

AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

25 JULY 2023 AT 6.30 PM

IN LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH STREET, SALISBURY

MEMBERS

Mr T Mosel (Presiding Member)

Mr R Bateup Ms C Gill Mr B Brug Mr M Atkinson

REQUIRED STAFF

Assessment Manager, Mr C Zafiropoulos General Manager City Development, Ms M English Acting Team Leader Planning, Ms K Thrussell Development Officer Planning, Mr S Ondeyo

APOLOGIES

LEAVE OF ABSENCE

ADOPTED MINUTES FROM PREVIOUS MEETING

Presentation of the Minutes of the Council Assessment Panel Meeting held on 27 June 2023.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

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	Change in Use from Detached Dwelling to Office with associated Carparking, Freestanding Internally Illuminated Sign and Landscaping.	
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	Transport Depot with Associated Office (Unit 3)	
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ORDER TO EXCLUDE THE PUBLIC

That the Council Assessment Panel:

Excludes the public from the CAP proceedings for consideration of item 8.3.1 on the Agenda of the CAP meeting 25 July 2023 on the basis of regulation 13(2)(ix) of the *Planning, Development and Infrastructure (General) Regulations 2017.*

8.3.1 Applicant Appeal to Environment, Resources and Development Court,
Development Holdings Pty Ltd v City of Salisbury Assessment Panel (ERD-23-000053) - Development Application 23002678

Recommendation

Pursuant to regulation 13(2)(ix)) of the Planning, Development and Infrastructure (General) Regulations 2017, the Council Assessment Panel determines, this matter may be considered in confidence on grounds that:

1. It relates to legal advice and information to an appeal against the decision of the Council Assessment Panel to the Environment, Resources and Development Court that may prejudice the Court hearing.

CLOSE

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MINUTES OF COUNCIL ASSESSMENT PANEL MEETING HELD IN LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH STREET, SALISBURY ON

27 JUNE 2023

MEMBERS PRESENT

Mr T Mosel (Presiding Member)

Mr R Bateup Ms C Gill Mr B Brug Mr M Atkinson

STAFF

Assessment Manager, Mr C Zafiropoulos General Manager, City Development, Ms M English Development Officer Planning, Ms K Brown Team Leader Business Services, Ms H Crossley

The meeting commenced at 6.30pm.

The Presiding Member welcomed the members, staff and the gallery to the meeting.

APOLOGIES

Nil.

LEAVE OF ABSENCE

Nil

ADOPTED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 23 May 2023, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

8.1.1 DA22022225

Change of use from warehouse to light industry (processing and storage of vegetables) with associated office, storage and car parking at 110 Levels Road, CAVAN SA 5094 for Beyond Ink

REPRESENTORS

There were no representors present.

APPLICANT

Ms S Gallerello, Beyond Ink Town Planning, and Mr K Borg, Barker Boy were present however were not requested to respond to questions from the Panel.

Mr B Brug moved an amendment to the staff recommendation to add a condition limiting operating hours as specified in the application.

There was no Seconder and the Motion lapsed.

Mr M Atkinson moved, Ms C Gill seconded, and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.
- B. Pursuant to Section 33 of the *Planning, Development and Infrastructure Act* 2016, Planning Consent is **GRANTED** to application number DA22022225 for Change of use from warehouse to light industry (processing and storage of vegetables) with associated office, storage and car parking in accordance with the plans and details submitted with the application and subject to the following conditions:

Planning Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
PA01 Revision	Site Plan	Amended	Beyond Ink
D		10/05/2023	
PA03 Revision	Floor Plans	Amended	Beyond Ink
C		11/04/2023	
S7372C1	Environmental Noise	June 2022	Sonus

	Assessment		
22441BNW	Traffic and Parking	16 November	Cirqa
	Assessment	2022	

- 2. Noise measured at the nearest residential property boundary shall comply with the *Environment Protection (Noise) Policy 2007* at all times.
- 3. The largest vehicle to access the subject land is restricted to a maximum 10.0m HRV.
- 4. All loading and unloading of vehicles of vehicles in connection with the now approved land use shall be carried out entirely within the subject land.
- 5. Outside lighting shall be restricted to that necessary for security purposes only and shall be directed and shaded to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads.

Advice Notes

Rights of Appeal

The applicant has a right of appeal against decision. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

OTHER BUSINESS

8.2.1 Status of Current Appeal Matters and Deferred Items

Mr B Brug moved, and the Council Assessment Panel resolved that the information was received.

8.2.2 Policy Issues Arising from Consideration of Development Applications

8.2.3 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 25 July 2023

ADOPTION OF MINUTES

Mr B Brug moved, and the Council Assessment Panel resolved that the Minutes of the Council Assessment Panel Meeting be taken and read as confirmed.

The meeting closed at 7.18pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 27 June 2023

(refer to email approving minutes registered in the City of

Salisbury's Record Management System - Document

Number 7830195)

ITEM 8.1.1

COUNCIL ASSESSMENT PANEL

DATE 25 July 2023

APPLICATION NO. 23013367

APPLICANT Mr John Outhred and Mr Brijesh Mishra

Change in Use from Detached Dwelling to Office with associated **PROPOSAL**

Carparking, Freestanding Internally Illuminated Sign and

Landscaping.

LOCATION 493 Bridge Rd, Para Hills SA 5096

CERTIFICATE OF

CT 5594/979

TITLE

AUTHOR

Samuel Ondeyo, Development Officer Planning, City Development

DEVELOPMENT APPLICATION DETAILS 1.

Zone/Policy Area	General Neighbourhood Zone
Application Type	Performance Assessed
Public Notification	Representations received: One (1)
	Representations to be heard: One (1)
Referrals - Statutory	Commissioner of Highways
Referrals – Internal	NIL
Planning and Design Code	2023.6
Version	
Assessing Officer	Samuel Ondeyo. Development Officer – Planning
Recommendation	Grant Planning Consent subject to Conditions and reserved
	matters
Meeting Date	25.7.2023

2. REPORT CONTENTS

This Report provides an assessment of the proposed development against the relevant provisions of the Planning and Design Code. This assessment has been based on a review of the following plans and documents which are appended to this report:

Attachment 1: Proposal Plans and Supporting Documentation

Copy of Sign Displayed on the Land and Representations Attachment 2:

Applicant's Response to Representations Attachment 3: Extract of Planning and Design Code Attachment 4:

3. EXECUTIVE SUMMARY

The proposed development seeks consent for the change in use of an existing detached dwelling into an office with associated carparking, landscaping and a freestanding internally illuminated sign.

The development is at 493 Bridge Road, Para Hills, which is located within the General Neighbourhood Zone.

Key considerations relate to:

- Compatibility of the proposed non-residential development with the character of existing development in the locality;
- Interface concerns being adjacent existing residential dwellings;
- Internally illuminated freestanding sign; and
- Adequacy of onsite car parking provision.

The application is subject of a performance assessment pathway and underwent public notification, with one (1) representation received. The representor is opposed the proposal and wishes to be heard in support of their representation.

This report provides a detailed assessment of the application against the relevant provisions of the Planning and Design Code. The assessment found that:

- a) The proposed development is to be Performance Assessed against the relevant provisions of the Planning and Design Code as the proposed 'office' is not listed as Accepted development, is not of a scale to be considered Deemed to Satisfy or listed as a Restricted form of development;
- b) The nature of the proposed development is an envisaged form of development within the General Neighbourhood Zone;
- c) The site is considered to be appropriately located for a use of this nature;
- d) A 2.1m high colorbond fence is proposed to separate the carparking area from the courtyard at the rear of the subject building creating separation between the carparking area and the adjacent dwelling to the south. Landscaping is to then to be planted along the southern side boundary creating screening to address interface concerns;
- e) Further landscaping along the rear boundary to create separation between the carparking area and the existing dwelling to the east, noting the existing outbuilding on this site aids to buffer the carpark to this site.
- f) Carparking area is designed to permit simultaneous forward entry and exit for vehicles with all maneuvering occurring onsite;
- g) Sufficient on-site car parking is provided for the proposed use; and
- h) Stormwater management arrangements are acceptable subject to water quality targets being evidenced at the detail design phase.

For the above reasons, it is recommended the Council Assessment Panel grants Planning Consent for the proposed development subject to a number of Conditions and reserved matters.

4. SUBJECT SITE

The subject land comprises an allotment located at 493 Bridge Road, Para Hills. The allotment is formally described as 14 in Deposited Plan 7587 in the area named Para Hills Hundred of Yatala, Volume 5594 Folio 979. The land has a frontage of 16.59 meters to Bridge Road, a frontage of 36.4 meters to Goodall Road and a total site area of 682 m².

The subject land is presently occupied by a single storey detached dwelling with an associated outbuilding. The existing building do not have any heritage status and are proposed to be retained to facilitate the proposed development.

The subject land falls approximately 1.5 metres from the rear of the allotment to the primary street frontage.

The subject land does not contain any Significant or Regulated Trees. There are no easements, encumbrances or land management agreements registered on the Certificate of Titles.

Photographs of the subject site and immediate locality are provided below.

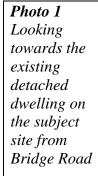




Photo 2
Looking
towards the
existing
detached
dwelling on
the subject
site from
Goodall
Road



Photo 3
Looking
South-east
along
Goodall
Road with
the subject
site
positioned
right



Photo 4
Looking
South-West
along Bridge
Road with
the subject
site
positioned
left



5. LOCALITY

The locality is principally defined by visual reference.

The immediate locality is generally characterised by single storey residential dwellings, of brick construction with tiled roofs of conventional pitched form, reflecting the original built form of development in the neighbourhood.

A key feature of the locality, is the Somerset Hotel located between Goodall Road, Kimba Road and Bridge Road, approximately 20 metres to the north-west of the subject land. This is a substantial two-storey licensed premises comprising pub, dining and gaming areas, beer garden and drive through bottle shop. The Hotel is serviced by at-grade parking areas to the east and west of the building, with several vehicular access points including directly from Goodall Road.

The Hotel is adjacent to the Para Hills Shopping Centre which is located to the north and which is surrounded by substantial at grade car parking areas, offering a variety of retail options, including a Drakes supermarket, McDonalds restaurant, and Anytime Fitness gym. The center previously featured a retail fuel outlet, which is presently being decommissioned

Within the locality, front setbacks of dwellings are relatively uniform affording opportunities for front yard landscaping, however, solid front fencing is a common feature.

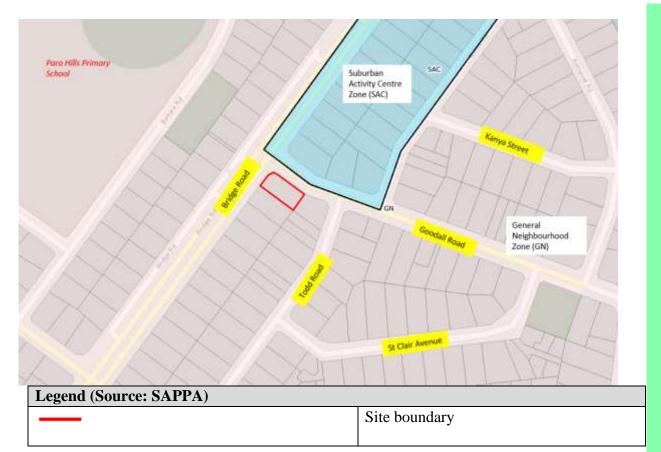
Locality and contextual plans are provided in the following pages.

<u>Locality Plan – Aerial</u>



Legend (Source: NearMap)	
	Site boundary
	Locality boundary
•	Representor

Contextual Plan



<u>Panorama View – Looking</u>



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6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks consent for the change in use of an existing detached dwelling to an office with access via a driveway on Goodall Road (a secondary street frontage). The proposal is configured to utilize the detached dwelling as currently existing with no substantial internal alterations other than to allow for access from the carparking area at the rear. The office is to also facilitate pedestrian access through a pathway from the footpath along Bridge Road.

Within the locality, front setbacks of dwellings are relatively uniform affording opportunities for front yard landscaping, however, solid front fencing is a common feature. Being on a corner allotment, the subject site has opted to not incorporate front fencing maintaining the residential dwelling appearance to the public realm considering the built form is to largely remain as currently existing.

A 2.1m high colorbond fence is to be erected along the perimeter of the carparking area creating a buffer between the proposed use and the adjacent property to the south west. The existing outbuilding on boundary to the east also aids in achieving some separation between the proposal and the existing residential use.

