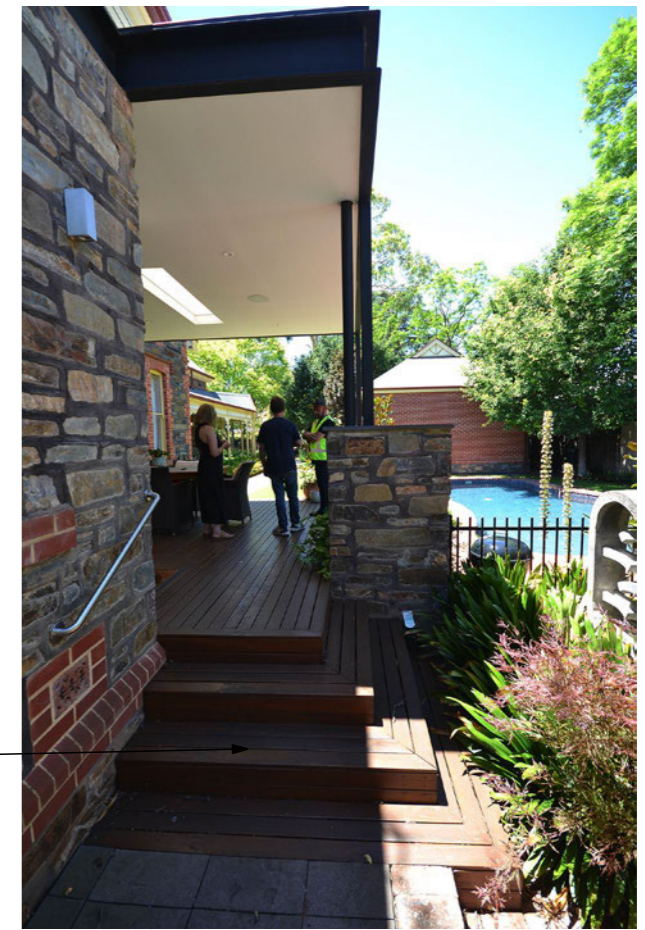
EXISTING STUDIO FRENCH DOORS CLOSED IN AND MADE GOOD

RE-PAINT EXISTING STUDIO IN DULUX 'VIVID WHITE' OR SIMILAR



EXISTING WESTERN PORCH TO BE REPLICATED WITH ENCLOSED HALLWAY APPROX COLOUR TO MATCH EXTERNAL BEAMS: COLORBOND 'MONUMENT'

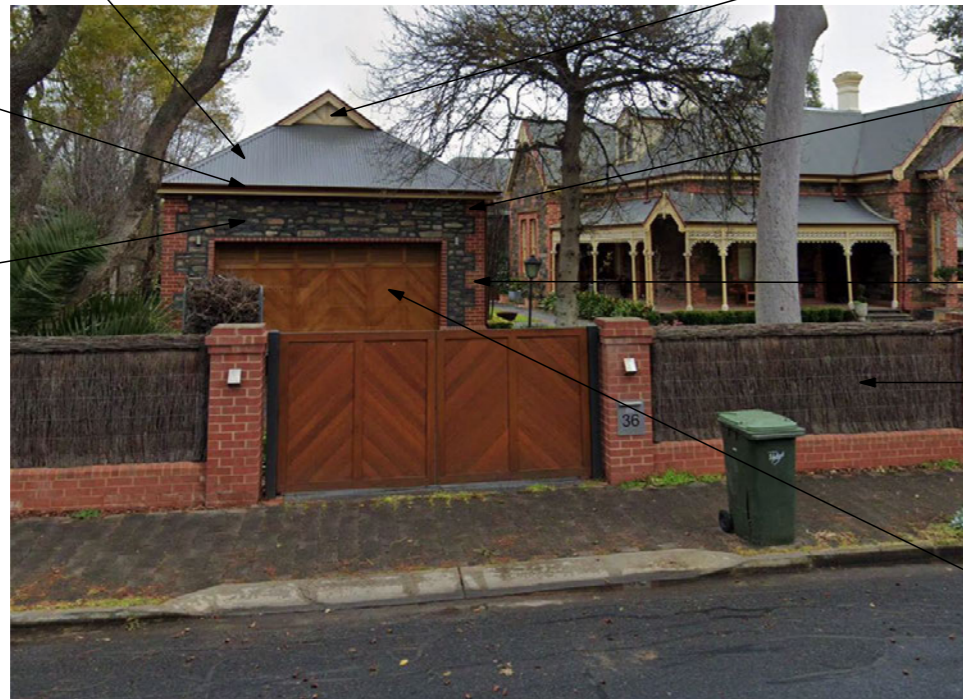
EXISTING TIMBER DECKING AND STEPS TO BE REPLICATED IN EXTENDED ALFRESCO LOCATIONS AS REQUIRED



EXISTING GARAGE ROOF SURFACES TO BE PAINTED IN COLORBOND 'MONUMENT' OR SIMILAR

GARAGE ROOF GUTTERING AND FACIAS TO BE PAINTED IN COLORBOND 'NIGHTSKY' OR SIMILAR

EXISTING STONEWORK TO REMAIN



RE-PAINT TIMBER FRETWORK, GABLE DETAILS, FACIA BOARDS, ETC IN DULUX 'VIVID WHITE' OR SIMILAR.

CEMENT RENDER EXISTING EXPOSED BRICKWORK DETAILS, INCLUDING PLINTHS, QUIONS, ARCHITRAVES, ETC AND PAINT IN SELECTED COLOUR TO MATCH TO ORIGINAL STATE AND APPEARANCE OF EXISTING HOUSE.

PAINT COLOUR: DULUX 'VIVID WHITE' OR SIMILAR

TIMBER GATE TO BE REPLICATED WITH NEW WIDENED OPENING DRIVEWAY GATE

EXISTING MASNRY FENCE / BRUCH FENCE TO BE DEMOLISHED TO MAKE WAY FOR NEW MASNRY FENCE

RE-PAINT EXISTING GARAGE DOOR IN COLORBOND 'NIGHTSKY' OR SIMILAR



GARAGE AFTER (3D ARTIST IMPRESSION)

PROPOSED MASONRY FRONT BOUNDARY FENCING & PILLARS TO BE TEXTURE COATED AND PAINTED IN DULUX 'VIVID WHITE' OR SIMILAR (TYPICAL)



TEXTURE COATED HEBEL COLOUR" DULUX 'VIVID WHITE' OR SIMILAR

GARAGE DOOR TO MATCH WESTALL AVE GARAGE.

COLOUR: COLOURBOND 'NIGHTSKY' OR SIMILAR

THE GALVIN GROUP  
LIFESTYLE DESIGNERS & BUILDERS

CAST IRON PEDESTRIAN PILLARS WITH CLASSIC DETAILS PAINTED IN GLOSS 'WOODLANDS GREY' OR SIMILAR

PROPOSED PEDESTRIAN ARRIVAL WROUGHT IRON PANELS TO BE PAINTED IN GLOSS COLORBOND 'WOODLANDS GREY' OR SIMILAR

NORWOOD BORDER INSET FRIEZE TO REPLICATED EXISTING VERANDAH DETAILS THROUGHOUT SELECTED PAVING AREAS



SELECTED GOLD LETTER BOX AND STREET NUMBER

PLINTH WALL FACED IN STONEWORK TO MATCH EXISTING HOUSE

SELECTED TIMBER PANELLING TO PAVILION WALL. ADJOINING SIDE TO BE TEXTURE COATED AND PAINTED IN DULUX 'VIVID WHITE' OR SIMILAR, OR AN AGREED COLOUR WITH NEIGHBOUR (ALSO APPLIES TO POOL SHED BOUNDARY WALL AND MASONRY RETURN FENCING)

REPLICATED EXPOSED ALFRESCO STEEL BEAM, RE-BUILT VERANDAH AND POOL PAVILION PAINTED TO MATCH EXISTING IN COLORBOND 'MONUMENT' OR SIMILAR



EXISTING STUDIO TO BE PAINTED IN DULUX 'VIVID WHITE' OR SIMILAR

THE GALVIN GROUP  
LIFESTYLE DESIGNERS & BUILDERS

## ATTACHMENT 4

# Planning Consent - 22015033: 36 Westall St Hyde Park SA 5061

[Summary](#) [Documents](#) [Fees](#) [RFIs](#) **[Referrals](#)** [Public Notification](#) [Conditions and Notes](#) [Clocks](#) [Decision](#) [Appeals](#) [Related Actions](#)

[Help for this section](#)

[< Development application 22015033](#)

[Schedule 9 of the PD&I Regulations](#)

**ADD A NEW EXTERNAL REFERRAL**

## Internal Referrals

Requested By	Referral Type	Requested Date	Respondee	Response Date	Actions
Mark Troncione	Works	16/05/2022	Anthony Barbara	20/05/2022	<a href="#">View</a>

### Response Details

#### Request:

Hi Anthony,

Please see an application for alts and additions to existing dwelling. The application is proposing the alteration to the existing crossover along Westall St at the southern end. The crossover is proposed to have a width of approx 5.05m.

Can you please provide comments regarding the proposed crossover.

See page 5 of the plans - <https://app.plan.sa.gov.au/suite/webapi/file-download?doc=2819019E-233F-6905-3C94-7E61F84D3CEA>

Thanks

#### Response:

Hi Mark,

I have had a look at the proposed extent the existing crossover from 36 Westall Street.

From an assets perspective the proposed crossover extension would be supported.

Refer to standard crossover comments below to be documented into final approval documents.

Driveways Crossovers are Not to be constructed from concrete over the footpath area between the kerb to boundary.

Driveways and boundary levels at fence line must be between 2% and 2.5% above kerb Height

Crossover not to exceed 2.5% or 1:40 cross fall gradient from boundary to kerb invert .

If a driveway crossover or portion of a driveway crossover is no longer required due to the relocation of a new crossover or alteration to an existing crossover.

The redundant driveway crossover or part of, is required to be closed and returned back to kerb and gutter, also raising the footpath level to match the existing paved footpath levels at either side of the crossover being closed.

[x Close](#)

**ADD A NEW INTERNAL REFERRAL**

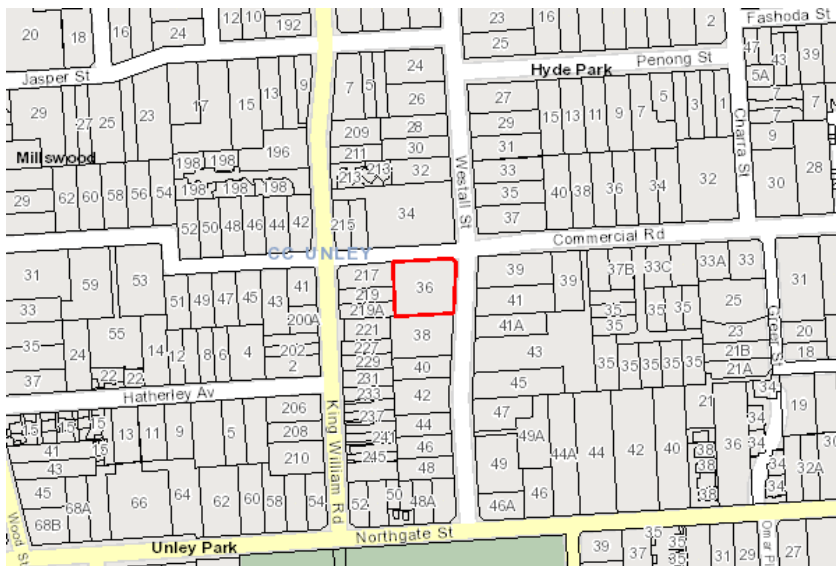
## ATTACHMENT 5

**36 WESTALL ST HYDE PARK SA 5061**

**Address:**

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

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



**Property Zoning Details**

**Local Variation (TNV)**

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

Minimum Frontage (*Minimum frontage for a detached dwelling is 21m*)

Minimum Site Area (*Minimum site area for a detached dwelling is 1,000 sqm*)

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

Minimum Side Boundary Setback (*Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher*)

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

**Overlay**

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

Building Near Airfields

Historic Area (*Un21*)

Hazards (Flooding - General)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

**Zone**

Established Neighbourhood

**Development Pathways**

- Established Neighbourhood

1. Accepted Development

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

- Air handling unit, air conditioning system or exhaust fan
- Brush fence
- Building work on railway land
- Internal building work
- Outbuilding

- Partial demolition of a building or structure
- Private bushfire shelter
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

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

3. Code Assessed - Performance Assessed

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

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

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

## Part 2 - Zones and Sub Zones

### Established Neighbourhood Zone

#### Assessment Provisions (AP)

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



Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) Ancillary accommodation</li> <li>(b) Community facility</li> <li>(c) Consulting room</li> <li>(d) Dwelling</li> <li>(e) Office</li> <li>(f) Recreation area</li> <li>(g) Shop.</li> </ul>
<p>PO 1.2</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.2</p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> <li>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> <li>(i) does not exceed 30% of the total floor area of the associated dwelling (excluding any garage or carport) or 50m<sup>2</sup> gross leasable floor area, whichever is the lesser</li> <li>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage</li> </ul> </li> <li>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: <ul style="list-style-type: none"> <li>(i) the building is a State or Local Heritage Place</li> <li>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes</li> </ul> </li> <li>(c) is located more than 500m from an Activity Centre and satisfies one of the following: <ul style="list-style-type: none"> <li>(i) does not exceed 100m<sup>2</sup> gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road</li> <li>(ii) does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road</li> </ul> </li> <li>(d) the development site abuts an Activity Centre and all the following are satisfied: <ul style="list-style-type: none"> <li>(i) it does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building)</li> <li>(ii) the proposed development will not result in a</li> </ul> </li> </ul>

	<p>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:</p> <ul style="list-style-type: none"> <li>A. 50% of the existing gross leasable floor area within the Activity Centre</li> <li>B. 1000m<sup>2</sup>.</li> </ul>
<p>PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.3 None are applicable.</p>
<p>PO 1.4 Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> <li>(a) small scale commercial uses such as offices, shops and consulting rooms</li> <li>(b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services</li> <li>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities</li> <li>(d) open space and recreation facilities.</li> </ul>	<p>DTS/DPF 1.4 None are applicable.</p>
<p>PO 1.5 Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p>DTS/DPF 1.5 Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:</p> <ul style="list-style-type: none"> <li>(a) set back at least 3m from any boundary shared with a residential land use</li> <li>(b) building height not exceeding 1 building level</li> <li>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</li> <li>(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.</li> </ul>
<p>Site Dimensions and Land Division</p>	
<p>PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.</p>	<p>DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or 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</p>

	<p>following:</p> <p>(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</p> <table border="1" data-bbox="831 360 1520 441"> <tr> <th style="text-align: center;">Minimum Site Area</th> </tr> <tr> <td>Minimum site area for a detached dwelling is 1,000 sqm</td> </tr> </table> <p>and</p> <p>(b) site frontages (or allotment frontages in the case of land division) are not less than:</p> <table border="1" data-bbox="831 629 1520 710"> <tr> <th style="text-align: center;">Minimum Frontage</th> </tr> <tr> <td>Minimum frontage for a detached dwelling is 21m</td> </tr> </table> <p>In relation to DTS/DPF 2.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>	Minimum Site Area	Minimum site area for a detached dwelling is 1,000 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 21m
Minimum Site Area					
Minimum site area for a detached dwelling is 1,000 sqm					
Minimum Frontage					
Minimum frontage for a detached dwelling is 21m					
<p>PO 2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <p>(a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay</p> <p>(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:</p> <p>(i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</p>				
Site coverage					
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <table border="1" data-bbox="831 2022 1520 2103"> <tr> <th style="text-align: center;">Site Coverage</th> </tr> <tr> <td>Maximum site coverage is 50 per cent</td> </tr> </table>	Site Coverage	Maximum site coverage is 50 per cent		
Site Coverage					
Maximum site coverage is 50 per cent					

	<p>In instances where:</p> <ul style="list-style-type: none"> <li>(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies</li> <li>(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.</li> </ul>				
<p>Building Height</p>					
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <ul style="list-style-type: none"> <li>(a) the following: <table border="1" data-bbox="831 725 1520 887" style="margin-left: 20px;"> <tr> <td style="text-align: center;"><b>Maximum Building Height (Metres)</b></td> </tr> <tr> <td>Maximum building height is 6m</td> </tr> <tr> <td style="text-align: center;"><b>Maximum Building Height (Levels)</b></td> </tr> <tr> <td>Maximum building height is 1 level</td> </tr> </table> </li> <li>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</li> </ul> <p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> <li>(c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development.</li> <li>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</li> </ul>	<b>Maximum Building Height (Metres)</b>	Maximum building height is 6m	<b>Maximum Building Height (Levels)</b>	Maximum building height is 1 level
<b>Maximum Building Height (Metres)</b>					
Maximum building height is 6m					
<b>Maximum Building Height (Levels)</b>					
Maximum building height is 1 level					
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <ul style="list-style-type: none"> <li>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street</li> <li>or</li> <li>(b) meet all of the following: <ul style="list-style-type: none"> <li>(i) do not include any development forward of the front façade building line</li> <li>(ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.</li> </ul> </li> </ul>				
<p>Primary Street Setback</p>					
<p>PO 5.1</p>	<p>DTS/DPF 5.1</p>				

<p>Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>The building line of a building is set back from the primary street boundary:</p> <ul style="list-style-type: none"> <li>(a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</li> <li>(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</li> <li>or</li> <li>(c) in all other cases, no DTS/DPF is applicable.</li> </ul>
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Secondary Street Setback