The proposed carparking area is to comprise 5 spaces that are to be line marked in accordance with Australian Standards. The car parking area is to be treated with permeable paving with a concrete crossover. Access and egress will be provided to Goodall Road, with vehicles able to enter and exit in a forward direction as maneuvering can occur on site. Landscaping to also be provided around the perimeter of the car parking area enhancing the appearance of the property from the public realm.

The existing outbuilding at the rear of the existing dwelling to be removed to allow for the carparking area to be established.

A 3 metre high freestanding sign that is to be internally illuminated is proposed adjacent the front boundary noting the business name and contact details.

The real estate agency is proposed to operate between 9am and 5pm, 5 days a week with three staff working from the office.

A copy of the proposal plans and supporting documentation are contained in Attachment 1.

7. CLASSIFICATION

The site is located within the General Neighbourhood Zone as depicted in the SA Property and Planning Atlas (SAPPA).

The proposed development incorporates the following elements:

- Change of Use
- Office
- Advertisement

These elements are neither Accepted, Deemed to Satisfy or Restricted forms of development in the General Neighbourhood Zone (Tables 1, 2 and 4). On this basis, the application shall be assessed as "Performance Assessed" development against the relevant provisions of the Planning and Design Code.

8. PUBLIC NOTIFICATION

As per the General Neighbourhood Zone, Table 5 – Procedural Matters (Notification) an ('Office') is listed as excluded from notification. However, the proposed change in use does not fall within a corresponding exclusion as prescribed in Column B i.e. the subject allotment does not abut an Activity Centre Zone therefore the application was required to be notified pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*.

Public notification occurred during the period of 1 June 2023 to 22 June 2023. The Council received one representation during the notification period, opposing the development and wishing to be heard.

Representations received		
Representations received Wish to be Heard		
1	George Spinato	
	491 Bridge Road	√
	PARA HILLS SA 5096	

A copy of the sign displayed on the land and the representations received are contained in Attachment 2.

A copy of the applicant's response to the representations is contained in Attachment 3.

The content of the representation and the applicant's response are summarized in the table below:

Summary of Representations		
Summary of Representation	Applicant's Response	
George Spinato		
 Use unnecessary at this location considering existing vacant offices in the locality 	 Rezoning not required Court yard to be used similar to a dwelling back yard. 	
 Concern with noise and overall disturbance from people in courtyard and air conditioning units installed without approval respectively 	The air conditioning units installed are not commercial grade and are to only be used during business hours.	
 Proposed sign is excessive and is to have adverse impact on neighbors 	Access to the site to be approx. 30m form the intersection of Bridge Rd and Goodall Rd and the traffic	
 Use will result to more accidents considering buses frequent Goodall 	generated by the office use is insignificant in comparison to the	

Road

- Not appropriate in a residential setting.
 Other Councils such as Burnside and Toorak don't allow such
- Homebuyers lost opportunity to acquire this property with the current owner looking to establish a non-residential use
- Applicant did not consult with adjacent owners prior to lodgement

- number of vehicles using Goodall Rd and accessing Somerset Hotel
- Installing electrical connections and air conditioning units do not require approval. Units in accordance with the relevant requirements.
- Sign is to be 3.048m with its location carefully considered to ensure appropriate distance form corner of Goodall Rd, pedestrian crossing and neighbors' boundary
- Comparison with undefined hypothetical development in other council areas has no planning validity. However, same policy applies to the General Neighbourhood Zone of City of Burnside
- No vacant commercial tenancies in the immediate locality with the only potential vacancy having a similar existing business in close proximity
- Dwelling was rented out for residential purposes after purchase
- Application was subject to public notification providing opportunity for neighbors to comment.

9. **REFERRALS – STATUTORY**

Department	Summarized Comment
Commissioner of Highways	The department has not raised any objections and has
	proposed the following conditions if the development is
	approved.
	Condition 1:
	The development shall be in accordance with the Elvio
	Ferrara Floor and Site Plan, Drawing No 23.4.1940.01.
	Condition 2:
	Stormwater run-off shall be collected on-site and discharged
	without impacting the adjacent road network. Any alterations
	to the road drainage infrastructure required to facilitate this

shall be at the applicant's cost.
Condition 3:
The illuminated signage shall be permitted to use LED
lighting for internal illumination of a light box only.
Condition 4:
The illuminated signage shall be limited to a low level of
illumination so as to minimise distraction to motorists
$(\leq 150cd/m2)$.
Condition 5:
The signage shall not contain any element that flashes,
scrolls, moves or changes, or imitates a traffic control device.

10. REFERRALS - INTERNAL

Department	Summarized Comment
Development Engineer	Councils Development Engineer has reviewed the proposed Stormwater Management Plan and has no fundamental concerns with the proposal. However, calculations are required to demonstrate that Council's water quality targets will be met. A Reserved Matter is recommended to this effect.

11. ASSESSMENT

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, it is recommended the Panel determine the proposed development is not seriously at variance with the Planning & Design Code, given residential development is an expected land use within the General Neighbourhood Zone.

Assessment

A detailed assessment of the application has taken place against the relevant provisions of the Planning and Design Code and is described below under a series of headings.

A Policy Extract containing the relevant provisions of the Planning and Design Code is contained in Attachment 4.

Overlays

A summary of the proposed development's compliance with the relevant Overlays affecting the subject land is provided in the table below:

Overlay	Assessment
Airport Building Heights (Regulated) -	Satisfied – the proposed development does
All structures over 15 metres	not exceed 15 metres in height.
Advertising Near Signalized Intersections	Satisfied – The proposed signage does not
	pose an unacceptable risk to pedestrian or
	road safety. DIT have recommended
	conditions of approval.
Affordable Housing	Not applicable – the proposed development
	does not constitute affordable housing.
Building Near Airfields	Satisfied – the proposed development does
	not pose a hazard to the operational and
	safety requirements of commercial and
	military airfields.
Defence Aviation Area (All structures	Satisfied – the proposed development does
over 90 metres)	not propose any building work or structures
	over 90 metres in height.
Hazards (Flooding – General)	Satisfied – finished floor level is not being
	altered. Existing building already not
	susceptible to flooding
Prescribed Wells Area	Not applicable – the proposed development
	will not rely on a water supply from a
72 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	prescribed well.
Regulated and Significant Tree	Not applicable – the proposed development
Ct. A N. C.	does not include Tree Damaging Activity.
Stormwater Management	Satisfied – the proposed development
	includes appropriately designed
TD - 66° - C	rainwater/detention tanks.
Traffic Generating Development	Satisfied - the proposed development does
Hubon Tues Conons	not propose direct access to Bridge Road.
Urban Tree Canopy	Satisfied – the proposed development
	includes the planting of new trees (1 per
	dwelling) which will enhance the urban tree
	canopy.

Land Use

The following Desired Outcomes (DO), Performance Outcomes (PO) and corresponding Deemed to Satisfy / Designated Performance Features (DTS/DPF) of the General Neighbourhood Zone are considered key to an assessment of the proposed land use.

DO 1 Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

PO 1.2

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

- a) small scale commercial uses such as offices, shops and consulting rooms
- b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services
- c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities
- *d)* open space and recreation facilities.

PO 1.3

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

PO 1.4

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

DTS/DPF 1.2

None are applicable

DTS/DPF 1.3

None are applicable.

DTS/DPF 1.4

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

- it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:
 - 1. does not exceed 50m² gross leasable floor area
 - 2. does not involve the display of goods in a window or about the dwelling or its curtilage
- 2. it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:
 - 1. the building is a State or Local Heritage Place
 - 2. is in conjunction with a dwelling and there is no

- increase in the gross leasable floor area previously used for non-residential purposes
- 3. is located more than 500m from an Activity Centre and satisfies one of the following:
 - 1. does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road
 - 2. does not exceed 200m² gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road
- 4. the development site abuts an Activity Centre and all the following are satisfied:
 - 1. it does not exceed 200m² gross leasable floor area (individually or combined, in a single building)
 - 2. the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following:
 - 1. 50% of the existing gross leasable floor area within the Activity Centre
 - 2. $1000m^2$.

Offices are envisaged and expected outcomes within the General Neighbourhood Zone. Accordingly, from a first principle perspective, the proposed land use is seen to be appropriate.

A fundamental question is whether the proposed change in use is appropriate at this location even though non-residential development within the Zone. DO 1, PO 1.2 and PO 1.3 contemplate small scale commercial uses such as offices that are designed to complement the residential character and amenity of the neighbourhood.

While the existing built form has its orientation to Bridge Road, the subject site is situated on a corner allotment with vehicle access limited to being off Goodall Road. It is also within walking distance of the Suburban Activity Centre. The use to be established is to utilise the dwelling as currently existing maintaining its general residential appearance from the public realm as sought in PO 1.4.

In addition to this, the site is to not have boundary fencing further contributing to a residential type open streetscape.

On balance, the proposed development is seen to be appropriate from the perspectives of land use, generally aligns with the overarching intent of the General Neighbourhood Zone and is appropriate within the context of the locality.

Interface concerns with existing residential uses

The following provisions in the General Development Policies, Interface between Land Uses are considered relevant;

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

PO 1.2 DTS/DPF 1.2

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.

PO 2.1

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:

- 1. the nature of the development
- 2. measures to mitigate offsite impacts
- 3. the extent to which the development is desired in the zone
- 4. 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.

None are applicable.

DTS/DPF 2.1

Development operating within the following hours:

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 anyone or	7am to 9pm,
combination of the	Monday to Friday
following:	8am to 5pm,
1. restaurant	Saturday and
2. cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	Sunday

The proposed use is to utilise the site as currently existing with three staff expected on site at any one time.

The hours of operation will also be limited to Monday – Friday; 9am – 5pm which is in accordance with DPF 2.1.

The built form is be setback approximately 4 metres from the closest adjacent residential dwelling to the south west. Internally, the rooms oriented to said dwelling are to be used as offices with the common areas i.e. reception and kitchen area fronting towards Bridge Road and Goodall Road respectively.

The courtyard to the rear of the proposed office (which is not in line with any living areas on the adjacent property) is to incorporate landscaping with a mature height up to 4 metres along the side boundary, which will further screen the proposed use from the adjacent residential dwelling.

The carparking area is to be fenced and further landscaped creating a buffer between the proposed use and the adjacent sensitive receivers. The adjacent dwelling to the west also has an outbuilding on boundary which further creates separation reducing interface concerns.

For the above reasons, it is considered the proposed development is unlikely to result in an increased impact on the residential area in terms of noise and traffic movements. Therefore, the proposed development is considered to satisfy the above-mentioned provisions.

Car Parking and vehicular access

The following provisions in the General Development Policies, Transport, Access and Parking are considered relevant;

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

PO 1.1 DTS/DPF 1.1

Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.

None are applicable.

PO 1.4

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 on site

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.

PO 3.1

Safe and convenient access minimises impact or interruption on the operation of public roads.

DTS/DPF 3.1

The access is:

- a) provided via a lawfully existing or authorized driveway or access point or an access point for which consent has been granted as part of an application for the division of land or
- b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.

PO 3.3

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.

PO 3.4

Access points are sited and designed to minimise any adverse impacts on neighbouring properties.

DTS/DPF 3.4

None are applicable.

PO 3.5

Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local

DTS/DPF 3.5

Vehicle access to designated car parking spaces satisfy (a) or (b):

a) is provided via a lawfully existing or authorized access point or an access point amenity and minimise disruption to utility infrastructure assets.

for which consent has been granted as part of an application for the division of land

- b) where newly proposed, is set back:
 - i. 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner
 - ii. 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance
 - *iii.* 6m or more from the tangent point of an intersection of 2 or more roads
 - iv. outside of the marked lines or infrastructure dedicating a pedestrian crossing.

Table 1 - General Off-Street Car Parking Requirements provides:

• Offices - For a call center, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area.

The proposal aligns with these key provisions as follows:

- With a total gross leasable area of 99.8 sqm, adequate car parking spaces have been provided to support the proposed use in accordance with the theoretical requirements of the Code. i.e. 5 spaces;
- The driveway access uses the existing invert, preventing disruption to Goodall Road and generally reduces the overall impact of the proposed use to the functional performance of the road network;
- The access point is also situated adjacent an outbuilding which creates separation between the proposed use and the existing residential use to the east;
- With no fencing proposed around the perimeter of the site along the Goodall Road frontage, there is adequate sightlines for pedestrians and motorists entering, existing and walking past the driveway; and
- No street trees or infrastructure are impacted on with the minimum required setbacks to street infrastructure is achieved.