<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <ul style="list-style-type: none"> <li>(a) no less than:</li> </ul> <table border="1" data-bbox="831 891 1520 1001"> <tr> <td style="text-align: center;"><b>Minimum Side Boundary Setback</b></td> </tr> <tr> <td>Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher</td> </tr> </table> <p>or</p> <ul style="list-style-type: none"> <li>(b) 900mm, whichever is greater</li> <li>or</li> <li>(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.</li> </ul> <p>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</p>	<b>Minimum Side Boundary Setback</b>	Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher
<b>Minimum Side Boundary Setback</b>			
Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher			

Boundary Walls

<p>PO 7.1</p> <p>Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <ul style="list-style-type: none"> <li>(a)</li> </ul> <table border="1" data-bbox="831 1792 1520 1901"> <tr> <td style="text-align: center;"><b>Minimum Side Boundary Setback</b></td> </tr> <tr> <td>Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher</td> </tr> </table> <p>or</p> <ul style="list-style-type: none"> <li>(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</li> </ul>	<b>Minimum Side Boundary Setback</b>	Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher
<b>Minimum Side Boundary Setback</b>			
Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher			

	<p>boundary and satisfy (i) or (ii) below:</p> <ul style="list-style-type: none"> <li>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</li> <li>(ii) side boundary walls do not:             <ul style="list-style-type: none"> <li>A. exceed 3.2m in height from the lower of the natural or finished ground level</li> <li>B. exceed 8m in length</li> <li>C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</li> <li>D. encroach within 3m of any other existing or proposed boundary walls on the subject land.</li> </ul> </li> </ul>		
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p>	<p>DTS/DPF 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.</p>		
<p>Side Boundary Setback</p>			
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between buildings in a way that complements the established character of the locality</li> <li>(b) access to natural light and ventilation for neighbours.</li> </ul>	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <ul style="list-style-type: none"> <li>(a) no less than:             <table border="1" data-bbox="831 1227 1522 1339" style="margin-left: 20px;"> <thead> <tr> <th style="text-align: center;">Minimum Side Boundary Setback</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher</td> </tr> </tbody> </table> </li> <li>(b) in all other cases (i.e. there is a blank field), then:             <ul style="list-style-type: none"> <li>(i) at least 900mm where the wall is up to 3m</li> <li>(ii) other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m</li> <li>(iii) at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.</li> </ul> </li> </ul>	Minimum Side Boundary Setback	Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher			
<p>Rear Boundary Setback</p>			
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that complements the established character of the locality</li> <li>(b) access to natural light and ventilation for neighbours</li> <li>(c) private open space</li> <li>(d) space for landscaping and vegetation.</li> </ul>	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> <li>(a) 4m for the first building level</li> <li>(b) 6m for any second building level.</li> </ul>		
<p>Appearance</p>			
<p>PO 10.1</p>	<p>DTS/DPF 10.1</p>		

<p>Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>Garages and carports facing a street (other than an access lane way):</p> <ul style="list-style-type: none"> <li>(a) are set back at least 0.5m behind the building line of the associated dwelling</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.</li> </ul>
<p>PO 10.2</p> <p>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
<p>Ancillary buildings and structures</p>	
<p>PO 11.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 11.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are constructed, added to or altered so that they are situated at least             <ul style="list-style-type: none"> <li>(i) 500mm behind the building line of the dwelling to which they are ancillary</li> <li>or</li> <li>(ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport:             <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(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</li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:             <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li> <li>(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</li> </ul> </li> <li>(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</li> <li>(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</li> </ul>

	<p>structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1" data-bbox="922 539 1520 994"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 11.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 11.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>Advertisements</p>											
<p>PO 12.1</p> <p>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</p>	<p>DTS/DPF 12.1</p> <p>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m<sup>2</sup> and mounted flush with a wall or fence.</p>										

**Table 5 - Procedural Matters (PM) - Notification**

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

**Interpretation**

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.

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

	<ol style="list-style-type: none"> <li>3. 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:             <ol style="list-style-type: none"> <li>(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</li> <li>(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).</li> </ol> </li> </ol>
<ol style="list-style-type: none"> <li>5. Any of the following (or of any combination of any of the following):             <ol style="list-style-type: none"> <li>(a) internal building works</li> <li>(b) land division</li> <li>(c) recreation area</li> <li>(d) replacement building</li> <li>(e) temporary accommodation in an area affected by bushfire</li> <li>(f) tree damaging activity.</li> </ol> </li> </ol>	None specified.
<ol style="list-style-type: none"> <li>6. Demolition.</li> </ol>	<p>Except any of the following:</p> <ol style="list-style-type: none"> <li>1. the demolition of a State or Local Heritage Place</li> <li>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ol>

**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)

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

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

### Building Near Airfields Overlay

#### Assessment Provisions (AP)

## Desired Outcome

DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> <li>(a) primarily or wholly for residential purposes</li> <li>(b) for non-residential purposes that does not incorporate outdoor floodlighting.</li> </ul>
<p>PO 1.2</p> <p>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.</p>	<p>DTS/DPF 1.2</p> <p>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> <li>(a) food packing/processing plant</li> <li>(b) horticulture</li> <li>(c) intensive animal husbandry</li> <li>(d) showground</li> <li>(e) waste management facility</li> <li>(f) waste transfer station</li> <li>(g) wetland</li> <li>(h) wildlife sanctuary.</li> </ul>
<p>PO 1.3</p> <p>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.</p>	<p>DTS/DPF 1.3</p> <p>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.</p>

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

## Hazards (Flooding – General) Overlay

### Assessment Provisions (AP)

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

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

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

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

## Historic Area Overlay

### Assessment Provisions (AP)

<b>Desired Outcome</b>	
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)

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

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

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

**Historic Area Statements**

Statement#	Statement				
<b>Historic Areas affecting City of Unley</b>					
	<p><b>Residential Spacious Unley Park (East) Historic Area Statement (Un21)</b></p> <p>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</p> <p>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 30%;">Eras, themes and context</td> <td>1880 to 1940 built development.</td> </tr> <tr> <td>Allotments, subdivision and built form patterns</td> <td>Simple grid layout pattern of wider streets. Regular generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td> </tr> </table>	Eras, themes and context	1880 to 1940 built development.	Allotments, subdivision and built form patterns	Simple grid layout pattern of wider streets. Regular generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.
Eras, themes and context	1880 to 1940 built development.				
Allotments, subdivision and built form patterns	Simple grid layout pattern of wider streets. Regular generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.				



Un21	Architectural styles, detailing and built form features	Victorian and Turn-of-the-Century double-fronted cottages and villas.  Inter-War era housing, primarily bungalow but also Tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.
	Building height	Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.
	Materials	Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.
	Fencing	Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.
	Setting, landscaping, streetscape and public realm features	Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.
	Representative Buildings	<i>[Not identified]</i>

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

### Prescribed Wells Area Overlay

#### Assessment Provisions (AP)

## Desired Outcome

DO 1	Sustainable water use in prescribed wells areas.
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> <li>(a) horticulture</li> <li>(b) activities requiring irrigation</li> <li>(c) aquaculture</li> <li>(d) industry</li> <li>(e) intensive animal husbandry</li> <li>(f) commercial forestry</li> </ul> <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> <li>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or</li> <li>(b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.</li> </ul>

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> <li>(a) horticulture</li> <li>(b) activities requiring irrigation</li> <li>(c) aquaculture</li> <li>(d) industry</li> <li>(e) intensive animal husbandry</li> <li>(f) commercial forestry.</li> </ul>	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i>.</p>			

### Regulated and Significant Tree Overlay

#### Assessment Provisions (AP)

## Desired Outcome

DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.
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Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

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

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

**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

## Stormwater Management Overlay

### Assessment Provisions (AP)

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

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

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

**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

**Urban Tree Canopy Overlay**

**Assessment Provisions (AP)**

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	<p>DTS/DPF 1.1 Tree planting is provided in accordance with the following:</p> <table border="1"> <thead> <tr> <th>Site size per dwelling (m<sup>2</sup>)</th> <th>Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td>&lt;450</td> <td>1 small tree</td> </tr> <tr> <td>450-800</td> <td>1 medium tree or 2 small trees</td> </tr> <tr> <td>&gt;800</td> <td>1 large tree or 2 medium trees or 4 small trees</td> </tr> </tbody> </table> <p>*refer Table 1 Tree Size</p>	Site size per dwelling (m <sup>2</sup> )	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees
Site size per dwelling (m <sup>2</sup> )	Tree size* and number required per dwelling								
<450	1 small tree								
450-800	1 medium tree or 2 small trees								
>800	1 large tree or 2 medium trees or 4 small trees								

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

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

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

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

**Part 4 - General Development Policies**

**Advertisements**

**Assessment Provisions (AP)**

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

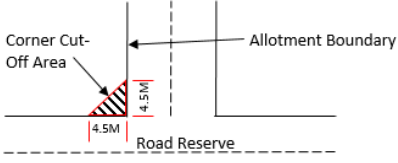
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 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: (i) 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



	<p style="text-align: center;">building</p> <p>(c) where they are not flush with a wall:</p> <ul style="list-style-type: none"> <li>(i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</li> <li>(ii) if attached to a two-storey building: <ul style="list-style-type: none"> <li>A. has no part located above the finished floor level of the second storey of the building</li> <li>B. does not protrude beyond the outer limits of any verandah structure below</li> <li>C. does not have a sign face that exceeds 1m<sup>2</sup> per side.</li> </ul> </li> </ul> <p>(d) if located below canopy level, are flush with a wall</p> <p>(e) if located at canopy level, are in the form of a fascia sign</p> <p>(f) if located above a canopy:</p> <ul style="list-style-type: none"> <li>(i) are flush with a wall</li> <li>(ii) do not have any part rising above parapet height</li> <li>(iii) are not attached to the roof of the building.</li> </ul> <p>(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</p> <p>(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building</p> <p>(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.</p>
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> <li>(a) concealed by the associated advertisement and decorative detailing</li> <li>or</li> <li>(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.</li> </ul>
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <ul style="list-style-type: none"> <li>(a) achieves Advertisements DTS/DPF 1.1</li> <li>(b) are integrated with a bus shelter.</li> </ul>
<p>PO 1.5</p>	<p>DTS/DPF 1.5</p>

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 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 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.
Advertising Content	
PO 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.	DTS/DPF 3.1 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 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by:  (a) being liable to interpretation by drivers as an official traffic sign or signal	DTS/DPF 5.3 Advertisements satisfy all of the following:  (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram

<p>(b) obscuring or impairing drivers' view of official traffic signs or signals</p> <p>(c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.</p>	 <p>The diagram illustrates a road corner with a 'Corner Cut-Off Area' marked by a red hatched triangle. A dashed line indicates the 'Allotment Boundary' adjacent to the road. A 'Road Reserve' is shown as a dashed line extending from the road edge. Two dimensions of 4.5M are indicated: one for the radius of the corner cut-off and another for the width of the road reserve.</p>
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> <li>(a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb</li> <li>(b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal</li> <li>(c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal:             <ul style="list-style-type: none"> <li>(a) 110 km/h road - 14m</li> <li>(b) 100 km/h road - 13m</li> <li>(c) 90 km/h road - 10m</li> <li>(d) 70 or 80 km/h road - 8.5m.</li> </ul> </li> </ul>
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> <li>(a) is not illuminated</li> <li>(b) does not incorporate a moving or changing display or message</li> <li>(c) does not incorporate a flashing light(s).</li> </ul>

## Animal Keeping and Horse Keeping

### Assessment Provisions (AP)

Desired Outcome	
<p>DO 1</p>	<p>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.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 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.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 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.	DTS/DPF 2.1 None are applicable.
PO 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.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: <ul style="list-style-type: none"> <li>(a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership</li> <li>(b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.</li> </ul>
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following:

	(a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:  (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

## Aquaculture

### Assessment Provisions (AP)

<b>Desired Outcome</b>	
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)

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following:  (a) 200m or more from a sensitive receiver in other

	ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:  (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 None are applicable.
PO 2.3 Marine aquaculture is designed to not involve discharge of	DTS/DPF 2.3 None are applicable.

human waste on the site, on any adjacent land or into nearby waters.	
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with:  (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:  (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 None are applicable.
PO 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.	DTS/DPF 2.9 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 1972</i> .
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:  (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.	DTS/DPF 2.11  None are applicable.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1  None are applicable.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2  None are applicable.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1  None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2  None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3  None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4  None are applicable.

## Beverage Production in Rural Areas



**Assessment Provisions (AP)****Desired Outcome**

DO 1	Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.

<p>PO 2.3</p> <p>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.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>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.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>Wastewater Irrigation</p>	
<p>PO 3.1</p> <p>Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.</p>	<p>DTS/DPF 3.2</p> <p>Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.</p>
<p>PO 3.3</p> <p>Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:</p> <ul style="list-style-type: none"> <li>(a) waterlogged areas</li> <li>(b) land within 50m of a creek, swamp or domestic or stock water bore</li> <li>(c) land subject to flooding</li> <li>(d) steeply sloping land</li> <li>(e) rocky or highly permeable soil overlaying an unconfined aquifer.</li> </ul>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

## Bulk Handling and Storage Facilities

### Assessment Provisions (AP)

<h2>Desired Outcome</h2>	
<p>DO 1</p>	<p>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.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.</p>	<p>DTS/DPF 1.1</p> <p>Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:</p> <ul style="list-style-type: none"> <li>(a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility</li> <li>(b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility</li> <li>(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</li> <li>(d) coal handling with: <ul style="list-style-type: none"> <li>a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more</li> <li>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.</li> </ul> </li> </ul>
Buffers and Landscaping	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
Access and Parking	
<p>PO 3.1</p> <p>Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.</p>	<p>DTS/DPF 3.1</p> <p>Roadways and vehicle parking areas are sealed with an all-weather surface.</p>
Slipways, Wharves and Pontoons	
<p>PO 4.1</p> <p>Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

catchment devices to avoid the release of materials into adjacent waters.	
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## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (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	Development 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	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths ( <u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u> ) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> <li>(a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces</li> <li>(b) screening rooftop plant and equipment from view</li> <li>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</li> </ul>	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and	DTS/DPF 2.2 None are applicable.

private areas.	
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
<b>Landscaping</b>	
PO 3.1 Soft landscaping and tree planting is incorporated to:  (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
<b>Environmental Performance</b>	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
<b>Water Sensitive Design</b>	

<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> <li>(a) the quantity and quality of surface water and groundwater</li> <li>(b) the depth and directional flow of surface water and groundwater</li> <li>(c) the quality and function of natural springs.</li> </ul>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> <li>(a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space</li> <li>(b) use an area also used as a driveway</li> <li>(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.</li> </ul>
<p>Carparking Appearance</p>	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> <li>(a) limiting protrusion above finished ground level</li> <li>(b) screening through appropriate planting, fencing and mounding</li> <li>(c) limiting the width of openings and integrating them into the building structure.</li> </ul>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>

<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>
<p>Earthworks and sloping land</p>	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
<p>PO 8.2</p> <p>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslide nor increases the potential for landslide or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Fences and Walls</p>	
<p>PO 9.1</p> <p>Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>



amenity of public places.	
<p>PO 9.2</p> <p>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
Overlooking / Visual Privacy (in building 3 storeys or less)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(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.</li> </ul>
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>
All Residential development	
Front elevations and passive surveillance	
<p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</li> </ul>
<p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door</p>

address the street and provide a legible entry point for visitors.	visible from the primary street boundary.
<b>Outlook and amenity</b>	
<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>	<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>
<p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<b>Ancillary Development</b>	
<p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary</li> <li>or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> <li>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li> </ul> </li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</li> <li>and</li> <li>(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</li> </ul> </li> <li>(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</li> </ul>

	<p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p style="padding-left: 20px;">(i) a total area as determined by the following table:</p> <table border="1" data-bbox="1007 636 1520 1162"> <thead> <tr> <th style="background-color: #1a3d54; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #1a3d54; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <p style="padding-left: 20px;">(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment</p> <p style="padding-left: 20px;">or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>										
Garage appearance											
<p>PO 14.1</p>	<p>DTS/DPF 14.1</p>										

<p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a garage door / opening not exceeding 7m in width</li> <li>(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.</li> </ul>
<p>Massing</p>	
<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>
<p>Dwelling additions</p>	
<p>PO 16.1</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 16.1</p> <p>Dwelling additions:</p> <ul style="list-style-type: none"> <li>(a) are not constructed, added to or altered so that any part is situated closer to a public street</li> <li>(b) do not result in: <ul style="list-style-type: none"> <li>(i) excavation exceeding a vertical height of 1m</li> <li>(ii) filling exceeding a vertical height of 1m</li> <li>(iii) a total combined excavation and filling vertical height of 2m or more</li> <li>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space</li> <li>(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</li> <li>(vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> <li>A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or</li> <li>B. have sill heights greater than or equal to 1.5m above finished floor level or</li> <li>C. incorporate screening to a height of 1.5m above finished floor level</li> </ul> </li> <li>(vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> <li>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</li> <li>B. 1.7m above finished floor level in all other cases.</li> </ul> </li> </ul> </li> </ul>

<b>Private Open Space</b>	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
<b>Water Sensitive Design</b>	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:  (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings:  (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
<b>Car parking, access and manoeuvrability</b>	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):  (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m  (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2	DTS/DPF 19.2

<p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</li> </ul>
<p>PO 19.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed: <ul style="list-style-type: none"> <li>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing</li> <li>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.</li> </ul> </li> </ul>
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average</li> <li>(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</li> <li>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ul>
<p>PO 19.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(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.</li> </ul>

Waste storage											
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.										
Design of Transportable Dwellings											
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b):  (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.										
Group dwelling, residential flat buildings and battle-axe development											
Amenity											
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table:  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m<sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m<sup>2</sup> for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	65m <sup>2</sup>	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m <sup>2</sup>										
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2 bedroom	65m <sup>2</sup>										
3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom										
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.										
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.										
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.										
Communal Open Space											

<p>PO 23.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 23.1</p> <p>None are applicable.</p>
<p>PO 23.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 23.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 23.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) be conveniently accessed by the dwellings which it services</li> <li>(b) have regard to acoustic, safety, security and wind effects.</li> </ul>	<p>DTS/DPF 23.3</p> <p>None are applicable.</p>
<p>PO 23.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 23.4</p> <p>None are applicable.</p>
<p>PO 23.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</li> <li>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</li> </ul>	<p>DTS/DPF 23.5</p> <p>None are applicable.</p>
<p>Carparking, access and manoeuvrability</p>	
<p>PO 24.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 24.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(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.</li> </ul>
<p>PO 24.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 24.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 24.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> <li>(a) have a minimum width of 3m</li> </ul>



	<p>(b) for driveways servicing more than 3 dwellings:</p> <p>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street</p> <p>(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.</p>
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
<b>Soft Landscaping</b>	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
<b>Site Facilities / Waste Storage</b>	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are:	DTS/DPF 26.3 None are applicable.
<p>(a) located away, or screened, from public view, and</p> <p>(b) conveniently located in proximity to dwellings and the waste collection point.</p>	
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 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
<b>Siting and Configuration</b>	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
<b>Movement and Access</b>	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing:  (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
<b>Communal Open Space</b>	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it	DTS/DPF 29.4 None are applicable.