Advertising

The proposed signage is considered to be of a scale and size appropriate to the character of the locality considering the signage located on the Somerset Hotel site adjacent the subject

allotment. It is also compatible with the building on site with the contents of the sign being limited to information relating to the proposed use.

The sign is to be wholly located on the subject allotment.

Despite being internally illuminated, the advertising will also not cause unreasonable distraction to road users as it will not incorporate moving or changing display or message or flashing lights. Commissioner of Highways recommended conditions of approval for the sign, should the Panel grant planning consent.

Accordingly, the proposal aligns with the following key relevant provisions for Advertisements in the General Development policies module:

PO 1.3 DTS/DPF 1.3

Advertising does not encroach on public land or the land of an adjacent allotment. **PO 1.5**

Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.

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.

Advertisements and/or advertising hoardings are contained within the boundaries of the site. **DTS/DPF 1.3**

None are applicable.

DTS/DPF 3.1

Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.

12. CONCLUSION

This report has provided a detailed assessment of the application against the relevant provisions of the Planning and Design Code. The assessment found that the proposed development:

- Is consistent with the land uses sought by the General Neighbourhood Zone and is appropriate within the context of the locality;
- While changing the use of the land, the built form is to remain compatible with the existing character of the area, and will present appropriately to the street and neighbouring properties, allowing for casual surveillance opportunities;
- The number of staff and hours of operation proposed are not unreasonable;
- Adequate on-site car parking will be provided;

- The additional landscaping proposed is sufficient in screening the proposed land use form adjacent dwellings and additional internal fencing is not inappropriate within the context of this locality;
- The height, area and functionality of the freestanding sign proposed is appropriate; and
- Stormwater has been appropriately managed.

Accordingly, it is recommended that Planning Consent be granted, subject to conditions and reserved matters.

13. STAFF RECOMMENDATION

That the Council Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.
- B. Pursuant to 107 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to application No 23013367 for Change in Use from Detached Dwelling to Office with associated Carparking, Freestanding Internally Illuminated Sign and Landscaping.in accordance with the plans and details submitted with the application and subject to the following Reserved Matters and Conditions:

Reserved Matters:

The following matter/s shall be submitted for further assessment and approval by the Assessment Manager, as delegate of the Council Assessment Panel, as Reserved Matters under Section 102(5) of the *Planning, Development and Infrastructure Act* 2016:

- 1. Civil and Siteworks Plan, prepared by a qualified and experienced stormwater engineer, for all civil and stormwater works, which shall address all of the following:
 - a) Finished floor levels for all buildings and hardstand surfaces; and
 - b) Cut/fill details; and
 - c) Retaining walls, kerbing or ramps, their design and grades; and
 - d) Pavement design details and gradients; and
 - e) Car parking dimensions, aisle widths, circulation movements and associated pavement markings and signage; and
- 2. Final landscaping plan, prepared by a qualified and experienced landscape architect or horticulturalist, which shall include all of the following:
 - a) Final locations for all landscaped areas, including designated areas for trees, shrubs and groundcovers; and
 - b) Designated species to be used, noting should comprise species contained in the City of Salisbury Landscape Plan; and
 - c) Shade trees within the car parking areas; and

- d) Pot sizes, confirming the tree planting shall comprise advanced growth species at time of planting; and
- e) Maintenance methods including irrigation, barriers and protection from vehicles and pedestrians.

Development Plan Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
23.4.1930.01	Floor & Site Plan	May 2023	Elvio Ferrera
2312/053	Planning Report	9 May 2023	John Outhred
2312/073	Response to	6 July 2023	John Outhred
	representation		

- 2. Except where otherwise approved, the freestanding sides of the verandah shall not be enclosed with any solid material.
- 3. Except where otherwise approved, the freestanding sides of any alfresco, verandah or pergola shall not be enclosed with any solid material.
- 4. The The invert, crossover and driveway shall be constructed, prior to commencement of use, in accordance with Council's Vehicle Crossover Standard Detail, Drawing SD-12, SD-13 and SD-14.
- 5. All driveway, car parking and manoeuvring areas designated on the Civil Plan approved under reserved matter 1 shall be constructed with brick, paving or concrete. The driveway and car parking area shall be established, prior to grant of the Certificate of Occupancy and shall be maintained at all times thereafter to the reasonable satisfaction of Council.
- 6. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved Landscaping Plan approved under Reserved Matter 2. All landscaping shall be completed within 3 months from grant of the Certificate of Occupancy and shall be maintained at all times thereafter to the reasonable satisfaction of Council (including the replacement of diseased or dying plants and the removal of weeds and pest plants).
- 7. Except where otherwise Approved, the landscaping shall be maintained in good health and condition at all times thereafter.

Conditions of the Commissioner for Highways

8. The development shall be in accordance with the Elvio Ferrara Floor and Site Plan, Drawing No 23.4.1940.01.

- 9. Stormwater run-off shall be collected on-site and discharged without impacting the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.
- 10. The illuminated signage shall be permitted to use LED lighting for internal illumination of a light box only.
- 11. The illuminated signage shall be limited to a low level of illumination so as to minimise distraction to motorists (≤150cd/m2).
- 12. The signage shall not contain any element that flashes, scrolls, moves or changes, or imitates a traffic control device.

Advice Notes

- 1. Building Consent and Development Approval must be obtained within 24 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.
- 2. This Development Approval does not constitute land owner's approval. The following applies to any works on Council land:
 - a) Any person making alteration to Council land including erecting or installing a structure (pipes, wires, cables, fixtures, fittings), storing building materials, erecting temporary fencing, altering the kerb, gutter, footpath or crossover etc. in, on, under or over Council land, is subject to a permit from Council pursuant to Section 221 of the *Local Government Act 1999*.
 - b) Service infrastructure should be located as far as practicable away from street trees, in order to protect the root zone and to prevent future damage to the infrastructure from roof expansion.
 - c) Residents and businesses are encouraged to develop and maintain the verge area between their property boundary and the kerb. However, some types of development such as irrigation, tree planting and landscaping may be restricted in some areas and therefore permission should be first sought from Council before commencing any works;
 - d) It is the developers/owner's responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any willful damage.
- 3. The Council approved plans should be available at all times while performing the building work.
- 4. It is your responsibility to ensure that any building work is correctly sited with respect to the property boundaries of the site and it is strongly recommended that a boundary survey be undertaken before any work commences to ensure the building work is accommodated within the designated footprint and achieves the designated boundary setbacks.

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- 5. You will need to obtain your permission from your neighbour should you wish to access their property to carry out construction work adjacent the boundary or if you wish to erect common boundary fencing or boundary retaining walls, pursuant to the *Fences Act 1975*. To find out more, please visit: https://lsc.sa.gov.au/resources/fencesandthelawbooklet.pdf
- 6. The applicant is reminded that demolition and construction is required to be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared to constitute a local nuisance as follows:

The noise has travelled from the location of the construction activity to neighbouring premises –

- On any Sunday or public holiday;
- After 7pm or before 7am on any other day.
- 7. Pursuant to Section 139 of the *Planning, Development and Infrastructure Act 2016*, a person undertaking activity that affects stability of land or premises must serve notice in the prescribed form to the owner of the affected site. For the purposes of Section 139, work of the following nature is prescribed as building work which is to be treated for the purposes of that section as building work that affects the stability of other land or premises, namely:
 - (a) An excavation which intersects a notational plane extending downwards at a slope of 1 vertical to 21 horizontal from a point 600mm below natural ground level at a boundary with an adjoining site;
 - (b) An excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation;
 - (c) Any fill which is within 600mm of an adjoining site, other than where the fill is not greater than 200mm in depth (or height) and is for landscaping, gardening or other similar purposes.

To find out more, please visit: https://lawhandbook.sa.gov.au/ch28s02s06s03.php

8. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

In addition, the applicant is responsible for ensuring the development (including demolition, civil works and construction activities) do not cause a 'local nuisance' under the Local Nuisance and Litter Control Act 2016

Accordingly, your site planning activities should consider:

- providing a stabilised entry/exit point to the site for all construction and trade vehicles, including contained wash down area for vehicles and equipment
- appropriately located stockpiles and storage materials
- a suitable and designated area for brick cutting and concrete works
- a contained area for paint and plastering waste and wash waters
- appropriate location of noisy equipment so as to avoid unreasonable impacts to neighbours
- dust control measures such as use of a water cart and/or covering stockpiles

Note: EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site: http://www.epa.sa.gov.au.

ATTACHMENTS

This document should be read in conjunction with the following attachments:

- 1. Proposal Plans and Supporting Documentation
- 2. Copy of Sign Displayed on the Land and Representations
- 3. Applicant's Response to Representations
- 4. Extract of Planning and Design Code

Attachment 1: Proposal Plans and Supporting Documentation



Date/Time Customer Reference

Order ID

Register Search (CT 5594/979)

11/04/2023 01:42PM

20230411005441



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5594 Folio 979

Parent Title(s) CT 3295/70

Creating Dealing(s) CONVERTED TITLE

Title Issued Edition 4 11/11/1998 **Edition Issued** 17/12/2021

Estate Type

FEE SIMPLE

Registered Proprietor

KIRTIBEN BRIJESHKUMAR MISHRA BRIJESHKUMAR MAHESHPRASAD MISHRA OF 23 HORATIO STREET MODBURY SA 5092 AS JOINT TENANTS

Description of Land

ALLOTMENT 14 DEPOSITED PLAN 7587 IN THE AREA NAMED PARA HILLS HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number Description

13681511 MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title NIL NIL **Priority Notices** NIL Notations on Plan

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 2855/65 Administrative Interests NII

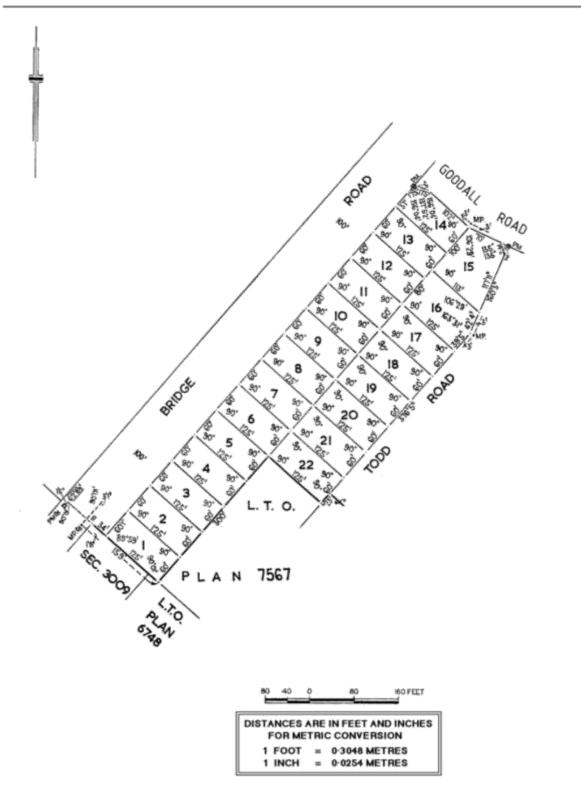
Land Services SA Page 1 of 2



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5594/979) 11/04/2023 01:42PM

20230411005441



Land Services SA Page 2 of 2



Date/Time **Customer Reference**

Order ID

Historical Search 11/04/2023 01:42PM

20230411005441

Certificate of Title

Title Reference: CT 5594/979 Status: CURRENT Parent Title(s): CT 3295/70

CONVERTED TITLE

Dealing(s) Creating Title:

11/11/1998

Edition:

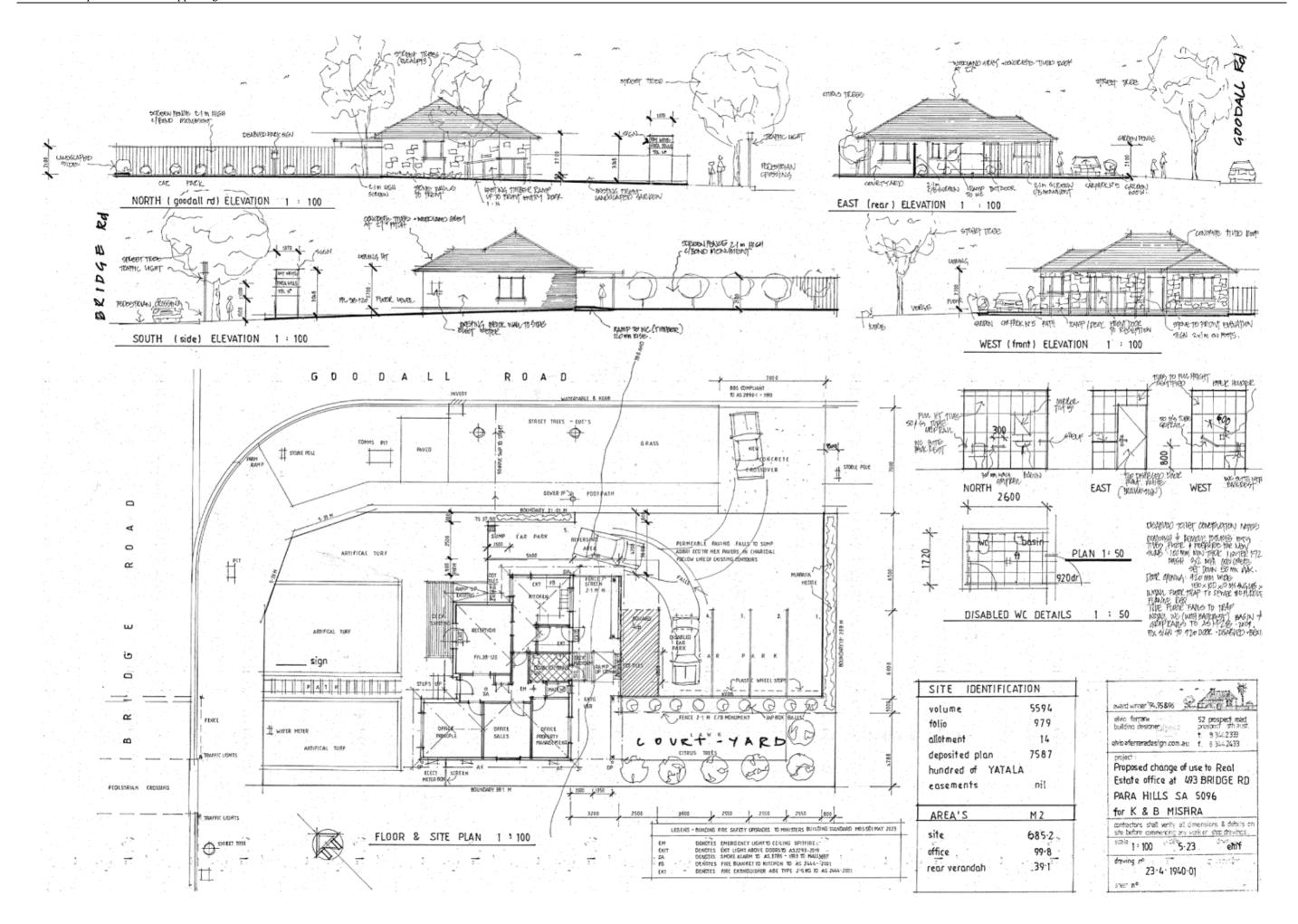
Title Issued:

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
14/12/2021	17/12/2021	13681511	MORTGAGE	REGISTERE D	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
14/12/2021	17/12/2021	13681510	TRANSFER	REGISTERE D	KIRTIBEN BRIJESHKUMAR MISHRA, BRIJESHKUMAR MAHESHPRASAD MISHRA
14/12/2021	17/12/2021	13681509	DISCHARGE OF MORTGAGE	REGISTERE D	11252379
08/09/2009	25/09/2009	11252379	MORTGAGE	REGISTERE D	WESTPAC BANKING CORPORATION
08/09/2009	25/09/2009	11252378	TRANSFER	REGISTERE D	DAMIAN BENSON, UNA MCCALLUM
08/09/2009	25/09/2009	11252377	DISCHARGE OF MORTGAGE	REGISTERE D	9625723
27/06/2003	11/07/2003	9625723	MORTGAGE	REGISTERE D	ST.GEORGE BANK LTD. (ACN: 055 513 070)
27/06/2003	11/07/2003	9625722	TRANSFER	REGISTERE D	DAVID ANDREW INMAN, LORRAINE INMAN

Land Services SA Page 1 of 1

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OUTHRED ENGLISH

Urban & Regional Planners

Our ref: 2312/053

9 May 2023

Chief Executive Officer City of Salisbury PO Box 8 SALISBURY SA 5108

Attention: Development Department

Dear Sir/Madame

Re: Proposed conversion of Dwelling to Office and associated car parking, landscaping and Advertisement – 493 Bridge Road, Para Hills

I write on behalf of Brijesh Mishra in relation to a proposal to convert an existing detached dwelling to a land agents office at 493 Bridge Road, Para Hills.

The subject land is located within the *General Neighbourhood Zone* of the *Planning and Design Code*.

Please find enclosed the following:

- Copy of Certificate of Title Volume 5594 Folio 979
- Plans prepared by Elvio Ferrara Building Designer, consisting of a site and elevations plan and building layout plan

1. The Subject Land

The subject land consists of one allotment (Lot 14) with a frontage of 16.59 metres to Bridge Road and 36.4 metres to Goodall Road, with a 0.9144m cut-off.

Lot 14 has a maximum depth of 38.1m and width of 18.288 metres. The area of the land is about 682m².

The allotment is contained in Certificate of Title Volume 5594 Folio 979.

Outhred English Planners Pty Ltd
Trading As: Outhred English Urban and Regional Planners - ABN 77 663 685 416
Email: john@outhredenglish.com.au - Mobile: 0488 225 160
PO Box 20, North Adelaide SA 5006

A dwelling is located on the land, setback about 10.45 metres from Bridge Road and 4.1 metres from Goodall Road.

2. The Locality

The locality north of Goodall Road contains a mixture of commercial and retail uses within the *Suburban Activity Centre Zone*. The uses in this zone include a hotel, disused petrol filling station, consulting rooms – vet, clinical labs and shops (IGA supermarket, chemist, MacDonalds restaurant, 6 food related shops and a hairdresser).

The locality external to the Suburban Activity Centre Zone within the General Neighbourhood Zone, contains primarily residential development. The only non-residential use, in the vicinity, within the General Neighbourhood Zone, is a child care centre on the corner of Bridge Road and Beafield Road.

The nearest signalised intersection is at the corner of Bridge Road and McIntyre Road, about 350 metres north-east from the subject land. A pedestrian signalised crossing is located in front of the subject land and adjacent site, crossing Bridge Road.

3. The Proposal

It is proposed to convert the dwelling into an office (real estate agent). The land agent occupancy will be a franchise of Ray White Real Estate.

The rear verandah will be retained. The existing domestic garage at the rear of the site, will be removed.

Five staff and visitor car parking spaces are to be provided at the rear and side of the office, including a space for the disabled.

Details of the floor area of the proposed office is as follows:

Area	m²	
Offices	99.8	
Existing rear verandah	39.1	
Total Building footprint	138.9	

Site Coverage, including verandah- 20.4%

Three staff will operate from the office.

Advertisement: 3.048m high x 1.37m wide = $4.18m^2$ two sided. The sign will say Ray White Para Hills and phone number.

4. Development Pathway

An office is not listed in any of the pathways in the *General Neighbourhood Zone*. Therefore, by default it is the performance assessed pathway.

5. Notification

With reference to *Table 5 – Notification*, Column A – 4, an office is excluded from notification, subject to satisfying *General Neighbourhood Zone DPF 1.4 & 4.1* and height and length criteria relating to any walls on common property boundaries.

The proposal satisfies *General Neighbourhood Zone DPF 1.4 & 4.1* – refer commentary under relevant headings – pages 6 & 7. Further, there is no walls on the common property boundaries.

Therefore, the development proposal is exempt from public notification.

6. Referrals

The proposal involves the widening of an existing access to Goodall Road, in a position more than 25 metres from the intersection with a State Maintained Road. Therefore, a referral to the Commissioner of Highways is not applicable.

Pursuant to the Advertising Near Signalised Intersections Overlay, a referral to the Commissioner of Highways is applicable, as the proposed advertisement is within 100m of a signalised pedestrian crossing and will be internally illuminated.

7. Relevant Planning Provisions

The subject areas covered by the provisions of the *Planning and Design Code* of particular relevance to the proposed office, are as follows:

General Neighbourhood Zone

- Desired Outcome 1
- Land Use and Intensity PO's/DPF's 1.1 & 1.4 and PO's 1.2 & 1.3
- Site Coverage PO/DPF 3.1

- Building Height PO/DPF 4.1
- Primary Street Setback PO/DPF 5.1
- Secondary Street Setback PO/DPF 6.1
- Side Boundary Setback PO/DPF 8.1
- Advertisements PO/DPF 12.1

Overlays

- Airport Building Heights (Regulated) (All structures over 15 metres)
- Advertising Near Signalised Intersections
- Affordable Housing
- Buildings Near Airfields
- Defence Aviation (all structures over 15 metres)
- Hazards (Flooding General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tee Canopy

General Development Policies

- Clearance from Overhead Powerlines
- Design in Urban Areas
- Interface between Land Uses
- Out of Activity Centre Development
- Transport, Access and Parking
- Table 1 Off Street Vehicle Parking Requirements

7.1 General Neighbourhood Zone

Desired Outcome 1: Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Land Use and Intensity

PO 1.1: Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.

DPF 1.1: Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Educational establishment (f) Office (g) Place of Worship (h) Pre-school (i) Recreation area (j) Residential flat building (k) Retirement facility (l) Shop (m) Student accommodation (n) Supported accommodation.

The primary outcome of the zone is for low-rise, low and medium-density housing. Employment and community services are also contemplated including

offices. However, the caveat is that non-residential land uses support an active, convenient and walkable neighbourhood and does not compromise residential amenity.

In response to the content of *Desired Outcome 1* and *Performance Outcome 1.1* & *Designated Performance Feature 1.1*, I would make the following comments in respect to the subject proposal:

- The single-storey office is in keeping with the locality, that contains primarily single-storey detached dwellings together with single-storey non-residential uses
- The site coverage of the office footprint (20.4%), is in keeping with an area containing primarily low and medium-density residential development
- The footprint of the proposed office is less than the existing dwelling and associated garage and verandah
- The office is small-scale and will provide a real estate agency to service the local community.
- Commercial and retail uses are located across Goodall Road in the immediate locality

The proposed development is consistent with *DPF 1.1.* It is a small-scale non-residential use that services the local community specifically listed in *DPF 1.1* – 'office'.

PO 1.2: Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small scale commercial uses such as <u>offices</u>, shops and consulting rooms (b) community services such as educational establishments, community centres, places of worship, pre-schools, and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.

The proposed office use is consistent with PO 1.2(a), in that it is a small-scale commercial use. An office is specifically referenced in PO 1.2(a).

PO 1.3: Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.

The proposed office is located, in a portion of the zone, where the character of the locality is influenced by high traffic volumes on Bridge Road, a large hotel complex and shopping centre immediately adjacent within a Suburban Activity Centre Zone on the eastern side of Bridge Road. Thus, it is reasonable to conclude that the proposal is reasonably consistent with the character of the

locality, in the context of a small-scale, low traffic generating non-residential use.

PO 1.4: Commercial activities improve community access to services are of a scale and type to maintain residential amenity.

PO 1.4 recognises that commercial activities can improve community access to services within the zone, providing they are of an appropriate scale and are a type of commercial use that maintains residential amenity. DPF 1.4, provides four circumstances where a shop, consulting room or office (or combination), would satisfy PO 1.4.

The relevant circumstance that applies to the subject proposal, is (d). The criteria in (d), addresses, firstly the size of the non-residential use and secondly, the size of the proposed use and existing non-residential uses, adjacent the Activity Centre, in relation to the non-residential uses within the Activity Centre.

In regard to DPF 1.4(d)(i), the proposed office is less than 200m² GLFA.

In respect to *DPF 1.4(d)(ii)*, the subject land is immediately adjacent the *Suburban Activity Centre Zone* (separated by Goodall Road). The *Suburban Activity Centre Zone*, is located between Goodall Road and McIntyre Road and contains the following shops, offices and consulting rooms (with frontage to Bridge Road):

- Bottle shop (associated with hotel)
- Small cafe
- Pizza shop
- Bakery
- Chemist
- Hairdresser
- Chicken shop
- Chinese Take-away shop
- Deli
- IGA supermarket
- MacDonalds Restaurant & take-away
- Vet consulting rooms

The floor area of all the shops and consulting rooms within the Suburban Activity Centre Zone is in the order of 3,200m².