<p>services</p> <p>(b) have regard to acoustic, safety, security and wind effects.</p>	
<p>PO 29.5</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 29.5</p> <p>None are applicable.</p>
<p>PO 29.6</p> <p>Communal open space is designed and sited to:</p> <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p>	<p>DTS/DPF 29.6</p> <p>None are applicable.</p>
Site Facilities / Waste Storage	
<p>PO 30.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.</p>	<p>DTS/DPF 30.1</p> <p>None are applicable.</p>
<p>PO 30.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 30.2</p> <p>None are applicable.</p>
<p>PO 30.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 28.3</p> <p>None are applicable.</p>
<p>PO 30.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.</p>	<p>DTS/DPF 30.4</p> <p>None are applicable.</p>
<p>PO 30.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 30.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 30.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 30.6</p> <p>None are applicable.</p>
<p>PO 30.7</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 30.7</p> <p>None are applicable.</p>
All non-residential development	
Water Sensitive Design	

PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 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: <ul style="list-style-type: none"> <li>(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</li> <li>(b) paved with an impervious material to facilitate wastewater collection</li> <li>(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area</li> <li>(d) designed to drain wastewater to either:             <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(ii) a holding tank and its subsequent removal off-site on a regular basis.</li> </ul> </li> </ul>	DTS/DPF 32.1 None are applicable.

**Table 1 - Private Open Space**

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: <ul style="list-style-type: none"> <li>(a) Site area &lt;301m<sup>2</sup>: 24m<sup>2</sup> located behind the building line.</li> <li>(b) Site area ≥ 301m<sup>2</sup>: 60m<sup>2</sup> located behind the building line.</li> </ul> Minimum directly accessible from a living room: 16m <sup>2</sup> / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): 4m <sup>2</sup> with a minimum dimension 1.8m  One bedroom: 8m <sup>2</sup> with a minimum dimension 2.1m  Two bedroom dwelling: 11m <sup>2</sup> with a minimum dimension 2.4m  Three + bedroom dwelling: 15m <sup>2</sup> with a minimum dimension 2.6m
Cabin or caravan	Total area: 16m <sup>2</sup> , which may be used as second car parking space, provided on

(permanently fixed to the ground) in a residential park or a caravan and tourist park	each site intended for residential occupation.
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## Design in Urban Areas

### Assessment Provisions (AP)

<b>Desired Outcome</b>	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are	DTS/DPF 1.4 Development does not incorporate any structures that protrude

<p>integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> <li>(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces</li> <li>(b) screening rooftop plant and equipment from view</li> <li>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</li> </ul>	<p>beyond the roofline.</p>
<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>Safety</p>	
<p>PO 2.1</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) maximise shade and shelter</li> <li>(c) maximise stormwater infiltration</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>

Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting:  (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any 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:  (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
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	DTS/DPF 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.	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 provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
<b>Earthworks and sloping land</b>	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following:  (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):  (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient	DTS/DPF 8.3 None are applicable.



<p>exceeding 1 in 8):</p> <ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of people and goods to and from the development</li> <li>(c) are designed to integrate with the natural topography of the land.</li> </ul>	
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Fences and walls</p>	
<p>PO 9.1</p> <p>Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (low rise buildings)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(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.</li> </ul>
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(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:</li> </ul>

	<p>(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</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>
<b>Site Facilities / Waste Storage (excluding low rise residential development)</b>	
<p>PO 11.1</p> <p>Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>
<p>PO 11.2</p> <p>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>
<p>PO 11.3</p> <p>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 11.3</p> <p>None are applicable.</p>
<p>PO 11.4</p> <p>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 11.4</p> <p>None are applicable.</p>
<p>PO 11.5</p> <p>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.</p>	<p>DTS/DPF 11.5</p> <p>None are applicable.</p>
All Development - Medium and High Rise	
<b>External Appearance</b>	
<p>PO 12.1</p> <p>Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 12.1</p> <p>None are applicable.</p>
<p>PO 12.2</p> <p>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.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>PO 12.3</p> <p>Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p>	<p>DTS/DPF 12.3</p> <p>None are applicable.</p>
<p>PO 12.4</p> <p>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 12.4</p> <p>None are applicable.</p>
<p>PO 12.5</p> <p>External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 12.5</p> <p>Buildings utilise a combination of the following external materials and finishes:</p>

	<ul style="list-style-type: none"> <li>(a) masonry</li> <li>(b) natural stone</li> <li>(c) pre-finished materials that minimise staining, discolouring or deterioration.</li> </ul>								
<p>PO 12.6</p> <p>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>DTS/DPF 12.6</p> <p>Building street frontages incorporate:</p> <ul style="list-style-type: none"> <li>(a) active uses such as shops or offices</li> <li>(b) prominent entry areas for multi-storey buildings (where it is a common entry)</li> <li>(c) habitable rooms of dwellings</li> <li>(d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.</li> </ul>								
<p>PO 12.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 12.7</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> <li>(a) oriented towards the street</li> <li>(b) clearly visible and easily identifiable from the street and vehicle parking areas</li> <li>(c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses</li> <li>(d) designed to provide shelter, a sense of personal address and transitional space around the entry</li> <li>(e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors</li> <li>(f) designed to avoid the creation of potential areas of entrapment.</li> </ul>								
<p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8</p> <p>None are applicable.</p>								
<p>Landscaping</p>									
<p>PO 13.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 13.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p>								
<p>PO 13.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 13.2</p> <p>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="831 1854 1517 2107"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td>&lt;300 m<sup>2</sup></td> <td>10 m<sup>2</sup></td> <td>1.5m</td> <td>1 small tree / 10 m<sup>2</sup></td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m <sup>2</sup>	10 m <sup>2</sup>	1.5m	1 small tree / 10 m <sup>2</sup>
Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones						
<300 m <sup>2</sup>	10 m <sup>2</sup>	1.5m	1 small tree / 10 m <sup>2</sup>						

	300-1500 m <sup>2</sup>	7% site area	3m	1 medium tree / 30 m <sup>2</sup>
	>1500 m <sup>2</sup>	7% site area	6m	1 large or medium tree / 60 m <sup>2</sup>
	<b>Tree size and site area definitions</b>			
	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	DTS/DPF 13.3			
Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	None are applicable.			
PO 13.4	DTS/DPF 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.	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.			
<b>Environmental</b>				
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:	None are applicable.			
(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				

<p>(c) downward travelling wind flows over pedestrian areas</p> <p>(c) the placement of buildings and use of setbacks to deflect the wind at ground level</p> <p>(d) avoiding tall shear elevations that create windy conditions at street level.</p>	
<p><b>Car Parking</b></p>	
<p>PO 15.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 15.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> <li>(a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages</li> <li>(b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.</li> </ul>
<p>PO 15.2</p> <p>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.</p>	<p>DTS/DPF 15.2</p> <p>None are applicable.</p>
<p><b>Overlooking/Visual Privacy</b></p>	
<p>PO 16.1</p> <p>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:</p> <ul style="list-style-type: none"> <li>(a) appropriate site layout and building orientation</li> <li>(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</li> <li>(c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms</li> <li>(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.</li> </ul>	<p>DTS/DPF 16.1</p> <p>None are applicable.</p>
<p>All residential development</p>	
<p><b>Front elevations and passive surveillance</b></p>	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</li> </ul>
<p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to</p>	<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door</p>

address the street and provide a legible entry point for visitors.	visible from the primary street boundary.
<b>Outlook and Amenity</b>	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
<p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 18.2</p> <p>None are applicable.</p>
<b>Ancillary Development</b>	
<p>PO 19.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary</li> <li>or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> <li>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li> </ul> </li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</li> <li>and</li> <li>(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</li> </ul> </li> <li>(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</li> </ul>

	<p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p style="padding-left: 20px;">(i) a total area as determined by the following table:</p> <table border="1" data-bbox="1007 636 1519 1160"> <thead> <tr> <th style="background-color: #1a3d54; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #1a3d54; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <p style="padding-left: 20px;">(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>										
<p>Residential Development - Low Rise</p>											

External appearance	
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li>(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a garage door / opening width not exceeding 7m</li> <li>(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.</li> </ul>
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building wall</li> <li>(c) a balcony projects from the building wall</li> <li>(d) a verandah projects at least 1m from the building wall</li> <li>(e) eaves of a minimum 400mm width extend along the width of the front elevation</li> <li>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</li> <li>(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.</li> </ul>
<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>
Private Open Space	
<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p>



Landscaping											
<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) contribute shade and shelter</li> <li>(c) provide for stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) a total area as determined by the following table:                             <table border="1" style="margin-left: 20px; width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #003366; color: white;"> <th style="padding: 5px;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="padding: 5px;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">&lt;150</td> <td style="padding: 5px;">10%</td> </tr> <tr> <td style="padding: 5px;">150-200</td> <td style="padding: 5px;">15%</td> </tr> <tr> <td style="padding: 5px;">&gt;200-450</td> <td style="padding: 5px;">20%</td> </tr> <tr> <td style="padding: 5px;">&gt;450</td> <td style="padding: 5px;">25%</td> </tr> </tbody> </table> </li> <li>(b) at least 30% of any land between the primary street boundary and the primary building line.</li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
Car parking, access and manoeuvrability											
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single width car parking spaces:                             <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side):                             <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>										
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>										
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point</li> </ul>										

	<p>provided on the site</p> <ul style="list-style-type: none"> <li>(b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(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.</li> </ul> </li> </ul>
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> <li>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</li> </ul>
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to</li> </ul>

	an end obstruction where the parking is indented.
<b>Waste storage</b>	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:  (a) has a minimum area of 2m <sup>2</sup> 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.
<b>Design of Transportable Buildings</b>	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b):  (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
<b>Outlook and Visual Privacy</b>	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings:  (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
<b>Private Open Space</b>	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
<b>Residential amenity in multi-level buildings</b>	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.

<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> <li>(a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy</li> <li>(b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.</li> </ul>	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <ul style="list-style-type: none"> <li>(a) sun screens</li> <li>(b) pergolas</li> <li>(c) louvres</li> <li>(d) green facades</li> <li>(e) openable walls.</li> </ul>
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p>
<p>PO 28.4</p> <p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4</p> <p>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p> <ul style="list-style-type: none"> <li>(a) studio: not less than 6m<sup>3</sup></li> <li>(b) 1 bedroom dwelling / apartment: not less than 8m<sup>3</sup></li> <li>(c) 2 bedroom dwelling / apartment: not less than 10m<sup>3</sup></li> <li>(d) 3+ bedroom dwelling / apartment: not less than 12m<sup>3</sup>.</li> </ul>
<p>PO 28.5</p> <p>Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p>	<p>DTS/DPF 28.5</p> <p>Light wells:</p> <ul style="list-style-type: none"> <li>(a) are not used as the primary source of outlook for living rooms</li> <li>(b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms</li> <li>(c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.</li> </ul>
<p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
<p>Dwelling Configuration</p>	
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> <li>(a) studio (where there is no separate bedroom)</li> <li>(b) 1 bedroom dwelling / apartment with a floor area of at least 50m<sup>2</sup></li> <li>(c) 2 bedroom dwelling / apartment with a floor area of at least 65m<sup>2</sup></li> </ul>

	(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m <sup>2</sup> , and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> 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.										
<b>Common Areas</b>											
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											
<b>Amenity</b>											
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:  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m<sup>2</sup></td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m<sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m<sup>2</sup> for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	65m <sup>2</sup>	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom
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3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> 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.										
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.										
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.										
<b>Communal Open Space</b>											

<p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
<p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) be conveniently accessed by the dwellings which it services</li> <li>(b) have regard to acoustic, safety, security and wind effects.</li> </ul>	<p>DTS/DPF 32.3</p> <p>None are applicable.</p>
<p>PO 32.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 32.4</p> <p>None are applicable.</p>
<p>PO 32.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</li> <li>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</li> </ul>	<p>DTS/DPF 32.5</p> <p>None are applicable.</p>
<p>Car parking, access and manoeuvrability</p>	
<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(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.</li> </ul>
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> <li>(a) have a minimum width of 3m</li> <li>(b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> <li>(i) have a width of 5.5m or more and a length of</li> </ul> </li> </ul>

	(ii) 6m or more at the kerb of the primary street where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
<b>Soft landscaping</b>	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b):  (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
<b>Site Facilities / Waste Storage</b>	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are:  (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4	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 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing:  (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.



Communal Open Space	
<p>PO 39.1</p> <p>Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.</p>	<p>DTS/DPF 39.1</p> <p>None are applicable.</p>
<p>PO 39.2</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 39.2</p> <p>None are applicable.</p>
<p>PO 39.3</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 39.3</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 39.4</p> <p>Communal open space is designed and sited to:</p> <p>(a) be conveniently accessed by the dwellings which it services</p> <p>(b) have regard to acoustic, safety, security and wind effects.</p>	<p>DTS/DPF 39.4</p> <p>None are applicable.</p>
<p>PO 39.5</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 39.5</p> <p>None are applicable.</p>
<p>PO 39.6</p> <p>Communal open space is designed and sited to:</p> <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p>	<p>DTS/DPF 39.6</p> <p>None are applicable.</p>
Site Facilities / Waste Storage	
<p>PO 40.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.</p>	<p>DTS/DPF 40.1</p> <p>None are applicable.</p>
<p>PO 40.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 40.2</p> <p>None are applicable.</p>
<p>PO 40.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 40.3</p> <p>None are applicable.</p>

<p>PO 40.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.</p>	<p>DTS/DPF 40.4</p> <p>None are applicable.</p>
<p>PO 40.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 40.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 40.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 40.6</p> <p>None are applicable.</p>
<p>PO 40.7</p> <p>Services, including gas and water meters, are conveniently located and screened from public view.</p>	<p>DTS/DPF 40.7</p> <p>None are applicable.</p>
<p>Student Accommodation</p>	
<p>PO 41.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 41.1</p> <p>Student accommodation provides:</p> <ul style="list-style-type: none"> <li>(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units</li> <li>(b) common or shared facilities to enable a more efficient use of space, including: <ul style="list-style-type: none"> <li>(i) shared cooking, laundry and external drying facilities</li> <li>(ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space</li> <li>(iii) common storage facilities at the rate of 8m<sup>3</sup> for every 2 dwellings or students</li> <li>(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</li> <li>(v) bicycle parking at the rate of one space for every 2 students.</li> </ul> </li> </ul>
<p>PO 41.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p>	<p>DTS/DPF 41.2</p> <p>None are applicable.</p>
<p>All non-residential development</p>	
<p>Water Sensitive Design</p>	
<p>PO 42.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>

<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
<p>PO 42.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
<p>Wash-down and Waste Loading and Unloading</p>	
<p>PO 43.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) paved with an impervious material to facilitate wastewater collection</li> <li>(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area</li> <li>(d) are designed to drain wastewater to either: <ul style="list-style-type: none"> <li>(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</li> <li>(ii) a holding tank and its subsequent removal off-site on a regular basis.</li> </ul> </li> </ul>	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>
<p>Laneway Development</p>	
<p>Infrastructure and Access</p>	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> <li>(a) existing utility infrastructure and services are capable of accommodating the development</li> <li>(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)</li> <li>(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)</li> <li>(d) safety of pedestrians or vehicle movement is maintained</li> <li>(e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.</li> </ul>	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

**Table 1 - Private Open Space**

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m <sup>2</sup> : 24m <sup>2</sup> located behind the building line. (b) Site area ≥ 301m <sup>2</sup> : 60m <sup>2</sup> located behind the building line.  Minimum directly accessible from a living room: 16m <sup>2</sup> / 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 <sup>2</sup> , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m <sup>2</sup> / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / 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
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		Feature
Siting		
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.	
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).	
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.	
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .	
Water Protection		
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.	
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: <ul style="list-style-type: none"> <li>(a) do not involve cultivation (excluding spot cultivation) in drainage lines</li> <li>(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)</li> <li>(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).</li> </ul>	
Fire Management		
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: <ul style="list-style-type: none"> <li>(a) 7m or more wide external boundary firebreaks for plantations of 40ha or less</li> <li>(b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha</li> <li>(c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced</li> </ul>	

	plantation, for plantations of 100ha or greater.																					
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks:  (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.																					
Power-line Clearances																						
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Voltage of transmission line</th> <th style="width: 33%;">Tower or Pole</th> <th style="width: 33%;">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td>500 kV</td> <td>Tower</td> <td>38m</td> </tr> <tr> <td>275 kV</td> <td>Tower</td> <td>25m</td> </tr> <tr> <td>132 kV</td> <td>Tower</td> <td>30m</td> </tr> <tr> <td>132 kV</td> <td>Pole</td> <td>20m</td> </tr> <tr> <td>66 kV</td> <td>Pole</td> <td>20m</td> </tr> <tr> <td>Less than 66 kV</td> <td>Pole</td> <td>20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m	Less than 66 kV	Pole	20m
Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines																				
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## Housing Renewal

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):

	<ul style="list-style-type: none"> <li>(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height</li> <li>(b) do not: <ul style="list-style-type: none"> <li>(i) exceed 3.2m in height from the lower of the natural or finished ground level</li> <li>(ii) exceed 11.5m in length</li> <li>(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary</li> <li>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.</li> </ul> </li> </ul>
<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p>
<p>Side Boundary Setback</p>	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that contributes to a suburban character</li> <li>(b) access to natural light and ventilation for neighbours.</li> </ul>	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> <li>(a) at least 900mm where the wall height is up to 3m</li> <li>(b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m</li> <li>(c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</li> </ul>
<p>Rear Boundary Setback</p>	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that contributes to a suburban character</li> <li>(b) access to natural light and ventilation for neighbours</li> <li>(c) private open space</li> <li>(d) space for landscaping and vegetation.</li> </ul>	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <ul style="list-style-type: none"> <li>(a) 3m or more for the first building level</li> <li>(b) 5m or more for any subsequent building level.</li> </ul>
<p>Buildings elevation design</p>	
<p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building elevation</li> <li>(c) a balcony projects from the building elevation</li> <li>(d) a verandah projects at least 1m from the building elevation</li> <li>(e) eaves of a minimum 400mm width extend along the</li> </ul>



	<p>width of the front elevation</p> <p>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.</p> <p>(g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.</p>						
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street</p>						
<p>PO 8.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>						
<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>						
<p>PO 8.5</p> <p>Entrances to multi-storey buildings are:</p> <p>(a) oriented towards the street</p> <p>(b) visible and easily identifiable from the street</p> <p>(c) designed to include a common mail box structure.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>						
<p>Outlook and amenity</p>							
<p>PO 9.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 9.1</p> <p>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>						
<p>PO 9.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>						
<p>Private Open Space</p>							
<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #2c3e50; color: white;">Dwelling Type</th> <th style="background-color: #2c3e50; color: white;">Dwelling / Site Configuration</th> <th style="background-color: #2c3e50; color: white;">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate			
Dwelling Type	Dwelling / Site Configuration	Minimum Rate					

	Dwelling (at ground level)		Total area: 24m <sup>2</sup> located behind the building line  Minimum adjacent to a living room: 16m <sup>2</sup> with a minimum dimension 3m
	Dwelling (above ground level)	Studio	4m <sup>2</sup> / minimum dimension 1.8m
		One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
		Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m	
PO 10.2  Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2  At least 50% of the required area of private open space is accessible from a habitable room.		
PO 10.3  Private open space is positioned and designed to:  (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3  None are applicable.		
Visual privacy			
PO 11.1  Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1  Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:  (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.		
PO 11.2  Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2  One of the following is satisfied:  (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is		

	<p>at least 15m wide in all places faced by the balcony or terrace</p> <p>or</p> <p>(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:</p> <p>(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</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>										
Landscaping											
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <p>(a) minimise heat absorption and reflection</p> <p>(b) maximise shade and shelter</p> <p>(c) maximise stormwater infiltration and biodiversity</p> <p>(d) enhance the appearance of land and streetscapes.</p>	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="831 949 1520 1205"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>&lt;200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <p>(b) at least 30% of land between the road boundary and the building line.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
<200	15%										
200-450	20%										
>450	25%										
Water Sensitive Design											
<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <p>(a) maximise efficient use of water resources</p> <p>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</p> <p>(c) manage runoff quality to maintain, as close as practical, pre-development conditions.</p>	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>										
Car Parking											
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <p>(a) 2 or fewer bedrooms - 1 car parking space</p> <p>(b) 3 or more bedrooms - 2 car parking spaces.</p>										
<p>PO 14.2</p>	<p>DTS/DPF 14.2</p>										

<p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double parking spaces (side by side): <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.5m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
<p>PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3 Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>
<p>PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.</p>
<p>Overshadowing</p>	
<p>PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<p>DTS/DPF 15.1 None are applicable.</p>
<p>Waste</p>	
<p>PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and</li> <li>(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.</li> </ul>
<p>PO 16.2</p>	<p>DTS/DPF 16.2</p>

<p>Residential flat buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> <li>(a) easily and safely accessible for residents and for collection vehicles</li> <li>(b) screened from adjoining land and public roads</li> <li>(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.</li> </ul>	<p>None are applicable.</p>
<p>Vehicle Access</p>	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> <li>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.</li> </ul>
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p>

	<ol style="list-style-type: none"> <li>1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>3. minimum car park length of 6m for an intermediate space located between two other parking spaces.</li> </ol>
<p>PO 17.5</p> <p>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ol style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(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.</li> </ol>
<p>PO 17.6</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 17.6</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre</p>
<p>PO 17.7</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 17.7</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Storage	
<p>PO 18.1</p> <p>Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1</p> <p>Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ol style="list-style-type: none"> <li>(a) studio: not less than 6m<sup>3</sup></li> <li>(b) 1 bedroom dwelling / apartment: not less than 8m<sup>3</sup></li> <li>(c) 2 bedroom dwelling / apartment: not less than 10m<sup>3</sup></li> <li>(d) 3+ bedroom dwelling / apartment: not less than 12m<sup>3</sup>.</li> </ol>
Earthworks	
<p>PO 19.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <ol style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m or</li> <li>(b) filling exceeding a vertical height of 1m or</li> <li>(c) a total combined excavation and filling vertical height exceeding 2m.</li> </ol>
Service connections and infrastructure	
<p>PO 20.1</p>	<p>DTS/DPF 20.1</p>

<p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>The site and building:</p> <ul style="list-style-type: none"> <li>(a) have the ability to be connected to a permanent potable water supply</li> <li>(b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i></li> <li>(c) have the ability to be connected to electricity supply</li> <li>(d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes</li> <li>(e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.</li> </ul>
<p>Site contamination</p>	
<p>PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u></li> <li>(c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>)</li> <li>(d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:             <ul style="list-style-type: none"> <li>(i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that                 <ul style="list-style-type: none"> <li>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</li> <li>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</li> </ul> </li> <li>and</li> <li>(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).</li> </ul> </li> </ul>

## Infrastructure and Renewable Energy Facilities

**Assessment Provisions (AP)**

<b>Desired Outcome</b>	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: <ul style="list-style-type: none"> <li>(a) utilising features of the natural landscape to obscure views where practicable</li> <li>(b) siting development below ridgelines where practicable</li> <li>(c) avoiding visually sensitive and significant landscapes</li> <li>(d) using materials and finishes with low-reflectivity and colours that complement the surroundings</li> <li>(e) using existing vegetation to screen buildings</li> <li>(f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.</li> </ul>	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.



<p>PO 2.3</p> <p>Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>Rehabilitation</p>	
<p>PO 3.1</p> <p>Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>Hazard Management</p>	
<p>PO 4.1</p> <p>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Electricity Infrastructure and Battery Storage Facilities</p>	
<p>PO 5.1</p> <p>Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> <li>(a) siting utilities and services: <ul style="list-style-type: none"> <li>(i) on areas already cleared of native vegetation</li> <li>(ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity</li> </ul> </li> <li>(b) grouping utility buildings and structures with non-residential development, where practicable.</li> </ul>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p>	<p>DTS/DPF 5.2</p>

Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly 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.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.

Renewable Energy Facilities (Wind Farm)	
<p>PO 8.1</p> <p>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1</p> <p>Wind turbine generators are:</p> <p>(a) set back at least 2000m from the base of a turbine to any of the following zones:</p> <ul style="list-style-type: none"> <li>(i) Rural Settlement Zone</li> <li>(ii) Township Zone</li> <li>(iii) Rural Living Zone</li> <li>(iv) Rural Neighbourhood Zone</li> </ul> <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <p>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation</p>
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <p>(a) designing wind turbine generators to be uniform in colour, size and shape</p> <p>(b) coordinating blade rotation and direction</p> <p>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Renewable Energy Facilities (Solar Power)	
<p>PO 9.1</p> <p>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <p>(a) incorporating wildlife corridors and habitat refuges</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>

<p>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p>																																				
<p>PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="730 483 1520 1379"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td>50MW&gt;</td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW&lt;50MW</td> <td>16ha&lt;80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW&lt;10MW</td> <td>8ha to &lt;16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW&lt;5MW</td> <td>1.6ha to &lt;8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> <tr> <td>100kW&lt;1MW</td> <td>0.5ha&lt;1.6ha</td> <td>10m</td> <td>500m</td> <td>100m</td> </tr> <tr> <td>&lt;100kW</td> <td>&lt;0.5ha</td> <td>5m</td> <td>500m</td> <td>25m</td> </tr> </tbody> </table> <p>Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones <sup>1</sup>	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
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<p>PO 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.</p>	<p>DTS/DPF 9.4 None are applicable.</p>																																			
<p>Hydropower / Pumped Hydropower Facilities</p>																																				
<p>PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p>	<p>DTS/DPF 10.1 None are applicable.</p>																																			

<p>PO 10.2</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
<p>PO 10.3</p> <p>Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>
<p>Water Supply</p>	
<p>PO 11.1</p> <p>Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>DTS/DPF 11.1</p> <p>Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.</p>
<p>PO 11.2</p> <p>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2</p> <p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> <li>(a) exclusively for domestic use</li> <li>(b) connected to the roof drainage system of the dwelling.</li> </ul>
<p>Wastewater Services</p>	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) it is wholly located and contained within the allotment of the development it will service</li> <li>(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</li> <li>(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.</li> </ul>	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) the system is wholly located and contained within the allotment of development it will service; and</li> <li>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</li> </ul>
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

of waste systems and minimise risks to human health and the environment.	
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

## Intensive Animal Husbandry and Dairies

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.

<p>PO 1.3</p> <p>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.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.</p>	<p>DTS/DPF 1.4</p> <p>Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.</p>
<p>PO 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.</p>	<p>DTS/DPF 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.</p>
<p>Waste</p>	
<p>PO 2.1</p> <p>Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:</p> <ul style="list-style-type: none"> <li>(a) avoid attracting and harbouring vermin</li> <li>(b) avoid polluting water resources</li> <li>(c) be located outside 1% AEP flood event areas.</li> </ul>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>Soil and Water Protection</p>	
<p>PO 3.1</p> <p>To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from:</p> <ul style="list-style-type: none"> <li>(a) public water supply reservoirs</li> <li>(b) major watercourses (third order or higher stream)</li> <li>(c) any other watercourse, bore or well used for domestic or stock water supplies.</li> </ul>	<p>DTS/DPF 3.1</p> <p>Intensive animal husbandry operations are set back:</p> <ul style="list-style-type: none"> <li>(a) 800m or more from a public water supply reservoir</li> <li>(b) 200m or more from a major watercourse (third order or higher stream)</li> <li>(c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.</li> </ul>
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <ul style="list-style-type: none"> <li>(a) have sufficient capacity to hold effluent and runoff from the operations on site</li> <li>(b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.</li> </ul>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

## Interface between Land Uses

### Assessment Provisions (AP)

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

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>								
General Land Use Compatibility									
<p><b>PO 1.1</b></p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</p>	<p><b>DTS/DPF 1.1</b></p> <p>None are applicable.</p>								
<p><b>PO 1.2</b></p> <p>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p><b>DTS/DPF 1.2</b></p> <p>None are applicable.</p>								
Hours of Operation									
<p><b>PO 2.1</b></p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the development</li> <li>(b) measures to mitigate off-site impacts</li> <li>(c) the extent to which the development is desired in the zone</li> <li>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</li> </ul>	<p><b>DTS/DPF 2.1</b></p> <p>Development operating within the following hours:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Class of Development</th> <th style="text-align: center;">Hours of operation</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Consulting room</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td style="vertical-align: top;">Office</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td style="vertical-align: top;">Shop, other than any one or combination of the following:  (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following:  (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation								
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop, other than any one or combination of the following:  (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								



	Zone or Rural Horticulture Zone		
Overshadowing			
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in:  a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1  North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.		
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:  a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/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. 35m <sup>2</sup> 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.		
PO 3.3 Development does not unduly reduce the generating capacity of 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.	DTS/DPF 3.3  None are applicable.		
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4  None are applicable.		
Activities Generating Noise or Vibration			
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1  Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.		
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the	DTS/DPF 4.2  None are applicable.		

<p>amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> <li>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</li> <li>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</li> <li>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</li> <li>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</li> </ul>					
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment</li> <li>or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>				
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 1653 1485 1966"> <thead> <tr> <th data-bbox="831 1653 1098 1738">Assessment location</th> <th data-bbox="1098 1653 1485 1738">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1738 1098 1966">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1098 1738 1485 1966">Less than 8dB above the level of background noise (L<sub>90,15min</sub>) in any octave band of the sound spectrum (LOCT<sub>10,15</sub> &lt; LOCT<sub>90,15</sub> + 8dB)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT <sub>10,15</sub> < LOCT <sub>90,15</sub> + 8dB)
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<p>Air Quality</p>					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				

generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <p>(a) incorporating appropriate treatment technology before exhaust emissions are released</p> <p>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
Light Spill	
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
Solar Reflectivity / Glare	
<p>PO 7.1</p> <p>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Electrical Interference	
<p>PO 8.1</p> <p>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.</p>	<p>DTS/DPF 8.1</p> <p>The building or structure:</p> <p>(a) is no greater than 10m in height, measured from existing ground level or</p> <p>(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.</p>
Interface with Rural Activities	
<p>PO 9.1</p> <p>Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>

<p>PO 9.2</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.</p>
<p>PO 9.4</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p>PO 9.5</p> <p>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.5</p> <p>Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day</li> <li>(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</li> <li>(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</li> <li>(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.</li> </ul>
<p>PO 9.6</p> <p>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.</p>	<p>DTS/DPF 9.6</p> <p>None are applicable.</p>
<p>PO 9.7</p> <p>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design</p>	<p>DTS/DPF 9.7</p> <p>None are applicable.</p>

techniques.	
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> .

## Land Division

### Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>Land division:</p> <ul style="list-style-type: none"> <li>(a) creates allotments with the appropriate dimensions and shape for their intended use</li> <li>(b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure</li> <li>(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</li> <li>(d) facilitates solar access through allotment orientation</li> <li>(e) creates a compact urban form that supports active travel, walkability and the use of public transport</li> <li>(f) avoids areas of high natural hazard risk.</li> </ul>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): <ul style="list-style-type: none"> <li>(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</li> <li>(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.</li> </ul>
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.

Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the	DTS/DPF 3.4 None are applicable.

efficient movement of service and emergency vehicles.	
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
<b>Infrastructure</b>	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to:  (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation	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

of waste systems and minimise risks to human health and the environment.	system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development:



	<ul style="list-style-type: none"> <li>(a) has a minimum width of 4m or</li> <li>(b) where more than 3 allotments are proposed, a minimum width of 5.5m.</li> </ul>
<p>PO 8.3</p> <p>Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 8.3</p> <p>Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 8.4</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 8.4</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) are constructed of a minimum of 50% permeable or porous material</li> <li>(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).</li> </ul>
Major Land Division (20+ Allotments)	
Open Space	
<p>PO 9.1</p> <p>Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 10.1</p> <p>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.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
<p>PO 10.2</p> <p>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.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
<p>PO 10.3</p> <p>Land division creating 20 or more allotments includes</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>

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.	
<b>Solar Orientation</b>	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

## Marinas and On-Water Structures

### Assessment Provisions (AP)

<b>Desired Outcome</b>	
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)

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
<b>Navigation and Safety</b>	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering	DTS/DPF 1.5 On-water structures are set back:

with the operation or function of a water supply pumping station.	(a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

## Open Space and Recreation

### Assessment Provisions (AP)

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

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.

PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates:  (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	

PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks:  (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

## Out of Activity Centre Development

### Assessment Provisions (AP)

## Desired Outcome

DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:</p> <ul style="list-style-type: none"> <li>(a) as primary locations for shopping, administrative, cultural, entertainment and community services</li> <li>(b) as a focus for regular social and business gatherings</li> <li>(c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.</li> </ul>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> <li>(a) that support the needs of local residents and workers, particularly in underserved locations</li> <li>(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.</li> </ul>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

**Resource Extraction**

**Assessment Provisions (AP)**

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	

PO 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.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

## Site Contamination

### Assessment Provisions (AP)

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d):  (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form)

	<p>(d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:</p> <p>(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-</p> <ul style="list-style-type: none"> <li>A. site contamination does not exist (or no longer exists) at the land</li> <li>or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)</li> <li>or</li> <li>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)</li> </ul> <p>and</p> <p>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).</p>
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## Tourism Development

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where:	DTS/DPF 1.1 None are applicable.