The only shop. office or consulting room adjacent the Suburban Activity Centre Zone, will be the subject office proposal. The floor area of the proposed office is 99.8m². This is significantly less than 50% of the gross leasable area within the Suburban Activity Centre Zone and the area external to the Suburban Activity Centre Zone is substantially less than 1000m².

Therefore, the proposed office on the subject land entirely satisfies DPF 1.4(d)(i) & (ii).

Site Coverage

PO 3.1:

Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DPF 3.1:

The development does not result in site coverage exceeding 60%.

The proposed development is consistent with *DPF 3.1*. It has a site coverage (including verandah) of about 20.4%.

Building Height

PO 4.1:

Buildings contribute to a low-rise suburban character.

DPF 4.1:

Building height (excluding garages, carports and outbuildings) no greater than: (a) 2 building levels and 9m; and (b) wall height that is no greater than 7m except in the case of a gable end.

The proposal is consistent with *PO/DPF 4.1*, in that it is a single-storey office, contributing to a low-rise suburban character. Height is below the parameters contained in *DPF 4.1*, in respect to both number of levels and overall height.

Primary Street Setback

PO 5.1:

Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.

DPF 5.1:

The building line of a building set back from the primary street boundary: (a) no more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), no more than 1m in front of the setback to the building line of that building; or (c) not less than 5m where no building exists

on an adjoining site with the same primary street frontage.

The setback of the existing building from Bridge Road is 10.45m. This is reasonably consistent with other dwellings facing Bridge Road in this locality. The position of the existing building satisfies the criteria contained in *PO/DPF* 5.1(b).

Secondary Street Setback

PO 6.1: Buildings are set back from secondary street boundaries to achieve separation between building walls and public streets and contribute to a suburban streetscape character.

DPF 6.1: Building walls are set back from the boundary of the allotment with a secondary street frontage: (a) at least 900mm; or (b) if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that dwelling from the boundary with the secondary street.

Side Boundary Setback

PO 8.1:

Building walls are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character; and (b) access to natural light and ventilation for neighbours.

DPF 8.1: Other than walls located on a side boundary, building walls are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m; and (c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.

The setback distances for the proposed office are dictated by the position of the existing dwelling and ancillary structures. I refer to the following table:

Parameter	Value – DPF	Development Proposal	
Secondary street setback	900mm	4.1m	
Side boundary setback	900mm	1.7m	

The building setback from the secondary public road (Goodall Road) is consistent with the *DPF 6.1(a)*, with a minimum distance of 4.1 metres from Goodall Road. This is the setback of the existing dwelling.

The conversion to an office is limited to the existing building footprint. Thus, the setbacks from street, side and rear boundaries will not change.

Advertisements:

PO 12.1: Advertisements identify the associated business activity, and do not detract from the residential character of the locality.

DPF 12.1: Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m² and mounted flush with a wall or fence.

Only one advertisement is proposed, consisting of a small free-standing sign located adjacent the Bridge Road boundary and the entrance pathway. The sign will contain simple wording identifying the business.

The advertisement is consistent with PO 12.1, being of a scale that will not detract from the residential character of the locality.

DPF 12.1 is not particularly relevant, as it refers to a business activity associated with a residential use.

7.2 Overlays

7.2.1 Advertising Near Signalised Intersections

Desired Outcome 1: Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.

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.

DPF 1.1: Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

The nearest signalised intersection is about 300 metres away at the corner of Bridge and McIntyre Roads. However, a pedestrian signalised crossing is located on Bridge Road adjacent the subject land.

The proposed advertisement is illuminated - but does not incorporate moving or changing display of flashing lights.

I note that a referral to the Commissioner of Highway applies, as the advertisement will be backlite.

7.2.2 Affordable Housing

Desired Outcome 1: Affordable housing is integrated with residential and mixed use development.

Desired Outcome 2: Affordable housing caters for a variety of household structures.

The Affordable Housing Overlay has little relevance to subject proposal.

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

Desired Outcome 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.

PO 1.1: Building height does not pose a hazard to the operation of a certified or registered aerodrome.

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.

The proposed use is contained within an existing building. All development is single-storey, consistent with residential buildings in the locality. Height will not pose any hazard to the operation of Parafield or Edinburgh airfields.

7.2.4 Buildings Near Airfields

Desired Outcome 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.

PO 1.1: Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.

DPF 1.1: Development: (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.

The proposal does not incorporate outdoor floodlighting. Thus, the proposal satisfies DO 1 and PO/DPF 1.1.

7.2.5 Defence Aviation Area

Desired Outcome 1: Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

PO 1.1: Building height does not pose a hazard to the operations of Defence Aviation Areas.

DPF 1.1: Building height does not exceed the relevant height specified by the Defence Aviation Area Overlay.

The proposed use is contained in the existing building which has a maximum height of 5.3m. The only additional structure is the free-standing advertisement, which will be only 3.048m in height.

Thus, the proposal will not pose a hazard to the operations of the Defence Aviation Areas.

7.2.6 Hazards (Flooding – General)

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

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.

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.

The proposal involves an existing building with a finished floor level above the street watertable and kerb. Thus, general flood risk to people, property and infrastructure is minimised, consistent with DO 1 & PO/DPF 1.1.

7.2.7 Prescribed Wells Area

DO 1: Sustainable water use in prescribed wells areas.

PO 1.1: All development, but in particular involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry; has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.

DPF 1.1: Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use; or (b) the proposal does not involve the taking of water for which a licence would be required under the Landscape South Australia Act 2019.

The development satisfies *DPF 1.1(b)* in that it does not involve the taking of any ground water.

7.2.8 Regulated and Significant Tree

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

There are no significant or regulated trees on the property.

7.2.9 Stormwater Management

DO 1: Development incorporates water sensitive urban design techniques to capture and reuse stormwater.

The main building on the site is retained together with the existing stormwater drainage collection that is directed to the street watertable. The new car parking area will be paved with permeable EcoTri Hex pavers, with stormwater directed to a sump that will in turn be directed to the street watertable.

7.2.10 Traffic Generating Development

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.

Albeit that the subject land has frontage to Bridge Road, a major urban transport route, access is provided from a local road – Goodall Road. The access point is as far from the intersection of Bridge Road and Goodall Road as possible, providing safe and efficient use of the major transport route.

However, the proposed use, in any event, could not be considered as a high generator of traffic.

7.2.11 Urban Transport Routes

Desired Outcome 1: Safe and efficient operation of Urban Transport Routes for all road users.

Desired Outcome 2: Provision of safe and efficient access to and from Urban Transport Routes.

Access – Safe Entry and Exit (Traffic Flow):

PO 1.1: 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.

two-way vehicle movements at the access: 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; and 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.

The access to the site is designed to provide safe and efficient movement to and from urban transport routes.

The relevant circumstance in *DPF 1.1* is (d) – for a non-residential land use. The proposal satisfies *DPF 1.1(d)*, in the following respects:

- (i) only one access point in proposed
- (ii) the relevance of left in and out turns is limited considering that the access is to Goodall Road, not the major urban transport route – Bridge Road
- (iii) vehicles can enter and exit the site in a forward direction
- (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees
- (v) the width of the crossover is 7m (for vehicles expected to be less than 5.4m in length)
- (vi) is not relevant
- (vii) is not relevant
- (viii) simultaneous two-way movement of vehicles is provided consistent with A.

Access - On-Site Queuing:

PO 2.1: Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.

DPF 2.1: An access point in accordance with one of the following: (a)......(b) 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)......

Access - (Location Spacing) - Existing Access Point:

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

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) is not located on a Controlled Access Road and development constitutes: (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area (v) an office or consulting room with a <500m² gross leasable floor area.

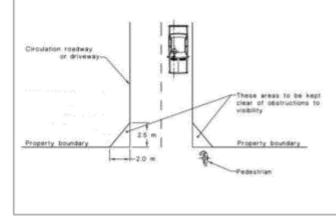
The car parking layout and access to Goodall Road, provides sufficient on-site queuing space to satisfy *PO/DPF 2.1*. Specifically, *DPF 2.1(b)* is applicable to the subject proposal, and vehicles expected to use the site will be less than 6.4m in length, and there are no car parks within 6m of the access point at the boundary.

PO/DPF 3.1 is applicable to the extent that the proposed access point is a widening of an existing access point. In respect to *PO/DPF 3.1*, *DPF 3.1(b)* is the applicable provision applying to the subject proposal. The proposal satisfies *DPF 3.1(b)*, in that it is not located on a Controlled Access Road and the expected vehicles associated with proposed use will not be a larger class of vehicle than the existing vehicles associated with the existing residential use.

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.

DPF 5.1: An access point satisfies (a) or (b): (a).....(b) pedestrian sightlines in accordance with the following diagram:



The widened existing access point provides safe sightlines for pedestrians and entirely is in accord with the above diagram applicable to *DPF 5.1(b)*.

7.2.12 Urban Tree Canopy

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

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

The proposal maintains the majority of the trees existing on the site. Additional landscaping and small tree planting are included in the development proposal.

7.3 General Development Policy

7.3.1 Advertisements

Desired Outcome 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.

Appearance:

- **PO 1.1:** Advertisements are compatible and integrated with the design of the building and/or land they are located on.
- **PO 1.2:** Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.
- **DPF 1.2:** Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing; or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
- PO 1.3: Advertising does not encroach on public land or the land of an adjacent allotment.
- **DPF 1.3:** Advertisements and/or advertising hoardings are contained within the boundaries of the site.
- **PO 1.5:** Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.

The proposed advertisement is in accord with *Desired Outcome 1*, in that it is limited to one advertisement, to avoid clutter, is efficient in communicating a simple message and of a scale suitable for the character of the locality.

In regard to appearance, I would comment as follows:

- PO 1.1 the advertisement is compatible with the building in scale and appearance. I note that DPF 1.1 is not applicable, as the advertisement is not attached to the building.
- PO 1.2 the advertisement is simple and attractive in appearance, and will not disfigure the appearance of the land, with the supporting structure not being visible.
- PO/DPF 1.3 The advertisement is contained entirely on the subject land.
- PO 1.5 The advertisement is modest in size and entirely in keeping with the size and scale appropriate in the locality.

Proliferation of Advertisements:

PO 2.1: Proliferation of advertisements is minimised to avoid visual clutter and untidiness.

DPF 2.1: No more than one freestanding advertisement is displayed per occupancy.

PO 2.3: Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.

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.

The proposal only involves one advertisement. Thus, proliferation of advertisements is avoided in accord with *PO 2.1*. Further, a single advertisement is consistent with *DPF 2.1*.

In respect to PO/DPF 2.3, there are no advertisements proposed on buildings.

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.

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.

DPF 4.1: Advertisements do not incorporate any illumination.

The content of the advertisement is limited to information relating to the proposed use of the land, entirely in accord with PO/DPF 3.1.

Albeit that the advertisement is illuminated to the extent that it is backlite, there is very minimal spill of light from the sign. The minimal illumination will not unreasonably compromise the amenity of nearby sensitive receivers.

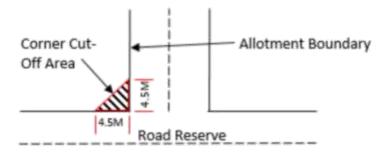
Safety:

PO 5.2: Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.

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 (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.

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

PO 5.4: Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.

DPF 5.4: Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.

PO 5.5: Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.

DPF 5.5: Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is

located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.

PO 5.6: Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.

DPF 5.6: Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Albeit that the advertisement is backlite, the proposal is substantially consistent with the provisions of the Code relating to safety. I would comment further, as follows:

- The backlite illumination is not excessive, using a panel that it only 3.048m x 1.37m in dimension, with minimal wording
- The advertisement will not be interrupted by drivers as an official traffic sign
- · The advertisement will not obscure the view of drivers of traffic signs
- The advertisement is not located on a public road or within a corner cutoff area
- The advertisement satisfies PO/DPF 5.4 in that it is not on a road with a speed limit 80 kph or greater
- The advertisement is setback 5.5m from the road kerb
- The site is distant from a signalised intersection and does not involve moving or changing display or flashing lights

7.3.2 Clearance from Overhead Powerlines

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

PO 1.1: Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

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 Electricity Act 1996 (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

The existing buildings are clear of any overhead power lines.

7.3.3 Design in Urban Areas

DO 1: Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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).
- **PO 1.3:** Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.
- **PO 1.5:** 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.

Safety:

- **PO 2.1:** Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.
- **PO 2.3:** Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

Landscaping:

PO 3.1: Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.

The existing dwelling structure on the subject land is single-storey and will be substantially retained. The conversion to an office will not change the footprint of the building and the external works are limited to functional alterations to entrances and doors to comply with the Building Code.

Further, I would make the following observations, in respect to the proposal:

- It is sympathetic to the scale of development in the locality
- The relatively limited alterations to the external appearance of the dwelling will result in limited impact upon the amenity of the locality
- Existing street and side boundary setbacks are maintained
- External building materials are not highly reflective
- The spacious suburban quality is maintained
- The proposal incorporates a landscaped front garden area
- The existing low open street boundaries are retained
- The orientation of the proposed office provides passive surveillance to the public realm with clear lines of sight to Bridge Road and the Goodall Road intersection
- There is safe and direct access from the visitor car parking spaces and the street to the entrance of the office
- The existing predominance of single-storey buildings is maintained in the locality

To proposed development is substantially in accord with the relevant portions of the *Design in Urban Areas – General Development Policy* relating to external appearance, safety and landscaping.

Car parking appearance:

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.

PO 7.3: Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.

PO 7.6: Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.

The employee and visitor car parking area at the rear and side of the site, is proposed to be attractively developed with paving and landscaping. The access point is opposite a commercial use (hotel complex) on the northern side of Goodall Road.

Site Facilities / Waste Storage:

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.

A screened area for the storage of waste bins is located adjacent the rear car parking area under the verandah.

All Non-residential development - Water Sensitive Design:

PO 42.2: Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

PO 42.3: 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.

The main building on the site is retained together with the existing stormwater drainage collection that is directed to the street watertable. The new car parking area will be paved with permeable EcoTri Hex pavers, with stormwater directed to a sump that will in turn be directed to the street watertable.

7.3.4 Interface between Land Uses

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

General Land Use Compatibility:

PO 1.2: 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.

Hours of Operation:

PO 2.1: 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: (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.

DPF 2.1: Development operating within the following hours: Office – 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday.

The adjacent property across Goodall Road contains an hotel complex. Adjacent properties including properties across Bridge Road are all residential in nature.

However, the nature of the use is unlikely to have any unreasonable impacts upon the adjacent residential properties. The activity of an office within the existing building would not generate any adverse impact on adjacent residential properties. The movement of vehicles in the employee and visitor car park at the rear of the building, would not generate noise beyond that generated from the

movement of vehicles on Bridge Road, Goodall Road and the hotel complex. In any event the manoeuvring of vehicles is to and from Goodall Road, away from the residential properties facing Bridge Road. In respect to the adjacent rear residential property, vehicle movement is infrequent and separated by landscaping.

Hours of operation is consistent with the parameters contained in DPF 2.1.

7.3.5 Out of Activity Centre Development

DO 1: 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.

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

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 underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.

The office is out of an activity centre. However, assessment of the appropriateness of the proposed use in relation to Activity Centres has been addressed in response to *General Neighbourhood Zone PO/DPF 1.4*. To restate, the subject land is adjacent an *Activity Centre* and is of a suitable scale being less than 200m² GLFA.

7.3.6 Transport, Access and Parking

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

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.

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. **DPF 1.4:** All vehicle manoeuvring occurs onsite.

Access is to the local side street. Thus, reducing any impact upon the movement of traffic on Bridge Road.

The type of office use, involving a real estate office, requires no servicing of products by delivery vehicles. Thus, there is no requirement for access and manoeuvring of service vehicles.

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.

PO 2.2: Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians

Sightlines at the junction of Bridge Road and Goodall Road are maintained. No additional buildings near the corner are involved in the proposal, and the existing open street boundaries and landscaping, will ensure the maintenance of good sightlines between pedestrians and vehicles.

Vehicle Access:

PO 3.1: Safe and convenient access minimises impact or interruption on the operation of public roads.

DPF 3.1: The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.

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.

PO 3.4: Access points are sited and designed to minimise any adverse impacts on neighbouring properties.

PO 3.5: Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.

DPF 3.5: Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.

PO 3.6: Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DPF 3.6: Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided; or (ii) not more than two access points with a width of 3.5m each are provided.

PO 3.8: 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.

PO 3.9: Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.

Access for People with Disabilities:

PO 4.1: Development is sited and designed to provide safe, dignified and convenient access for people with a disability.

Issues relating to access have already been addressed under Section 7.2.11 – Urban Transport Routes Overlay. However, to briefly address the content of the above Performance Outcomes and Designated Performance Features, I would comment as follows:

- PO/DPF 3.1(a) car parking access is a widening of the existing crossover
- PO/DPF 3.1(b) the proposed widened car parking access is more than 25m from the corner of the intersection
- PO 3.3 access provides two-way movement such that vehicles can enter the street in a forward direction
- PO 3.4 access is adjacent to the rear access to the abutting rear residential property
- PO/DPF 3.5(b) the access point is consistent with setback requirements from trees, street furniture and infrastructure in the public realm
- PO/DPF 3.6 the proposed widened access point does not cause any detrimental impact on the availability of on-street parking, as no parking applies to Goodall Road in this vicinity
- PO 3.8 the proposed access, driveway and parking area provides adequate space for cars to manoeuvre on-site and exit the site in a forward direction
- PO 3.9 only one access point is proposed, and therefore ensures vehicle circulation occurs on the site
- PO 4.1 a designated disabled space is provided in a location immediately accessible to the office at grade, ensuring safe, dignified and convenient access for persons with disabilities

Vehicle Parking Rates:

PO 5.1: Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.

DPF 5.1: Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.

Table 1 - General Off-Street Car Parking Requirements

Table 1 requires 4 spaces per 100m² of GLFA. The office use of the proposal covers 99.4m² GLFA. Thus, the number of car parking spaces required is 4. The proposed development incorporates 5 spaces.

Vehicle Parking Areas:

PO 6.1: Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.

DPF 6.1: Movement between vehicle parking areas within the site can occur without the need to use a public road.

PO 6.2: Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.

PO 6.4: Pedestrian linkages between parking areas and the development are provided and are safe and convenient.

PO 6.5: Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.

PO 6.6: Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.

DPF 6.6: Loading areas and designated parking spaces are wholly located within the site.

PO 6.7: On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.

Issues relating to vehicle parking areas have been addressed elsewhere in this report. However, I would briefly address the above content, as follows:

- PO/DPF 6.1 the car parking area is connected to the public street by a single access point, thus ensuring all vehicle movement occurs on-site
- PO 6.2 the car parking area is appropriately separated, landscaped and screened from sensitive receivers
- PO 6.4 there is a safe and convenient linkage for pedestrians between the parking area and the office
- PO 6.5 there will be minimal times of operation in non-daylight hours
- PO/DPF 6.6 loading areas are not required for an office use
- PO 6.7 the on-site car parking spaces are readily accessible to visitors

8. Summary and Conclusion

The proposal is substantially consistent with the relevant provisions of the *Planning and Design Code* and warrants approval for the following reasons:

- Albeit that the proposed office is not located within an Activity Centre Zone, it satisfies the criteria contained in General Neighbourhood Zone PO 1.4(d), for an office external to an Activity Centre Zone
- An office is included in General Neighbourhood Zone DPF 1.1 as potentially appropriate within the zone
- The office is small-scale and consistent with the nature and scale of nonresidential development contemplated in the General Neighbourhood Zone
- The office satisfies the relevant site coverage, setbacks and height provisions contained in General Neighbourhood Zone PO's/DPF's 3.1, 4.1, 5.1, 6.1, 8.1 & 9.1, in the context of existing structures
- The proposal is primarily limited to the existing footprint of the existing dwelling and involves minimal alterations to the external appearance
- Albeit that the office is external to an Activity Centre Zone, it is small-scale and unlikely to hinder or impede the development of Activity Centre zones
- The development substantially complies with the various relevant policy relating to the Overlays covering Airport Building Heights; Buildings Near Airfields; Advertising Near Signalised Intersections; Urban Transport Routes; Prescribed Wells Area; Significant and Regulated Tree; Stormwater Management; Traffic Generating Development and Urban Tree Canopy

- The development substantially satisfies the requirements of the Code in respect to access and manoeuvrability
- Adequate car parking is provided for the office use in accord with Table 1 –
 Off Street Vehicle Parking Requirements
- The development substantially complies with various relevant general development policy

It is submitted that the proposed conversion of an existing dwelling to an office is sufficiently compliant with the *Planning and Design Code* and is worthy of approval.

Should you wish to discuss any aspect of this development application, please contact me on (08) 8342 4848.

Yours sincerely

281464

John Outhred BA Planning; Grad Dip Pub Sec Man; MPIA

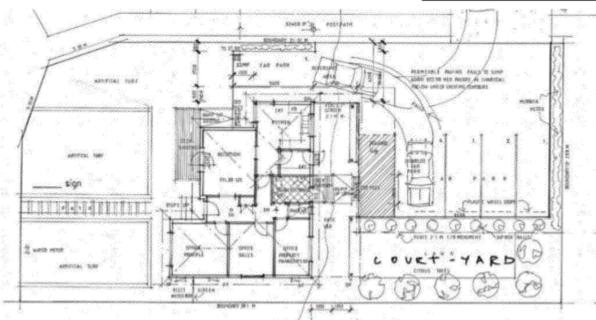
Planning and Property Consultant

Attachment 2: Copy of Sign Displayed on the Land and Representations

Proposed Development

493 BRIDGE RD PARA HILLS SA 5096





APPLICANT

John Outhred Brijesh Mishra

APPLICATION NUMBER

23013367

NATURE OF DEVELOPMENT

Change in use from detached dwelling to office with associated carpark, freestanding internally illuminated sign and landscaping.

VIEW THE PLANS AND HAVE YOUR SAY ON THE APPLICATION

www.plan.sa.gov.au/en/public_notices

MAKE A REPRESENTATION

Up until 11:59pm on the 22-06-2023



FOR MORE INFORMATION

CONTACT PHONE EMAIL

City of Salisbury 08 8406 8222 representations@salisbury.sa.gov.au

It is an offence to damage, destroy, obscure or remove this notice. Penalties apply.

Details of Representations

Application Summary

Application ID	23013367
Proposal	Change in use from detached dwelling to office with associated carpark, freestanding internally illuminated sign and landscaping.
Location	493 BRIDGE RD PARA HILLS SA 5096

Representations

Representor 1 - George Spinato

Name	George Spinato		
Address	491 BRIDGE ROAD PARA HILLS SA, 5096 Australia		
Submission Date	19/06/2023 12:59 PM		
Submission Source	Over Counter		
Late Submission	No		
Would you like to talk to your representation at the decision-making hearing for this development?	Yes		
My position is	I oppose the development		
Reasons			

Attached Documents

RepresentationDa23013367-GeorgeSpinatoDated16June2023-5799838.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT



Planning, Development and Infrastructure Act 2016

Applicant:	John Outhred, Brijesh Mishra			
Development Number:	23013367			
Nature of Development:	Change in use from detached dwelling to office with associated carpark, freestanding internally illuminated sign and landscaping.			
Zone:	General Neighbourhood Zone			
Subject Land:	493 Bridge Road Para Hills SA 5096			
Contact Officer:	Sammy Ondeyo			
Phone Number:	8406 8222			
Close Date:	Thursday 22 nd June 2023			
My name*: George Sp,	nato My phone number: My email*:			
My postal eddress*: U 491 Bridge Re	Para Hills			
Indicates mandatory informa	tion			
□ Is	support the development support the development with some concerns (detail below) sppose the development			
-1	and the second s			
	eve that planning consent should be counted refused are:			
	oning. Kesters + Brige RJ Plenty Offices			
vacant.	astalled Willing to sign already and			
· They have I				
3 Split Rove	ise air conditioners 8 FT in The Gir			
with Noise	Bellowing over into Neighbors BodRoom			
. The Court yar with cigaret	c) will be went to Kitchen area of Negli te Second fland Smoke and People making			
Noise and	recina over			
00 10'	~ 4 mtres High will Brightly Illuminate			
and make No	ise as well and affect right and skel			
conditions	To rung Lour Hood Right and Steel and Conditions on Swith lattach 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.