<p>(a) it supports immersive natural experiences</p> <p>(b) it showcases South Australia's landscapes and produce</p> <p>(c) its events and functions are connected to local food, wine and nature.</p>	
<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Caravan and Tourist Parks	
<p>PO 2.1</p> <p>Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Occupants are provided privacy and amenity through landscaping and fencing.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Communal open space and centrally located recreation facilities are provided for guests and visitors.</p>	<p>DTS/DPF 2.3</p> <p>12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.</p>
<p>PO 2.4</p> <p>Perimeter landscaping is used to enhance the amenity of the locality.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
<p>PO 3.1</p> <p>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).</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>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</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

assets are avoided.	
<p>PO 3.3</p> <p>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.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Tourist accommodation is designed to prevent conversion to private dwellings through:</p> <ul style="list-style-type: none"> <li>(a) comprising a minimum of 10 accommodation units</li> <li>(b) clustering separated individual accommodation units</li> <li>(c) being of a size unsuitable for a private dwelling</li> <li>(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.</li> </ul>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>

## Transport, Access and Parking

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
<p>PO 1.1</p> <p>Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

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.
Sightlines	
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.	The access is: <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.</li> </ul>
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 hazard to pedestrians and other vehicular traffic.	None are applicable.
PO 3.3	DTS/DPF 3.3
Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	None are applicable.
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

<p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 3.6</p> <p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>DTS/DPF 3.6</p> <p>Driveways and access points:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> <li>(i) a single access point no greater than 6m in width is provided</li> <li>or</li> <li>(ii) not more than two access points with a width of 3.5m each are provided.</li> </ul> </li> </ul>
<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <ul style="list-style-type: none"> <li>(a) 80 km/h road - 110m</li> <li>(b) 70 km/h road - 90m</li> <li>(c) 60 km/h road - 70m</li> <li>(d) 50km/h or less road - 50m.</li> </ul>
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1</p>	<p>DTS/DPF 4.1</p>

Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	None are applicable.
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> <li>(a) availability of on-street car parking</li> <li>(b) shared use of other parking areas</li> <li>(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</li> <li>(d) the adaptive reuse of a State or Local Heritage Place.</li> </ul>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> <li>(a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements</li> <li>(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas</li> <li>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</li> </ul>
Vehicle Parking Areas	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>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.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
<p>PO 6.4</p> <p>Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>DTS/DPF 6.4</p> <p>None are applicable.</p>
<p>PO 6.5</p> <p>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.</p>	<p>DTS/DPF 6.5</p> <p>None are applicable.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
<p>PO 6.7</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	<p>DTS/DPF 6.7</p> <p>None are applicable.</p>

Undercroft and Below Ground Garaging and Parking of Vehicles	
<p>PO 7.1</p> <p>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.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
<p>PO 8.1</p> <p>Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
Bicycle Parking in Designated Areas	
<p>PO 9.1</p> <p>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.</p>	<p>DTS/DPF 9.1</p> <p>Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.</p>
<p>PO 9.2</p> <p>Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p>

**Table 1 - General Off-Street Car Parking Requirements**

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

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

<b>Supported accommodation</b>	0.3 spaces per bed.
<b>Residential Development (Other)</b>	
<b>Ancillary accommodation</b>	No additional requirements beyond those associated with the main dwelling.
<b>Residential park</b>	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.
<b>Student accommodation</b>	0.3 spaces per bed.
<b>Workers' accommodation</b>	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
<b>Tourist</b>	
<b>Caravan park / tourist park</b>	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.
<b>Tourist accommodation</b>	1 car parking space per accommodation unit / guest room.
<b>Commercial Uses</b>	
<b>Auction room/ depot</b>	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.
<b>Automotive collision repair</b>	3 spaces per service bay.
<b>Call centre</b>	8 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Motor repair station</b>	3 spaces per service bay.
<b>Office</b>	4 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Retail fuel outlet</b>	3 spaces per 100m <sup>2</sup> gross leasable floor area.
<b>Service trade premises</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area  1 space per 100m <sup>2</sup> of outdoor area used for display purposes.
<b>Shop (no commercial kitchen)</b>	5.5 spaces per 100m <sup>2</sup> 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 <sup>2</sup> 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.
<b>Shop (in the form of a bulky goods outlet)</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Shop (in the form of a restaurant or involving a commercial kitchen)</b>	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m<sup>2</sup> of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>
<b>Community and Civic Uses</b>	
<b>Childcare centre</b>	0.25 spaces per child
<b>Library</b>	4 spaces per 100m <sup>2</sup> of total floor area.
<b>Community facility</b>	10 spaces per 100m <sup>2</sup> of total floor area.
<b>Hall / meeting hall</b>	0.2 spaces per seat.
<b>Place of worship</b>	1 space for every 3 visitor seats.
<b>Pre-school</b>	1 per employee plus 0.25 per child (drop off/pick up bays)
<b>Educational establishment</b>	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
<b>Health Related Uses</b>	
<b>Hospital</b>	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>

<b>Consulting room</b>	4 spaces per consulting room excluding ancillary facilities.
<b>Recreational and Entertainment Uses</b>	
<b>Cinema complex</b>	0.2 spaces per seat.
<b>Concert hall / theatre</b>	0.2 spaces per seat.
<b>Hotel</b>	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> 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.
<b>Indoor recreation facility</b>	6.5 spaces per 100m <sup>2</sup> of total floor area for a Fitness Centre 4.5 spaces per 100m <sup>2</sup> of total floor area for all other Indoor recreation facilities.
<b>Industry/Employment Uses</b>	
<b>Fuel depot</b>	1.5 spaces per 100m <sup>2</sup> total floor area 1 spaces per 100m <sup>2</sup> of outdoor area used for fuel depot activity purposes.
<b>Industry</b>	1.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Store</b>	0.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Timber yard</b>	1.5 spaces per 100m <sup>2</sup> of total floor area 1 space per 100m <sup>2</sup> of outdoor area used for display purposes.
<b>Warehouse</b>	0.5 spaces per 100m <sup>2</sup> total floor area.
<b>Other Uses</b>	
<b>Funeral Parlour</b>	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
<b>Radio or Television Station</b>	5 spaces per 100m <sup>2</sup> of total building floor area.

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

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

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
<b>Development generally</b>			
<b>All classes of development</b>	No minimum.	<p>No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:</p> <p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Capital City Zone</p> <p>City Main Street Zone</p> <p>City Riverbank Zone</p> <p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
<b>Non-residential development</b>			
<b>Non-residential development</b> excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	5 spaces per 100m <sup>2</sup> of gross leasable floor area.	<p>City Living Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street ) Zone</p> <p>Urban Neighbourhood Zone</p>
<b>Non-residential development</b> excluding tourist accommodation	3 spaces per 100m <sup>2</sup> of gross leasable floor area.	6 spaces per 100m <sup>2</sup> of gross leasable floor area.	<p>Strategic Innovation Zone</p> <p>Suburban Activity Centre Zone</p> <p>Suburban Business Zone</p> <p>Business Neighbourhood Zone</p> <p>Suburban Main Street Zone</p>

			Urban Activity Centre Zone
<b>Tourist accommodation</b>	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
<b>Residential development</b>			
<b>Residential component of a multi-storey building</b>	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
<b>Residential flat building</b>	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

Table 2 - Criteria:

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

Criteria	Exceptions
----------	------------

<p><b>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</b></p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></p> <p>(b) is within 400 metres of a bus interchange<sup>(1)</sup></p> <p>(c) is within 400 metres of an O-Bahn interchange<sup>(1)</sup></p> <p>(d) is within 400 metres of a passenger rail station<sup>(1)</sup></p> <p>(e) is within 400 metres of a passenger tram station<sup>(1)</sup></p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <p style="margin-left: 20px;">(i) City of Burnside</p> <p style="margin-left: 20px;">(ii) City of Marion</p> <p style="margin-left: 20px;">(iii) City of Mitcham</p> <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street ) Zone</p> <p>(g) Urban Neighbourhood Zone</p>
---	---

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

### Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate
<b>Consulting Room</b>	<b>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.</b>
<b>Consulting Room</b>	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
<b>Educational establishment</b>	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.
<b>Hospital</b>	1 space per 15 beds plus 1 space per 30 beds for visitors.
<b>Indoor recreation facility</b>	1 space per 4 employees plus 1 space per 200m <sup>2</sup> of gross leasable floor area for visitors.
<b>Licensed Premises</b>	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.
<b>Office</b>	1 space for every 200m <sup>2</sup> of gross leasable floor area plus 2 spaces plus 1 space

	per 1000m <sup>2</sup> of gross leasable floor area for visitors.
<b>Pre-school</b>	1 space per 20 full time employees plus 1 space per 40 full time children.
<b>Recreation area</b>	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
<b>Residential flat building</b>	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.
<b>Residential component of a multi-storey building</b>	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.
<b>Shop</b>	1 space for every 300m <sup>2</sup> of gross leasable floor area plus 1 space for every 600m <sup>2</sup> of gross leasable floor area for customers.
<b>Tourist accommodation</b>	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**

<b>Designated Area</b>	<b>Relevant part of the State</b>
	<b>The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</b>
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide
Strategic Innovation Zone	
Suburban Activity Centre Zone	
Suburban Business Zone	
Suburban Main Street Zone	
Urban Activity Centre Zone	
Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street ) Zone	
Urban Neighbourhood Zone	

**Waste Treatment and Management Facilities**

**Assessment Provisions (AP)****Desired Outcome**

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: <ul style="list-style-type: none"> <li>(a) containing potential groundwater and surface water contaminants within waste operations areas</li> <li>(b) diverting clean stormwater away from waste operations areas and potentially contaminated areas</li> <li>(c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.</li> </ul>	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: <ul style="list-style-type: none"> <li>(a) avoid intersecting underground waters;</li> <li>(b) avoid inundation by flood waters;</li> <li>(c) ensure lagoon contents do not overflow;</li> <li>(d) include a liner designed to prevent leakage.</li> </ul>	DTS/DPF 2.3 None are applicable.
PO 2.4	DTS/DPF 2.4

Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land	DTS/DPF 6.3 None are applicable.



slip.	
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

## Workers' accommodation and Settlements

### Assessment Provisions (AP)

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

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

**ITEM 3****DEVELOPMENT APPLICATION - 22007778 - 12 FOREST AVENUE, BLACKFOREST SA 5035**

<b>DEVELOPMENT NO.:</b>	22007778
<b>APPLICANT:</b>	██████████
<b>ADDRESS:</b>	12 FOREST AV BLACK FOREST SA 5035
<b>NATURE OF DEVELOPMENT:</b>	Enclosure of a carport and internal alterations to existing outbuilding - RETROSPECTIVE
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"><li>• Suburban Neighbourhood</li></ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"><li>• Airport Building Heights (Regulated)</li><li>• Building Near Airfields</li><li>• Prescribed Wells Area</li><li>• Regulated and Significant Tree</li><li>• Stormwater Management</li><li>• Urban Tree Canopy</li></ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"><li>• Maximum Building Height (Metres)</li><li>• Minimum Frontage</li><li>• Minimum Site Area</li><li>• Maximum Building Height (Levels)</li></ul>
<b>LODGEMENT DATE:</b>	31 May 2022
<b>RELEVANT AUTHORITY:</b>	Assessment Panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2022.9
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Matthew Falconer Consulting Planning officer
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Nil

**CONTENTS:**

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**Attachment 1 – Application Documents****Attachment 2 – Representations****Attachment 3 – Response to Representations****Attachment 4 – Relevant P&D Code Policies**

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## DETAILED DESCRIPTION OF PROPOSAL:

The proposed development seeks retrospective approval to enclose an existing carport. The application seeks approval for an outbuilding for the storage of vehicles and other domestic activities.

The outbuilding has been constructed such that the gutter extends to the eastern property boundary and the wall is setback 200mm from the same property boundary. The overall length of wall adjacent the eastern property boundary measures 16 metres. It is worth noting that the exposed length of wall (that is wall not adjacent existing structures) measures approximately 9 metres. The width of the structure measures 7.4 metres and the wall height is measured at 3.1 metres whilst the overall height is 4.5 metres.

In addition, a single flue related to a pizza oven and a double flue related to a fire place extend above the roof line of the structure. It has been ascertained that the flues are considered 'development'.



The photos above are taken from the property at 10 Forest Avenue and show the garage sited 200mm from the boundary, the visual appearance of the structure and the flues.

## BACKGROUND:

A development approval (DA 090/578/C1) was granted on 17 September 2020, for the construction of a garage and carport on the eastern side of the existing dwelling. The works associated with DA 090/578/C1 were completed however the owner has enclosed the carport without obtaining the consent from Council. Subsequent enforcement action has resulted in the owner lodging an application which is now before the Panel for determination.

## SUBJECT LAND & LOCALITY:

### Site Description:

**Location reference:** 12 FOREST AV BLACK FOREST SA 5035

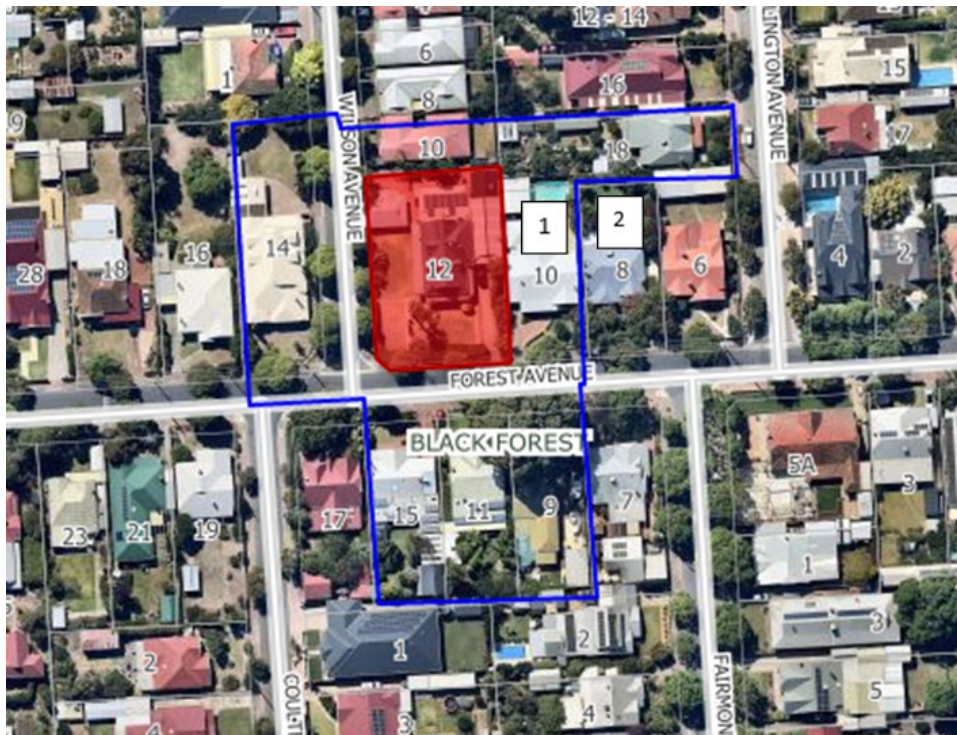
**Title ref.:** CT 5223/710 **Plan Parcel:** D40585 AL101 **Council:** CITY OF UNLEY

The subject land is located on a corner, is regular in shape and has a frontage of 28.65 (ex-corner cut off) metres and a depth of 45.09 metres with an overall site area of 1425 square metres.

There is very little slope to the land which is currently occupied by a double storey detached dwelling and associated outbuildings.

### Locality

The locality is characterised by detached dwellings on large allotments. The subject land is one of the larger land holdings in the immediate locality. The dwellings along Forest Avenue maintain a similar primary street setback pattern with well-maintained landscaped front yards that contributes to a high level of amenity.



Subject site



Locality



1 Representor

### CONSENT TYPE REQUIRED:

Planning Consent

### CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:** Outbuilding (Carport or garage): Code Assessed - Performance Assessed  
Carport or garage
- **OVERALL APPLICATION CATEGORY:**  
Code Assessed - Performance Assessed
- **REASON**  
P&D Code

## PUBLIC NOTIFICATION

- **REASON**

As per table 5 of the zone, development that has a wall length greater than 11.5 metres is not exempt from notification.

- **LIST OF REPRESENTATION**

Representor Name/ Address	Support/Support with concerns/Oppose	Request to be heard	Represented By
[REDACTED]	Oppose	Yes	[REDACTED]
[REDACTED]	Support with some concerns	No	

- **SUMMARY**

[REDACTED] concerns can be best summarised as;

- Setback of the garage from the property boundary, i.e 200mm;
- Incorrect dimensions on the plans;
- Profile of guttering;
- Stormwater drainage;
- Erection of flues;
- Installation of provision for water pipes; and
- Use of building;

[REDACTED] has raised concerns in relation to the enforcement process and the fact the building does not comply with planning and building codes.

A response to the representations has been provided and can be viewed in Attachment 3.

## AGENCY REFERRALS

Nil

## INTERNAL REFERRALS

Nil

## PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Attachment 4. Those of particular relevance are discussed below.

### Built Form

The most relevant provisions in the assessment of outbuildings are Desired Outcome 1 of the zone and Performance Outcomes 3.1 and 11.1.

The Desired Outcome 1 of the Zone is highlighted below;

### **DO 1**

**Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.**

The proposed enclosure of the carport is consistent with Desired Outcome 1 of the Suburban Neighbourhood Zone whereby the development maintains the low-density housing and development remains residential in nature. The development is consistent with the context of the area and development pattern where properties are developed with outbuildings sited to the side and rear of their respective dwelling, many of which are constructed to side and rear boundaries. The proposed development is considered reasonable in terms of its siting on the allotment as it shall not compromise the residential amenity or character of the area. A more detailed discussion regarding the impact on the neighbouring properties is provided below.

It is worth remembering that the proposed development seeks to enclose the existing carport which was previously granted development approval. As such, the structure, without external walls on the eastern and southern elevation was already approved. The assessment is therefore limited to determining the whether the inclusion of walling on these elevations unreasonably impact the neighbouring properties.

Given the carport structure has been previously approved, the assessment against PO 3.1 of the zone is not required as the site coverage will not be increased. Furthermore, there is no assessment required in relation to soft landscaping, access and egress, driveway grades and private open space as these were considerations on the previous application.

An assessment against PO 11.1 is required when determining the appropriateness of the enclosure. PO 11.1 of the Zone is outlined below.

#### **PO 11.1**

**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.**

Following a site visit and review of the proposed development, I form the view that the proposed development satisfies PO 11.1. The structure is sited well back from the primary street and behind the front facade of the associated dwelling and the neighbouring dwelling that there is no impact on the streetscape. In addition, the proposed outbuilding will not have a detrimental impact on the neighbouring property for the following reasons;

- The extent of wall that is exposed to view from the adjoining property at [REDACTED] is limited to 9 metres and is a side boundary. The extent of exposed wall is highlighted in red in the image below.



- The proposed wall is adjacent the side of the dwelling at 10 Forest Avenue which is used as a pathway to the rear, service area to store bins and access to the carport.
- The overall height of the structure does not change.

In addition to the above it is noted that [REDACTED] raised concerns in relation to the flues that extend above the roof line. Whilst the flues do require development approval, there are very few provisions to assess them against for a planning assessment. I am of the view that PO 11.1 of the zone is relevant as they form part of an ancillary structure. The flues relate to activities (pizza oven and fire place) that are domestic in nature and anticipated within a residential setting. The flues function no differently to a fire place and the smoke and smell that is generated from them is not a planning related matter and are controlled through the Local Nuisance & Litter Control Act and Regulations.

I am of the opinion that the flues are ancillary to the outbuilding and whilst they are able to be viewed from the neighbouring property at 10 Forest Avenue, the view gained, is largely limited to the service area of this property. The pizza related flue is sited adjacent the neighbour's carport with an existing tree obscuring its view from the street. The fire place related flues are adjacent the neighbour's service area to the side of the dwelling and setback such that they are not visible from the street. As such, the visual impact is limited and will not have an unreasonable impact on adjoining property or the locality. As such, compliance with PO 11.1 of the Zone is achieved.

## CONCLUSION



It is acknowledged that the proposed development being assessed has been constructed. It is also noted that the neighbours have numerous concerns. Many of these concerns however are more aligned to the Building Code rather than being planning related concerns.

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 relevant provisions of the Planning and Design Code for the following reasons:

- The proposed development will not compromise the residential amenity and character of the area in accordance with Desired Outcome 1 of the Zone.
- The outbuilding is sited and designed such that it will not detract from the streetscape or appearance of residential properties including the subject land and neighbouring dwellings in accordance with Performance Outcome 11.1 of the Zone.

## **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 22007778, by Tony Morton is granted Planning Consent subject to the following conditions;

## **CONDITIONS**

### **Condition 1**

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

### **Condition 2**

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

## **ADVISORY NOTES**

### **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](http://www.lsc.sa.gov.au)

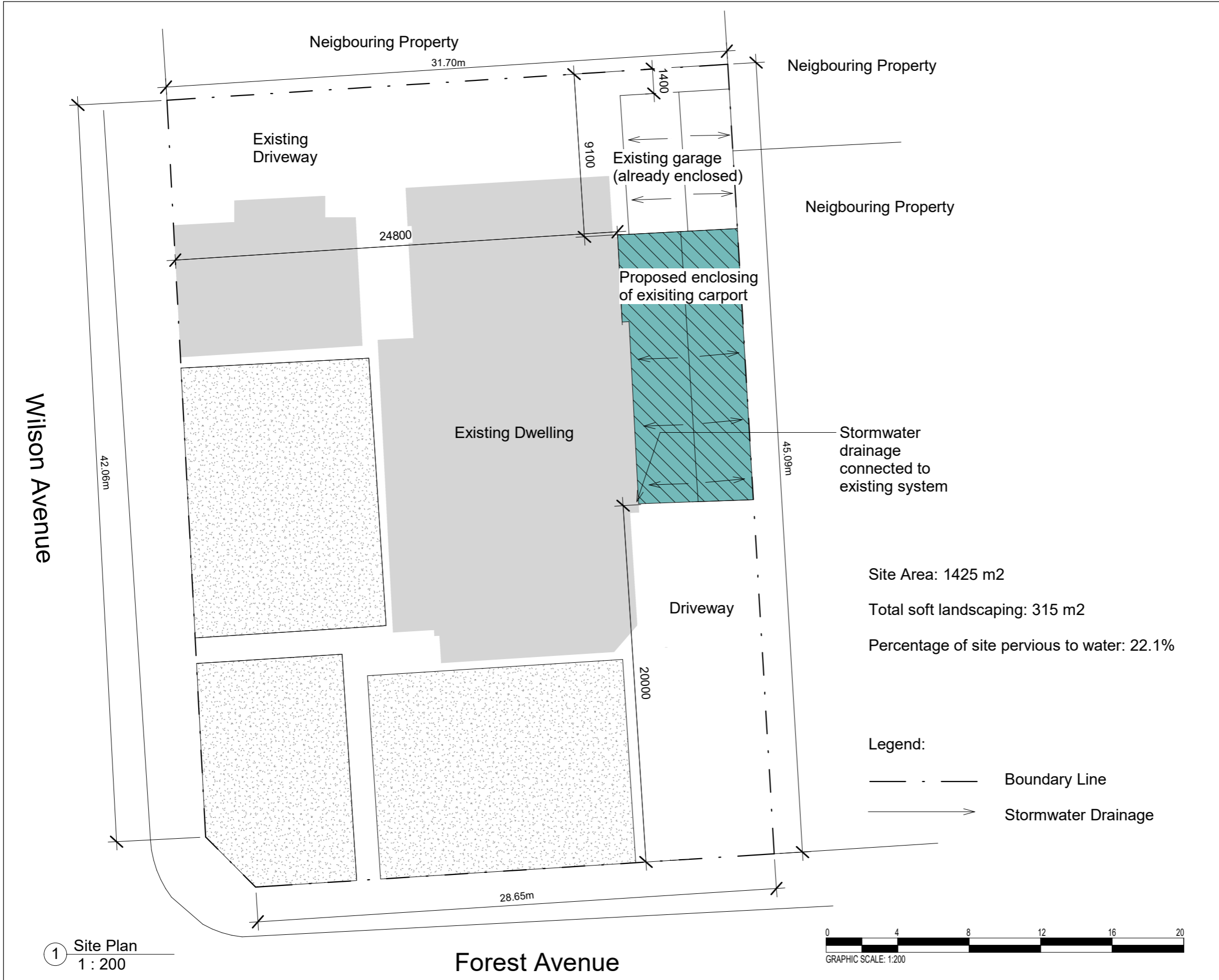
## **OFFICER MAKING RECOMMENDATION**

**Name:** Matthew Falconer

**Title:** Planning officer

**Date:** 28/07/2022

## ATTACHMENT 1



Izz & K Design

**KAMIL S**  
 PH: 0410 802 897  
 E: izzandkdesign@outlook.com

**GENERAL NOTES:**

Stormwater drainage connected to existing system

The proposed development will be built over existing concrete, hence no reduction in existing soft landscape

Dimensions are indicative only. Measurements to be confirmed on site by builder

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**CLIENT NAME :**

Tony Morton

**SITE :**

12, Forest Avenue, BLACK FOREST  
 5035 SA

**DRAWING TITLE :**

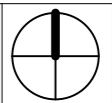
Site Plan

**PROJECT NAME :**

Forest Avenue

Date 30/01/2022  
 Scale 1 : 200

A101



1 Site Plan  
 1 : 200

Site Area: 1425 m2  
 Total soft landscaping: 315 m2  
 Percentage of site pervious to water: 22.1%

**Legend:**

- · — Boundary Line
- Stormwater Drainage



20/03/2022 11:48:56 PM

Izz & K Design

**KAMIL S**  
PH: 0410 802 897  
E: izzandkdesign@outlook.com

**GENERAL NOTES:**

Refer to manufacturer's specification documents to see roofing type.

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**CLIENT NAME :**

Tony Morton

**SITE :**

12, Forest Avenue, BLACK FOREST  
5035 SA

**DRAWING TITLE :**

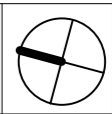
Plan View

**PROJECT NAME :**

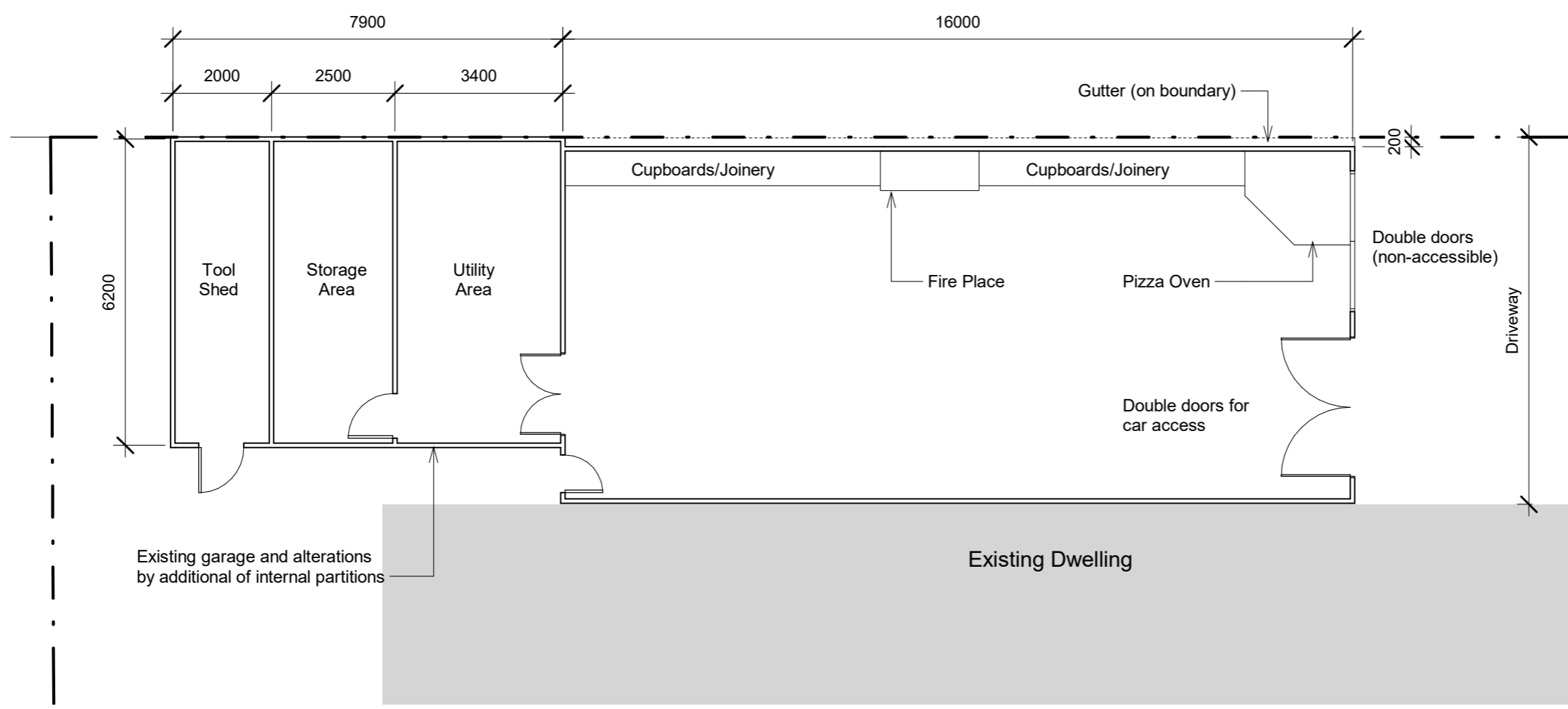
Forest Avenue

Date 30/01/2022  
Scale 1 : 100

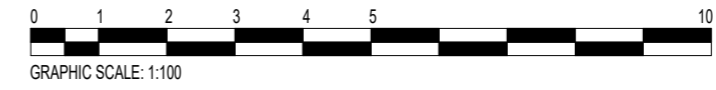
A102

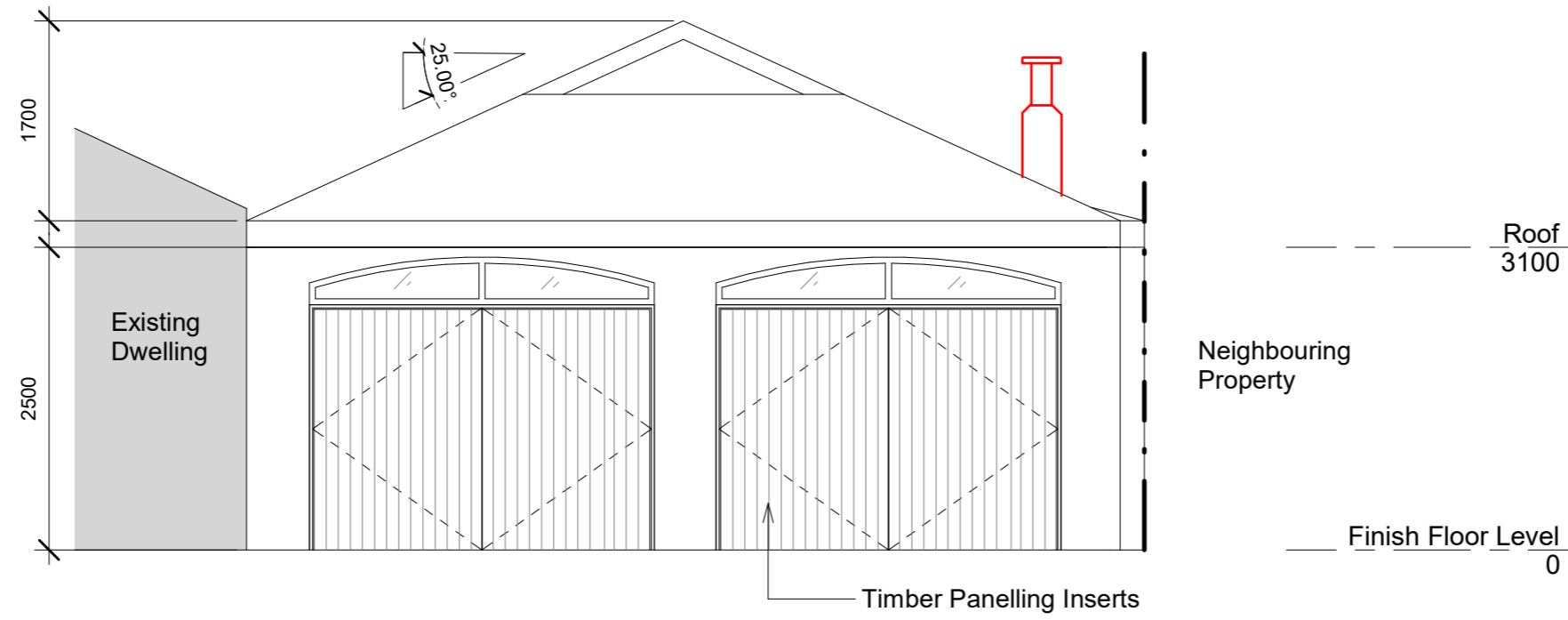


20/03/2022 11:48:56 PM

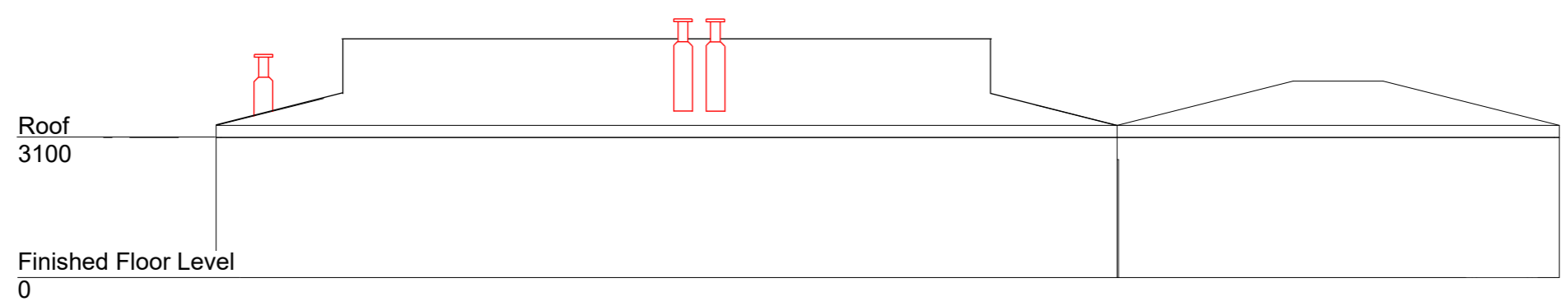


① Finish Floor Level  
1 : 100





① South  
1 : 50



② East  
1 : 100



Izz & K Design

**KAMIL S**  
PH: 0410 802 897  
E: izzandkdesign@outlook.com

**GENERAL NOTES:**

Refer to manufacturer's specification documents to see roofing type.

**COPYRIGHT:**

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**CLIENT NAME :**

Tony Morton

**SITE :**

12, Forest Avenue, BLACK FOREST  
5035 SA

**DRAWING TITLE :**

Elevations

**PROJECT NAME :**

Forest Avenue

Date 30/01/2022  
Scale As indicated

**A103**

18/07/2022 14:27:56 PM

Izz & K Design

**KAMIL S**

PH: 0410 802 897  
E: izzandkdesign@outlook.com

**GENERAL NOTES:**

Refer to manufacturer's specification documents to see roofing type.