Each person making a submission should indicate whether they wish to appear personally, or be represented by another party, in support of their submission. Please note that should you nominate to be heard in support of your representation, you will be required to attend a Council Assessment Panel meeting held at the Council offices, scheduled on the fourth Tuesday of each month at 6.30pm (unless otherwise advised).

Ŀ	M	wish to be heard in support of my submission*	100
		do not wish to be heard in support of my submission	
Ву:	齧	appearing personally	
		being represented by the following person:	

Return Address:

Signature:

PO Box 8, SALISBURY SA 5108 or

Email:

representations@salisbury.sa, gov.au or

Complete online submission:

planninganddesigncode.plan.sa.gov.au/haveyoursay/

[&]quot;You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission

George Spinato 491 Bridge Rd Parallil

1 The Property at 493 Bridge Rd applying for Rezone. NO rattached Picture Showing Air Conditioner units 3 of installed at 6 Foot will Run Flowing air with Electrical (White Noise) which will Echo into Next Doors Propert annoying the People . in Summer excess Heat will Go onto next Doors environment, as well as the constant Noises from 3 systems Running . unacceptable! 1 the intersection off Bridge Rd is a Single laned Not Traffic light Road. it has articulated Busses Traversing into and out of. the intersection has a Utern onthat interaction creating last minute Traffig Drama-making cars change lanes or Halling imediately creating Dangerous Conditions there if People Stop on the Side Road (Goodall D) and the thoroughfare accidents will Happen. Who wi Have Chain of Responsibility For letting This Sign also The Bair conditioners, are implace awaiting, approval from council. Wiring is already implace associng this Corporate Business Wil Sign Stands up to 4 meters in Height The lans showing are misleading showing people on nalkpath almost same theight as over 2 metres in Height. also tree in makes sign look smaller than is. Plus Theres NorThe The Sign towers over 1.8 metre Side Fence which will Be illuminated at Night creating emitting light Disturb Noighbors steep Pattern With Noise From

UltivENI areas These COOKOIIS (Burnside, toorak) etc Do Not allow Big Corporations or Franchises to "Set of Shop"
on Corner Blocks Devaluating their Presigous clients that abode there. Don Bridge and Kesters ad is, ample offices to Work from it is Zoned, has Safe. Road Conditions, 2 laned and can put up their Signsthere without any interference 3 this Court yard in the Back is Near the Kitchen and lounge of Next Doors, The Second hand Smoke from Cigarettes and People talking and laughing will create Feat and Paranoia of People in Neighbors word. 7 The Ethical Right that they Just outBid Potential Home owners Just so they have a prime Position to Sell Houses, infuriates M The auction was vitually Rigged with them having unlimited amount of money to out Bid Prospective Home/samily owners o/its obvious these People don't care about Their Neighbors and didn't consult in Perso SOF am Denying them to Run a business There

Attachment 3: Applicant's Response to Representations



OUTHRED ENGLISH

Urban & Regional Planners

Our Ref: 2312/073

6 July 2023

Chief Executive Officer City of Salisbury PO Box 8 SALISBURY SA 5108

Attention: Sammy Ondeyo

Planning Officer

Dear Sammy

RE: ID 23013367 – Change of use from detached dwelling to office with associated carpark, freestanding internally illuminated sign and landscaping – 493 Bridge Road, Para Hills – Response to Representation.

I write on behalf of my client – Brijesh Mishra, in response to the representation received. I have been requested by my client to respond in writing to this representation.

Council have received one representation, from George Spinato of 491 Bridge Road, Para Hills SA 5096. The representor is opposed to the development.

A response to the issues raised in the representation, is as follows:

1. No need for Rezoning

The development application is not for the rezoning of the land, rather it is for a change of use from residential to office use. Council staff and Members of the Panel will be entirely aware of the difference.

The development is consistent with the locational criteria for an office in the General Neighbourhood Zone, with specific reference to DPF 1.4(d)(i) & (ii). I note that it has been suggested that the subject land is separated from the Suburban Activity Centre Zone by a public road and therefore does not strictly

Outhred English Planners Pty Ltd
Trading As: Outhred English Urban and Regional Planners - ABN 77 663 685 416
Email: john@outhredenglish.com.au - Mobile: 0488 225 160
PO Box 20, North Adelaide SA 5006

abut this zone. However, the zone boundary is Goodall Road, not the private property boundaries. Therefore, in my opinion, the subject land does abut the Suburban Activity Centre Zone, in the context of the policy contained in DPF 1.4(d).

2. Air-conditioning Units

The three air-conditioning units referenced by Mr Spinato, are not commercial grade. They are normal residential airconditioning units, that have been installed by professionals and according to the legislation. The usage of units for residential or office purposes does not change the operation of the units.

In fact, it is likely that the use of the air-conditioning units for residential purposes would result in greater use than would be the case for an office use. The air-conditioners will only be used during office hours - from 9am to 5pm. Residential use is likely to extend into the evening and night hours. Therefore, the use of air-conditioners for the proposed use will be limited to a restricted time period, that is likely to be a lot less than for a residential use.

.

The Actron Air split systems installed in the premises have a quiet mode function, which brings the unit down to approximately 24dba (decibels).

As both No 491 and No 493 Bridge Road are located on a main road, traffic noise will be far in excess of the noise generated by the subject air-conditioners ie. vehicle movement 70 dba, car horn 110 dba and an ambulance siren 130 dba. (information from actronair.com.au).

In addition, the hotel that is less than 200m away, can hold over 150 Patrons with live music and entertainment until very late in the evening.

3. Unsafe road conditions

Access to the subject office proposal is not from Bridge Road, but from Goodall Road at a distance in excess of 30 metres from the junction with Bridge Road.

The proposal has been referred to the Commissioner of Highways, albeit that the referral is not in relation to the access point proposed.

Traffic generated by the office use, will access Goodall Road, in a safe location. The volume of vehicles generated by the office use is insignificant, in the context of the number of vehicles using Goodall Road and accessing the hotel opposite.

4. Wiring to sign installed already

Taking the opportunity to install connections for potential future needs is not prohibited, nor does it need any Council approval. My client has spent over \$20,000 on upgrading the external appearance of the property, including landscaping to the Bridge Road frontage. The improvement of the external appearance provides the community with a higher amenity.

Installing electrical connections for potential future use, ensured that the investment in the upgrade is not wasted due to potential disturbance of paving and landscaping, from future digging.

The three air-conditioning units do not require any approval subject to complying with the relevant noise criteria. They have been installed by professionals in accord with legal requirements, for either residential or office use.

5. Height of Proposed sign and illumination

Mr Spinato is not correct in his statements regarding the height of the proposed free-standing advertisement and the suggestion that the elevation plans do not have an appropriate scale between the proposed free-standing pylon advertisement and indicative people on the footpath.

The proposed free-standing advertising sign is scaled at 1:100 and marked with a height of 3.048m. The indicative people on the plans are less than 2m in height and are correctly scaled in relation to the free-standing advertisement.

In respect to the indicative street trees, a number of the street trees in the locality are more than twice the height of the subject building on the site. Thus, the indicative trees, as shown on the elevations, are reasonably in scale with the building.

The position of the free-standing advertising sign has been carefully chosen to ensure an appropriate distance from the corner of Goodall Road, the pedestrian crossing and the neighbours boundary.

I note that the referral response from the Commissioner of Highways includes conditions specific to the free-standing advertisement, as follows:

Condition 1: The development shall be in accordance with the Elvio Ferrara Floor and Site Plan, Drawing No 23.4.1940.01.

- Condition 3: The illuminated signage shall be permitted to use LED lighting for internal illumination of a light box only.
- Condition 4: The illuminated signage shall be limited to a low level of illumination so as to minimise distraction to motorists (≤150cd/m2).
- Condition 5: The signage shall not contain any element that flashes, scrolls, moves or changes, or imitates a traffic control device.

My client is entirely satisfied with these conditions.

6. <u>Burnside and Toorak areas do not allow Big Corporates or Franchises to</u> operate on Corner Blocks

Comparisons with undefined hypothetical development in other Council areas has no planning validity. However, I do note that the same policy applies to the *General Neighbourhood Zone* in the City of Burnside, as applies to the subject application in the City of Salisbury.

7. Ample Office Premises on Bridge Road and Kesters Road

The claim by Mr Spinato that there are ample commercial vacancies, within nonresidential zoning on Bridge Road and Kesters Road, is not entirely correct. I have surveyed the following four centres on Bridge Road and Kesters Road, in the vicinity:

- Adjacent Suburban Activity Centre Zone all tenancies occupied. Only vacant property is a disused service station.
- Local Activity Centre Zone at corner of Kesters Road and Codd Street all tenancies occupied.
- Suburban Activity Centre Zone at corner of Kesters Road and Williamson Road – all tenancies occupied.
- Employment Zone at corner of Bridge Road and Kesters Road all tenancies occupied, except one vacancy facing Bridge Road.

The only potential vacancy in the vicinity, is within the *Employment Zone* at the corner of Bridge Road and Kesters Road. However, this location already contains a real estate office – a competing business, which does not help my client to break into the local market.

8. Courtyard next to kitchen area of neighbour

The use of the courtyard area, in association with office use, would be little different than if used in association with a residential use. Residential tenants

would use the backyard for a BBQ or coffee area in the same manner as envisaged by staff of the proposed office.

The hotel is likely to generate more noise impact than the occasional use of the courtyard by staff of the office.

9. Commercial Buyers able to outbid Homeowners at Auction

My client purchased this property for investment at an auction and has rented out the property for residential purposes for the last year.

In any event, the ethical rights argument, expressed by Mr Spinato, is not a valid planning argument.

10. Applicant has not Consulted Neighbours

The subject application involves a public notification process in which neighbours are consulted. Mr Spinato has been consulted through this process and he has exercised his right to lodge a representation.

However, I would point out that my client has tried, on a number of occasions, to reach out to Mr Spinato, but his gate is always locked with a padlock. The locked gate, the condition of the property and no sign of living at the site, led my client to believe that no one was living at the property. Apart from Mr Spinato, my client has introduced himself to most of the neighbors and made them aware his intentions.

Conclusion

I note that the representor wishes to speak to the Panel in support of his representation.

I would advise that my client or a representative of my client will be available to respond to the representor.

Yours sincerely

2. L. Cathert

John Outhred BA Planning; Grad Dip Pub Sec Man; MPIA

Attachment 4: Extract of Planning and Design Code

olicy24 P&D Code (in effect) Version 2023.6 27/04/2023

493 BRIDGE RD PARA HILLS SA 5096

Address:

Click to view a detailed interactive state in SARIS

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



Property Zoning Details

General Neighbourhood

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

Advertising Near Signalised Intersections

Affordable Housing

Building Near Airfields

Defence Aviation Area (All structures over 90 metres)

Hazards (Flooding - General)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

Urban Transport Routes

Urban Tree Canopy

Development Pathways

- · General 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
- · Building work on railway land
- Carport
- 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)

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P&D Code (in effect) Version 2023.5 27/04/2023

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
- Detached dwelling
- · Dwelling addition
- · Dwelling or residential flat building undertaken by:

(a) the South Australian Housing Trust either individually or jointly with other persons or bodies

(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.

- Outbuilding
- · Replacement building
- · Row dwelling
- Semi-detached dwelling
- · 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
- · Dwelling or residential flat building undertaken by:

(a) the South Australian Housing Trust either individually or jointly with other persons or bodies

(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.

- 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

General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome		
D		Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.	