Plasterboard Wall : 75 steel stud, insulation and WR board

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CLIENT NAME :

Tony Morton

SITE :

12, Forest Avenue, BLACK FOREST  
5035 SA

DRAWING TITLE :

Section

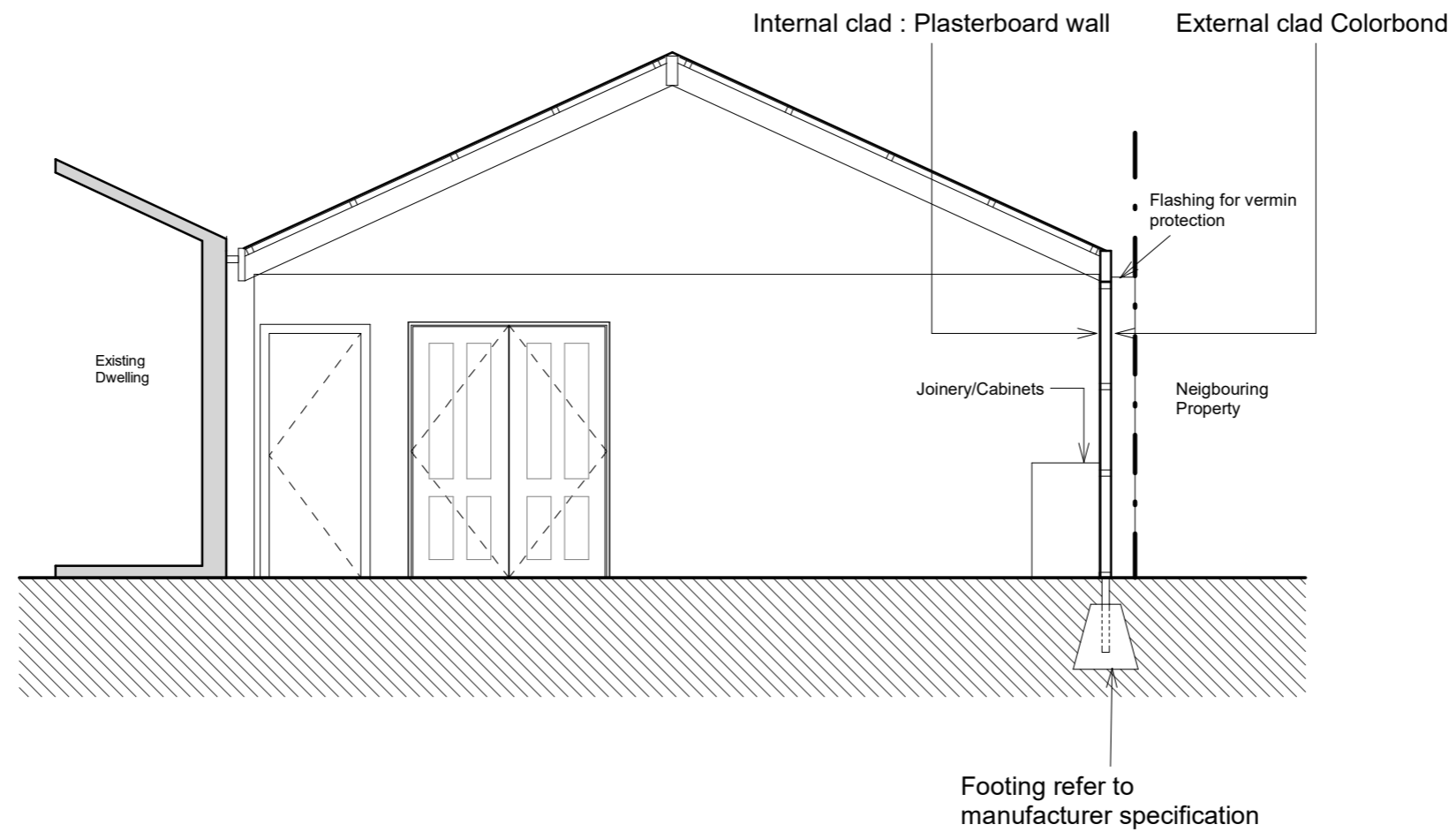
PROJECT NAME :

Forest Avenue

Date 30/01/2022

Scale 1 : 50

A104



① Section  
1 : 50

20/03/2022 11:48:56 PM

## ATTACHMENT 2



# REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

*Planning, Development and Infrastructure Act 2016*

**Applicant:** Tony Morton  
**Development Number:** 22007778  
**Nature of Development:** Enclosure of a carport and internal alterations to existing outbuilding -  
RETROSPECTIVE  
**Zone/Sub-zone/Overlay:** Click here to enter text. [zone/sub-zone/overlay of subject land]  
**Subject Land:** 12 Forest Ave Black Forest  
**Contact Officer:** Matt Falconer  
**Phone Number:** 8372 5493  
**Close Date:** 29/6/2022

My name\*: [REDACTED]

My phone number: [REDACTED]

My postal address\*: [REDACTED]

My email: [REDACTED]

*\* Indicates mandatory information*

My position is:  I support the development  
 I support the development with some concerns (detail below)  
 I oppose the development

**\* Please refer to attached details, information and photos.**

*[attach additional pages as needed]*

(27) 27 JUN 2022



Government of South Australia  
Attorney-General's Department

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
  - Click here to enter text. *[list any accepted or deemed-to-satisfy elements of the development]*.

I:  wish to be heard in support of my submission\*  
 do not wish to be heard in support of my submission

By:  appearing personally  
 being represented by the following person: Click here to enter text.

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



Return Address: [Redacted]

Email: [Redacted]

Complete online submission: [plan.sa.gov.au/have\\_your\\_say/notified\\_developments/current\\_notified\\_developments](http://plan.sa.gov.au/have_your_say/notified_developments/current_notified_developments)

17/8/2020 the Unley Council approved the erection of a carport and garage at 12 Forest Ave Black Forest. On completion of the approved carport and garage, additional construction has been carried out with no approval, enclosing the carport and restructuring the garage, hence creating the following issues.

### **Side Wall / Cladding PHOTO 1, 2 & 5**

- The side wall should be a **fire wall** built on the boundary eliminating the existing **200mm 'Vernon' gap** between the fence and the enclosure. This is an inaccessible area and cannot be maintained, so should be replaced with a masonry fire wall on the boundary.
- **Incorrect measurements on retrospective plans** - Indicated on the plan, the wall height is 2.5metres, however the actual height is 3.1metres, and therefore according to building regulations, the wall should be 900mm from the boundary.

### **Guttering on common boundary PHOTOS 5,6,7**

- The **guttering** on the boundary should be a box gutter instead of the existing 'D profile' gutter as building regulations state.
- **Existing guttering** is jammed against our shed brick parapet wall, leaving no expansion gap, and also in heavy rainfall, overflows especially when blocked with leaves.
- **Storm water drainage - PHOTOS 8 & 9** The existing storm water outlet empties onto the ground at the foot of our carport foundations and not as indicated on the plan. It does not appear to be connected to an existing storm water system.

### **Existing Chimney Stacks for wood fire (not indicated on plan) PHOTOS 10 & 11**

- Two huge **industrial sized chimney stacks** are in very close proximity to our back door and are **visually ugly!** They are approximately 1.8 metres from our eaves and 3 metres from back door, creating a **fire hazard, smoke pollution (indoors and outdoors), discomfort and health concerns.** This installation is not acceptable and should be removed. It is also counter to our and the council's drive to improve the environment. It stands in conflict with the council's increasing concern about impact on climate change.
- The size of these stacks indicates that a very large wood fire currently exists, emphasising once again, the importance of having a fire wall on the boundary. Hence, the fire place and chimney stacks should be removed!

### **Existing Pizza Oven Chimney (not indicated on plan) PHOTOS 12 & 13**

- Too close to our back door causing smoke pollution (indoors and outdoors)
- Very close to an over-hanging bottle-brush tree which is a fire hazard.

### **Existing Hot & Cold Water Pipes (not indicated on plan) PHOTO 14**

The pipes on our neighbouring side of the roof appear to be ready for solar hot water installation. These should be relocated to the west side of the roof, as the current plan will give us yet another visually ugly view.

### **Kitchen Pipes (not shown on plan) PHOTOS 2, 3 & 4**

There also appears to be 2 kitchen pipes on our neighbouring side wall connected to the storm water pipe. If this is the case, it should be removed and rerouted to a sewer system.

**Garage restructured into 3 areas: Utility Area / Storage Area / Tool Shed**

We are concerned about these three rooms not having a **regulated fire wall** on boundary.

\* **This Retrospective Development Application does not show aspects of the building that already exist!** Two huge chimneys stacks / Pizza Chimney / Two PVC pipes for hot and cold water on roof / evaporative air-conditioner fixed to Utility Area roof / Kitchen sink pipes.

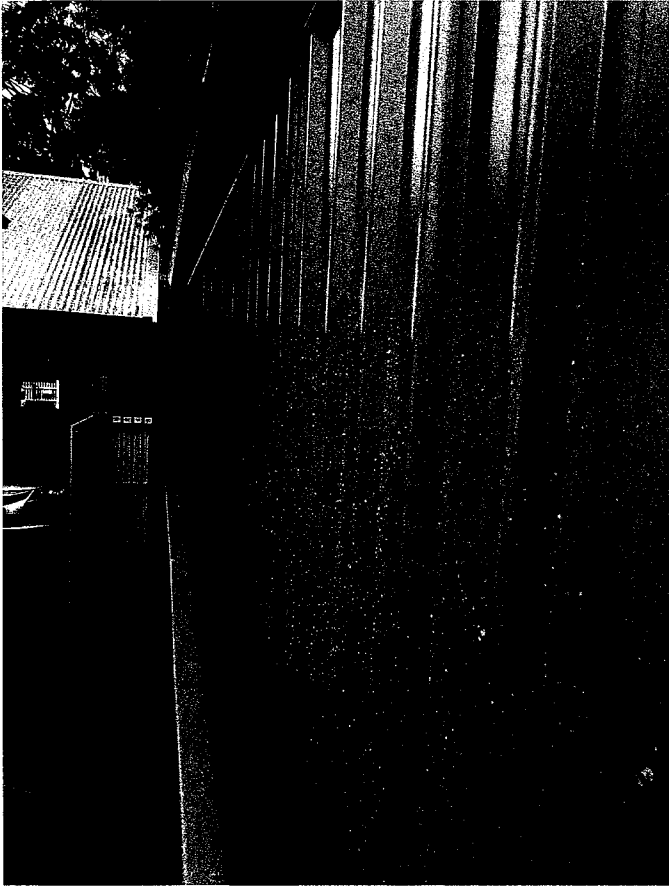
\* **It is obvious from the initial approval of the erection of carport and garage and then proceeding to enclose into rooms was a planned intention, so avoiding council rules and building regulation procedures.**

**Our neighbour had no intention for using it to house his cars. Instead, he has enclosed and transformed it into an entertainment room, with black and white floor tiles, chandelier-style lighting, pizza oven, huge open fire-place, hot and cold water facilities, air-conditioner, and probably more!**

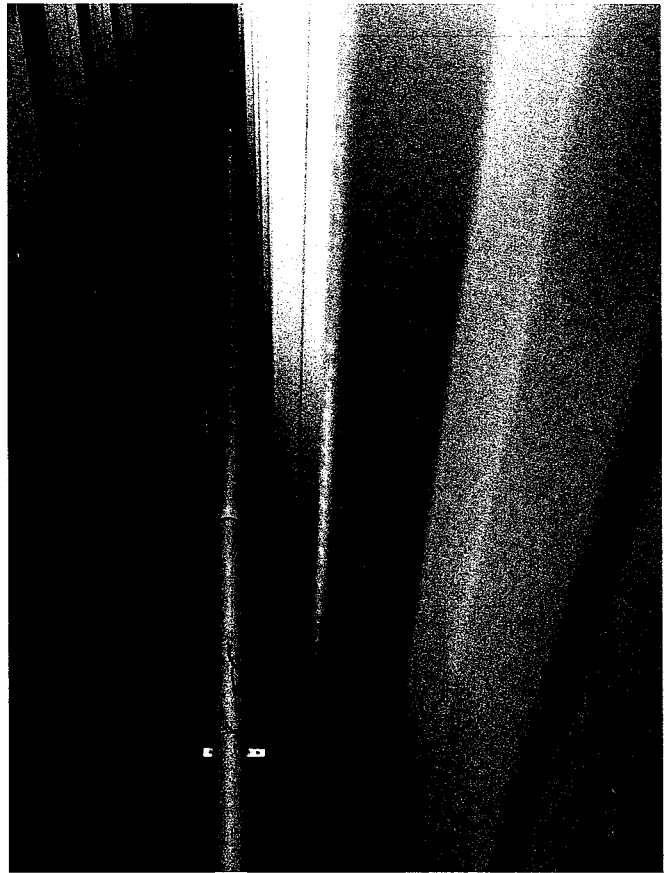
\* **When our friends and family walk down our drive-way and look up at our neighbour's roof, they say 'WHAT is that? A factory? Is that allowed? Its looks terrible!**

\* **If council approves this application, it will then set a precedent to the Unley Community that it is acceptable to build without council approval and without following building regulations.**

**Photo 1**



**Photo 2**



**Photo 3**



**Photo 4**



Photo 5



Photo 6



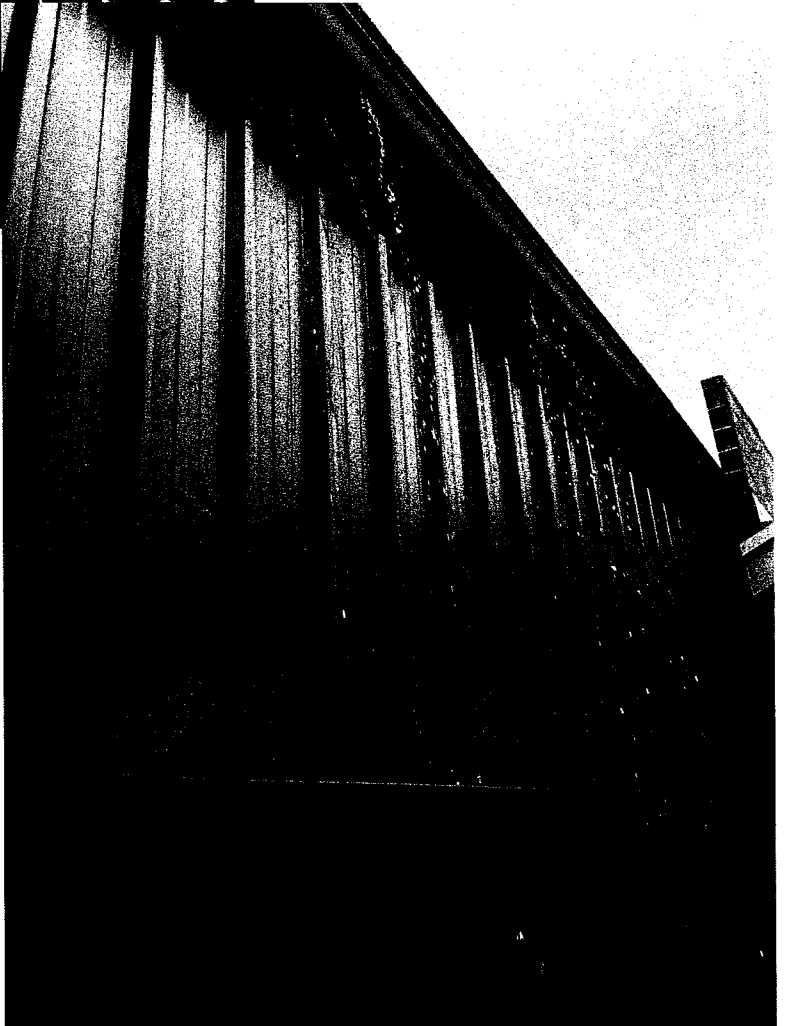
Photo 7



**Photo 8**



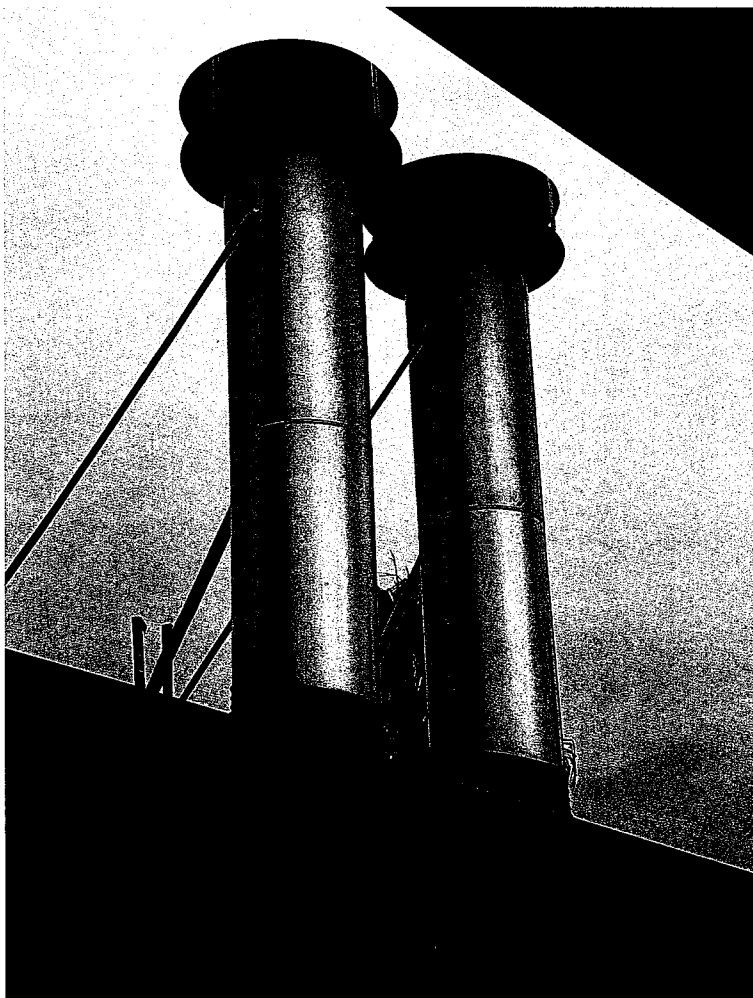
**Photo 9**



**Photo 10**



**Photo 11**



**Photo 14**





Photo 12



Photo 13



**Representation on  
Proposed Development at 12 Forest Avenue Black Forest**

**Development Details**

<b>Applicant:</b>	Tony Morton
<b>Application ID:</b>	22007778
<b>Address:</b>	12 Forest AV Black Forest SA 5035
<b>Land Details:</b>	Title: CT5223/710 Plan Parcel: D40585AL101
<b>Decision Authority:</b>	Assessment Panel at City of Unley
<b>Close Date:</b>	29 JUNE 2022

**My Details**

<b>Name:</b>	
<b>Phone:</b>	
<b>Address:</b>	
<b>Email:</b>	

**I support the development with the concerns detailed below:**

**Unley City Council Planning Process**

This development has proceeded in two stages, the construction of a carport and the conversion of the carport into a room with kitchen and wood heater.

The first stage went through the appropriate planning approval process at Unley City Council and raised no concerns but the second stage has proceeded without any notification to the Council.

As a result, this development has now been completed without any oversight by the City of Unley. It has circumvented any Council assessment against planning rules, building rules or inspections and the comments, concerns and suggestions of surrounding property owners have not been sought.

**Impact on Adjoining Property**

In his submission, my neighbor, [REDACTED] identifies a number of what he believes to be breaches of the relevant planning and building codes. There are also a number of features which have already been built but which do not feature on the retrospective plans.

My neighbor has been significantly impacted by this unauthorized development. Of particular concern is the erection of three commercial chimneys. Their location in a confined space between the houses combined with inadequate height results in smoke entering my neighbor's house whenever they are lit.

28 27 JUN 2022

He has had to watch as this building, without forewarning, has continued to evolve until he is now confronted with an unsightly and amateurish renovation which belches smoke through his house.

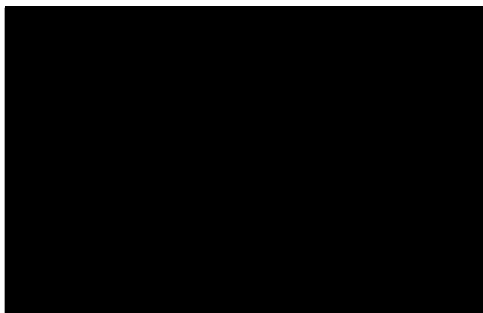
His stress has been further exacerbated by his prolonged dealings with an apparently unconcerned Planning Department at Unley City Council.

**Conclusion**

My chief concern and that of a number of neighbors is that this development has been executed and completed without reference to the Council and that the Council has shown little interest and has been very slow to act on the matter when it was brought to their attention.

If the Council tolerates this behaviour then why would anyone take the trouble to go through the Unley City Council Planning Process or comply with Council rules and regulations.

Mr Morton has sought to create an outdoor entertaining area for his family to enjoy and I have no issue with that but I strongly urge the Unley City Council to ensure that this development is made to comply with all relevant planning and Building Rules and that the concerns of neighbors are taken into account.



## ATTACHMENT 3

18 July 2022

Matthew Falconer C/- City of Unley  
PO Box 1  
UNLEY SA 5061

Dear Mr Falconer,

**RE: Response to Representations**  
**At: 12 Forest Avenue BLACK FOREST**  
**Application ID: 22007778**

We have been engaged to respond on behalf of the owner Tony Morton at 12 Forest Avenue BLACK FOREST. It should be noted that there were only 2 representations during the Public Notification period which are essentially the same. These representations have no merit regarding the provisions of the Planning and Design Code and only provides emotional arguments regarding aesthetics.

In response to the representation;

- If a fire wall is required, this will be addressed at Building Consent stage. There is no requirement for the fire wall to be of masonry construction
- The plans have been corrected to reflect the correct height above ground. There is no requirement for the wall to be 900mm off the boundary
- There is no requirement for the guttering on the boundary to be a box gutter. As long as the existing 'D profile' gutters are not;
  - o encroaching over the boundary,
  - o letting stormwater pool around the footings of a building, or
  - o released onto neighbouring properties

it is compliant with the "building regulations". There is also no requirement for an "expansion gap"

- The stormwater drainage is only temporary and will be directed to the street water table as approved. The current stormwater is not currently released in a way contrary to the building rules (as stated above)
- The "two huge industrial sized chimney stacks" *may* be a concern under the Local Nuisance & Litter Control Act and Regulations, however, are not development under the Planning,

Development and Infrastructure Act or Regulations.

- Again, if a fire wall is required, it will be addressed at Building Consent stage.
- The existing pizza oven chimney *may* be a concern under the Local Nuisance & Litter Control Act and Regulations, however it is not development under the Planning, Development and Infrastructure Act or Regulations and not required to be noted on the plans.
- The existing hot & cold water pipes are not development under the Planning, Development and Infrastructure Act or Regulations and not required to be noted on the plans.
- The existing kitchen pipes are not development under the Planning, Development and Infrastructure Act or Regulations and not required to be noted on the plans.
- If required, the garage being “restructured into 3 areas” and the requirement for a fire wall will be addressed at building consent stage.

The owners of the site are willing to modify the works already undertaken to comply with the relevant Planning and Design Code and Building Rules requirements, however the representations provided are prejudiced and have no merit regarding the requirements of the Planning and Design Code.

Yours faithfully,

**PBS Building Certifiers Pty Ltd**

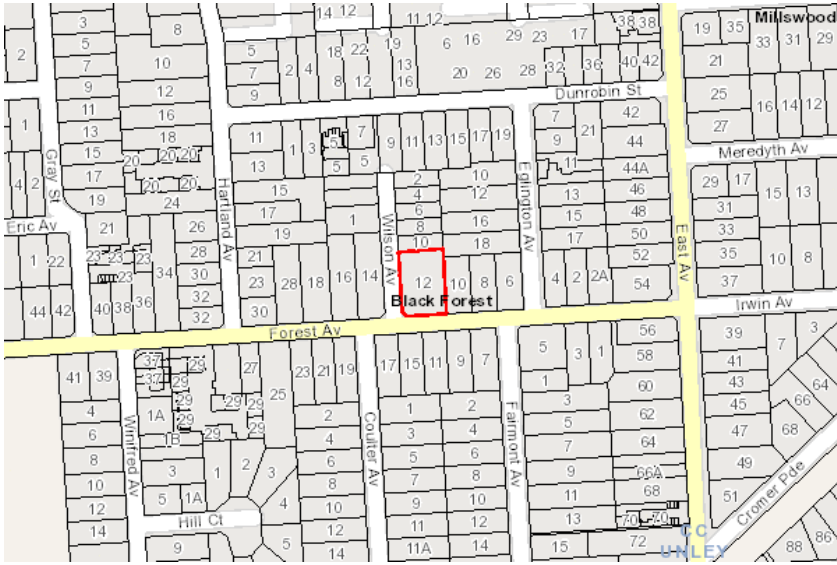
**ATTACHMENT 4**

**12 FOREST AV BLACK FOREST SA 5035**

**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 9m*)

Minimum Frontage (*Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7.5m; row dwelling is 7m; group dwelling is 22m; residential flat building is 22m*)

Minimum Site Area (*Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm*)

Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

**Overlay**

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

Building Near Airfields

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

**Zone**

Suburban Neighbourhood

**Selected Development(s)**

Outbuilding

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

**Property Policy Information for above selection**

**Outbuilding - Code Assessed - Performance Assessed**



## Part 2 - Zones and Sub Zones

### Suburban Neighbourhood Zone

#### Assessment Provisions (AP)

<b>Desired Outcome</b>	
DO 1	Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Site coverage	
PO 3.1 Building footprints consistent with the character and pattern of a low-density suburban 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 The development does not result in site coverage exceeding 50%.
Ancillary Buildings and Structures	
PO 11.1 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 11.1 Ancillary buildings: <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> <li>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li> </ul> </li> </ul> </li> </ul>

	<p>(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</p> <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li> <li>(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</li> </ul> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <ul style="list-style-type: none"> <li>(i) a total area as determined by the following table: <table border="1" data-bbox="922 1059 1520 1518"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>(ii) the amount of existing soft landscaping prior to the development occurring.</li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 11.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 11.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(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</li> </ul>										

**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 (Column A)	Exceptions (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: <ul style="list-style-type: none"> <li>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies</li> <li>or</li> <li>(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.</li> </ul>	Except development involving any of the following: <ul style="list-style-type: none"> <li>1. residential flat building(s) of 3 or more building levels</li> <li>2. the demolition of a State or Local Heritage Place</li> <li>3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ul>
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) ancillary accommodation</li> <li>(c) building work on railway land</li> <li>(d) carport</li> <li>(e) deck</li> <li>(f) dwelling</li> <li>(g) dwelling addition</li> <li>(h) fence</li> <li>(i) outbuilding</li> <li>(j) pergola</li> <li>(k) private bushfire shelter</li> <li>(l) residential flat building</li> <li>(m) retaining wall</li> <li>(n) shade sail</li> <li>(o) solar photovoltaic panels (roof mounted)</li> <li>(p) supported accommodation</li> <li>(q) swimming pool or spa pool</li> </ul>	Except development that: <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Suburban Neighbourhood Zone DTS/DPF 4.1</li> <li>or</li> <li>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: <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)</li> <li>or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ul>

<ul style="list-style-type: none"> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	
<p>4. Alteration of or addition to any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) community facility</li> <li>(b) educational establishment</li> <li>(c) pre-school.</li> </ul>	<p>Except where development does not satisfy Suburban Neighbourhood Zone DTS/DPF 1.4.</p>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that:</p> <ol style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Suburban Neighbourhood Zone DTS/DPF 4.1 or</li> <li>2. does not satisfy Suburban Neighbourhood Zone DTS/DPF 1.2 or</li> <li>3. 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:             <ul style="list-style-type: none"> <li>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or</li> <li>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).</li> </ul> </li> </ol>
<p>6. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) internal building works</li> <li>(b) land division</li> <li>(c) recreation area</li> <li>(d) replacement building</li> <li>(e) temporary accommodation in an area affected by bushfire.</li> <li>(f) tree damaging activity.</li> </ul>	<p>None specified.</p>
<p>7. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> <li>1. the demolition of a State or Local Heritage Place</li> <li>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ol>

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Part 3 - Overlays

### Airport Building Heights (Regulated) Overlay

#### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operation of a certified or registered aerodrome.	DTS/DPF 1.1 Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.  In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.

#### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

## Building Near Airfields Overlay

### Assessment Provisions (AP)

Desired Outcome	
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.3 Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.	DTS/DPF 1.3 The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

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

## Part 4 - General Development Policies

### Clearance from Overhead Powerlines

#### Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to

	<p>the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</p>
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## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m</li> <li>(b) filling exceeding a vertical height of 1m</li> <li>(c) a total combined excavation and filling vertical height of 2m or more.</li> </ul>
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway</li> <li>(b) are constructed with an all-weather trafficable surface.</li> </ul>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> <li>(a) do not contribute to the instability of embankments and cuttings</li> <li>(b) provide level transition areas for the safe movement of</li> </ul>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>

<p>(c) people and goods to and from the development are designed to integrate with the natural topography of the land.</p>	
<p>PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4 None are applicable.</p>
<p>Residential Development - Low Rise</p>	
<p>Car parking, access and manoeuvrability</p>	
<p>PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3 Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site</li> <li>(b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(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.</li> </ul> </li> </ul>
<p>PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5 Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees</li> </ul>



	<p>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.</p> <p>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</p>
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## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

<b>Desired Outcome</b>	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Wastewater Services	
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.	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.

## **DECISION REPORT**

**REPORT TITLE:** CONFIDENTIAL MOTION FOR ITEM 4 -  
PLANNING APPEAL – ERD COURT ACTION  
NO ERD-87-22 – 60 PARK STREET –  
21024341

**DATE OF MEETING:** 16 August 2022

**AUTHOR:** Don Donaldson

**JOB TITLE:** Team Leader Planning

**RESPONSIBLE OFFICER:** Megan Berghuis

**JOB TITLE:** General Manager Community

**COMMUNITY GOAL:** GOE/2 Generate an approach to all Council operations which maintains the principles of good governance such as public accountability, transparency, integrity, leadership, cooperation with other levels of government and social equity.

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### **PURPOSE**

To recommend that Item 4 be considered in confidence at the 16 August 2022 Council Assessment Panel Meeting

### **RECOMMENDATION**

MOVED:

SECONDED:

That:

1. The report be received.
2. Pursuant to Regulation 13(2) (a) (ix) of the Planning, Development and Infrastructure (General) Regulations 2017, as amended, the Council Assessment Panel orders the public be excluded with the exception of the following:
  - Don Donaldson, Team Leader Planning
  - Tim Bourner, Senior Planning Officer
  - Mark Troncone, Planning Officer
  - Nicholas Bolton, Cadet Planning Officer
  - Amelia De Ruvo, Planning Officer
  - Sandy Beaton, Development Administration Officer

on the basis that considerations at the meeting should be conducted in a place open to the public has been outweighed on the basis that the information relating to actual litigation or litigation that the Panel believes on reasonable grounds will take place.

## DECISION REPORT

**REPORT TITLE:** CONFIDENTIAL MOTION FOR ITEM 4 -  
PLANNING APPEAL – ERD COURT ACTION  
NO ERD-87-22 – 60 PARK STREET –  
21024341

**DATE OF MEETING:** 16 August 2022

**AUTHOR:** Don Donaldson

**JOB TITLE:** Team Leader Planning

**RESPONSIBLE OFFICER:** Megan Berghuis

**JOB TITLE:** General Manager Community

**COMMUNITY GOAL:** GOE/2 Generate an approach to all Council operations which maintains the principles of good governance such as public accountability, transparency, integrity, leadership, cooperation with other levels of government and social equity.

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## RECOMMENDATION

MOVED:

SECONDED:

That:

1. The report be received.
2. Pursuant to Regulation 13(2) (a) (ix) of the Planning, Development and Infrastructure (General) Regulations 2017, as amended
  - 2.1 The Minutes
    - Report
    - Attachments

For Item 4 to remain confidential on the basis that the information contained therein concerns actual litigation being the appeal in ERD-22-87

- 2.2 The report and attachments will be kept confidential until such time as the appeal has been determined.

## **DECISION REPORT**

**REPORT TITLE:** CONFIDENTIAL MOTION FOR ITEM 5 -  
PLANNING APPEAL – ERD COURT ACTION  
NO ERD-30-22 – 15 AVENUE STREET,  
MILLSWOOD – 214/2021/C2

**DATE OF MEETING:** 16 August 2022

**AUTHOR:** Mark Troncone

**JOB TITLE:** Planning Officer

**RESPONSIBLE OFFICER:** Megan Berghuis

**JOB TITLE:** General Manager Community

**COMMUNITY GOAL:** GOE/2 Generate an approach to all Council operations which maintains the principles of good governance such as public accountability, transparency, integrity, leadership, cooperation with other levels of government and social equity.

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### **PURPOSE**

To recommend that Item 5 be considered in confidence at the 16 August 2022 Council Assessment Panel Meeting

### **RECOMMENDATION**

MOVED:

SECONDED:

That:

1. The report be received.
2. Pursuant to Regulation 13(2) (a) (ix) of the Planning, Development and Infrastructure (General) Regulations 2017, as amended, the Council Assessment Panel orders the public be excluded with the exception of the following:
  - Don Donaldson, Team Leader Planning
  - Tim Bourner, Senior Planning Officer
  - Mark Troncone, Planning Officer
  - Nicholas Bolton, Cadet Planning Officer
  - Amelia De Ruvo, Planning Officer
  - Sandy Beaton, Development Administration Officer

on the basis that considerations at the meeting should be conducted in a place open to the public has been outweighed on the basis that the information relating to actual litigation or litigation that the Panel believes on reasonable grounds will take place.

## DECISION REPORT

**REPORT TITLE:** CONFIDENTIAL MOTION FOR ITEM 5 -  
PLANNING APPEAL – ERD COURT ACTION  
NO ERD-30-22 – 15 AVENUE STREET,  
MILLSWOOD – 214/2021/C2

**DATE OF MEETING:** 16 August 2022

**AUTHOR:** Mark Troncone

**JOB TITLE:** Planning Officer

**RESPONSIBLE OFFICER:** Megan Berghuis

**JOB TITLE:** General Manager Community

**COMMUNITY GOAL:** GOE/2 Generate an approach to all Council operations which maintains the principles of good governance such as public accountability, transparency, integrity, leadership, cooperation with other levels of government and social equity.

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## RECOMMENDATION

MOVED:

SECONDED:

That:

1. The report be received.
2. Pursuant to Regulation 13(2) (a) (ix) of the Planning, Development and Infrastructure (General) Regulations 2017, as amended
  - 2.1 The Minutes
    - Report
    - Attachments

For Item 5 to remain confidential on the basis that the information contained therein concerns actual litigation being the appeal in ERD-22-30

- 2.2 The report and attachments will be kept confidential until such time as the appeal has been determined.