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

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Policy24

Performance Outcome	Deemed-to-Satisfy Criteria /		
	Designated Performance Feature		
t and Use	and intensity		
PO 1.1	DTS/DPF1.1		
Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.			
	(n) Supported accommodation		
PO 1.2 Non-residential development located and designed to improve community accessibility to services, primarily in the form of:	DTS/DPF 1.2 None are applicable.		
(a) small scale commercial uses such as offices, shops and consulting rooms			
 (b) community services such as educational establishments, community centres, places of worship, pre-schools, and other health and welfare services 			
(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.			
PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.		
PO 1.4	DTS/DPF 1.4		
Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	A shop, consulting room or office (or any combination thereof) satisfies any one of the following:		
	(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m² gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage.		
	(b) it reinstates a former shop, consulting room or office in an existing building for portion of a building) and satisfies one of the following: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes		
	(c) is located more than 500m from an Activity Centre and satisfies one of the following: (i) does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road		
	(ii) does not exceed 200m ² gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road		

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8.1.1

Policy24 P&D Code (in effect) Version 2023.6 27/04/202:			
	(d) the development site abuts an Activity Centre and all the following are satisfied: (i) It does not exceed 200m² gross leasable floor area (individually or combined, in a single building) (ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m².		
PO 1.5 Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.5 Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parki		
Site Dimensions	and Land Division		
Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.	Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following: Dwelling Type		
PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	Where the site of a dwelling does not comprise an entire allotment: (a) the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1 (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene: (i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space (ii) 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.		
PO 2.3 Land division results in sites that are accessible and suitable for their intended purpose.	DTS/DPF 2.3 Division of land satisfies (a), (b) or (c):		

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Policy24	P&D Code (in effect) Version 2023.6 27/04/2023		
Policy24	(a) reflects the site boundaries illustrated and approved in an existing development authorisation under the Development Act 1993 or Planning, Development and infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments (c) satisfies all of the following: (i) No more than 5 additional allotments are created (ii) Each proposed allotment has a minimum site area of 300m² and frontage of 9m (iii) Each proposed allotment has a slope less than 12.5% (1-in-8) (iv) There are no regulated trees on or within 20m of the subject land, with the distance measured from the base of the trunk of the tree (or the nearest trunk of the tree) to the subject land (v) The division does not involve creation of a public road (vi) Vehicle access from a public road can be provided to all proposed allotments which satisfies Design in Urban Areas		
	DTS/DPF 23.3, 23.4 and 23.6, and would be located wholly on one side of the allotment, or located no more than Tm from the side boundary alignment (vii) No allotments are in a battle-axe configuration and (viii) Each proposed allotment is of a size and dimension capable of containing a rectangle 9m in width and 15m in depth.		
Site Co	verage		
PO 3.1 DTS/DPF 3.1			
Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	The development does not result in site coverage exceeding 60%.		
Buldin	g Height		
PO 4.1 DTS/DPF 4.1			
Buildings contribute to a low-rise suburban character.	Building height (excluding garages, carports and outbuildings) no greater than:		
	(a) 2 building levels and 9m and (b) wall height that is no greater than 7m except in the case of a gable end.		
Primary Street Setback			
POS.1 Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.	DISIDRE 5.1 The building line of a building set back from the primary street boundary: (a) no more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), no more than 1m in front of the setback to the building line of that building or (c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.		
Secondary Street Setback			
PO 6.1 DTS/DPF 6.1			
Buildings are set back from secondary street boundaries to achieve separation between building walls and public streets and contribute to a suburban streetscape character.	Building walls are set back from the boundary of the allotment with a secondary street frontage:		
	at least 900mm or if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that dwelling from the boundary with the secondary street.		

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8.1.1

Policy24	P&D Code (in effect) Version 2023.6 27/04/20
Bounda	ry Walls
P0.7.1	DTS/DPF 7.1
Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	Except where the dwelling is located on a central site within a row dwelling of terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: (ii) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height side boundary walls do not: (ii) exceed 3m in height from the top of footings (iii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Divellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. Divelling walls in a semi-detached, row or terrace arrangement are so least 900mm from side boundaries shared with allotments outside to development site.	
Side bound	ary setback
PO.8.1	D75/DPF-8.1
Building walls are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character and (b) access to natural light and ventilation for neighbours. Rear-bound PO 9.1 Dwelling walls are set back from rear boundaries to provide:	DTS/DPF 9.1 Dwelling walls are set back from the rear boundary at least: (a) if the size of the site is less than 301 m ²
separation between dwellings in a way that contributes to a suburban character access to natural light and ventilation for neighbours private open space space for landscaping and vegetation.	(ii) 3m in relation to the ground floor of the dwelling (iii) 5m in relation to any other building level of the dwelling (ib) if the size of the site is 301m ² or more— (ii) 4m in relation to the ground floor of the dwelling (iii) 6m in relation to any other building level of the dwelling.
Correign	t Mans
PO 10.1 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.	DTS/DPF 10.1 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 10.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept
	plan and DTS/DPF 10.1 is met.
Ancifary Building	

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less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

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	(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.		
Advertisements			
PO 12.1	DTS/DPF 12.1		
Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.		

Table 5 - Procedural Matters (PM) - Notification

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

interpretation

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

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

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

Class of Development		Exceptions		
(Colum	nn A)	(Column B)		
t	Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.		
2.	All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust,	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.		
3.	Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) retirement facility (o) shade sail (p) solar photovoltaic panels (roof mounted) (q) student accommodation (s) swimming pool or spa pool (t) verandah (u) water tank.	1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 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).		

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4. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy any of the following: (a) General Neighbourhood Zone DTS/DPF 1.4 (b) General Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building walf (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed walf (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing walf or structure of greater length on the adjoining allotment) or (b) the height of the proposed walf (or post height) exceeds 3m measured from the top of footings (other than where the proposed walf (or post) abuts an existing walf or structure of greater height on the adjoining allotment):
5. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity.	None specified.
6. Alteration of or addition to any development involving the following (or of any combination of any of the following): (a) community facility (b) educational establishment (c) pre-school.	Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5.
7. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
Placement of Notices - Exemptions for Performance Assessed Devi	elopment
None specified,	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

Advertising Near Signalised Intersections Overlay

Assessment Provisions (AP)

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Desired Outcome		
001	Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.	

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
Advertisements Near	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.	OTS/DFF 1,1 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).		

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: (a) is within 100m of a: (i) signalised intersection or (ii) signalised pedestrian crossing and (b) will: (i) be internally illuminated or (ii) incorporate a moving or changing display or message or (iii) incorporate a flashing light.	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)

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.	

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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
	Nvision
PO 1.1	DTS/DPF 1.1
Development comprising 20 or more dwellings / allotments incorporates affordable housing.	Development results in 0-19 additional allotments / dwellings.
PO 1.2	DTS/DPF12
Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (a) It can be demonstrated that any shortfall in affordable housing has
	been provided in a previous stage of development or
	 (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1,3	DTS/DPF 1.3
Affordable housing is distributed throughout the development to avoid an overconcentration.	None are applicable.
Built Form a	nd Character
PO2.1	DTS/DPF 2.1
Affordable housing is designed to complement the design and character of residential development within the locality.	None are applicable.
Affordable Hou	sing incentives
PO3.1	DTS/DPF 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.	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.
P0 3.2	DTS/DPF 3.2
To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	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:
	(a) Business Neighbourhood Zone
	(b) City Living Zone
	(c) Established Neighbourhood Zone (d) General Neighbourhood Zone
	(e) Hills Neighbourhood Zone
	(f) Housing Diversity Neighbourhood Zone
	(g) Neighbourhood Zone
	(h) Master Planned Neighbourhood Zone
	(i) Master Planned Renewal Zone (j) Master Planned Township Zone
	(k) Rural Neighbourhood Zone
	(I) Suburban Business Zone
	(m) Suburban Neighbourhood Zone
	(n) Township Neighbourhood Zone
	(o) Township Zone (p) Urban Renewal Neighbourhood Zone
	(q) Waterfront Neighbourhood Zone
	and up to 30% in any other zone, except where:

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	the development is located within the Character Area Overlay or Historic Area Overlay or or other height incentives already apply to the development.
Movement an	d Car Packing
PO 4.1 Sufficient car parking is provided to meet the needs of occupants of affordable housing.	DTS/DPF 4.1 Dwellings constituting affordable housing are provided with car parking in accordance with the following: (a) 0.3 carparks per dwelling within a building which incorporates theelings located above ground level within either: (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (ii) is within 400 metres of a bus interchange(1) (iv) is within 400 metres of an O-Bahn interchange(1) (v) is within 400 metres of a passenger rail station(1) (vi) is within 400 metres of the Adelaide Parklands.
	or (b) 1 carpark per dwelling for any other dwelling. [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.]

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 Referra	Statutory Reference
Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the South Australian Housing Trust Regulations 2010).	Minister responsible for administering the South Australian Housing Trust Act 1995.	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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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
Bui	t Form
PO-1.1	DTS/DPF 1.1
Building height does not pose a hazard to the operation of a certified or registered aerodrome.	Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overfay which applies to the subject site as shown on the SA Property and Planning Atias. In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.
P012	DIS/DIF12
Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.	Development does not include exhaust stacks.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development: building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the Airport Building Heights (Regulated) Overlay building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the Airport Building Heights (Regulated) Overlay.	The airport-operator company for the relevant airport within the meaning of the Airports Act 1996 of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the Airports Act 1996 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)

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

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

Procedural Matters (PM) - Referrals

safety hazard to aircraft flight movement.

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

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.

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.

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

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DQ 1	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

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

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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built	Form
PO 1.1	DTS/DPF 1.1
Building height does not pose a hazard to the operations of Defence Aviation Areas.	Building height does not exceed the relevant height specified by the Defence Aviation Area Overlay.
PO 1.2	DTS/DPF1.2
Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas.	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		Statutory Reference
	None	None	None	None

Hazards (Flooding - General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Lim	d Use
PO 1,1	DTS/DPF1,1
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.	Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood Resilience	
P02.1	DTS/DPF-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.	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.
Environmen	stal Protection
P0.3.1	DTS/DPF3,1

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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.	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

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.3 All development, but in particular involving any of the following:	DTS/DFF 1.1 Development satisfies either of the following:
(a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.	(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the Landscape South Australia Act 2019.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the Landscape South Australia Act 2019:	The Chief Executive of the Department of the Minister responsible for the administration of the Landscape South Australia Act 2019.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is	Development of a class to which Schedule 9

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(a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commerical forestry.	undertaken sustainably.	clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the Landscape South Australia Act 2019.		2017 applies.

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

	Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	Tree Retention	on and Health
PO 1.1		DTS/DPF 1.1
Regula	ted trees are retained where they:	None are applicable.
(b)	make an important visual contribution to local character and amenity are indigenous to the local area and listed under the <i>National Parks</i> and <i>Wildlife Act 1972</i> as a rare or endangered native species and / or provide an important habitat for native fauna.	
PO 1.2		DTS/DPF1.2
Signific	ant trees are retained where they:	None are applicable.
	are part of a wildlife corridor of a remnant area of native vegetation	
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short		DTS/DPF 1.3 None are applicable.

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Policy	(ii) (iii)	to limit rectify compound A. B. C. and the such control of activity reduced to the such control of the suc	te an unacceptable risk to public or private safety due to drop or the like or prevent extensive damage to a building of value as rising any of the following: a Local Heritage Place a State Heritage Place a substantial building of value tere is no reasonable alternative to rectify or prevent famage other than to undertake a tree damaging of an existing residential, tourist accommodation or	P&D Code (in effect) Version 2023.6 27/04/2023
(b)	unless	other treat of health and / o maint the tre tion to a fall reas	habitable building from bushfire disease or otherwise in the general interests of the of the tree or ain the aesthetic appearance and structural integrity of	
	it acco with th not oth in the a and de	mmoda ne releva herwise case of a esign sol	ty in connection with other development satisfies all tes the reasonable development of land in accordance ant zone or subzone where such development might be possible a significant tree, all reasonable development options utions have been considered to prevent substantial activity occurring.	DTS/DFF1.4 None are applicable.
			Ground work	# Affecting trees
compr	omised l	by excar	ant trees, including their root systems, are not unduly vation and / or filling of land, or the sealing of surfaces e tree to support their retention and health.	DTS/DPF 2.3 None are applicable.
			Land	Division
develo		and the	n an allotment configuration that enables its subsequent retention of regulated and significant trees as far as is s.	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

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Assessment Provisions (AP)

Desired Outcome (DO)

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

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

(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. (d) in relation to a detached dwelling (not in a battle-arrangement), semi-detached dwelling or row dwelling, 60% of the roof area (ii) connected to either a toilet, laundry cold water outlets or water service for sites less than 200m² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater (iv) where detention is required, includes a 20-25 mm diame slow release orifice at the bottom of the detention component of the tank	Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
dwellings, or less than 5 group dwellings or dwellings within a residential fibrillation of the carrying capacities of downstream systems are not overloaded manage stormwater runoff quality. (a) includes rainwater tank storage: (b) manage stormwater runoff quality. (a) includes rainwater tank storage: (b) connected to at least: A in relation to a detached dwelling (not in a battle-arrangement), semi-detached dwelling or row dwelling. 60% of the roof area B. in all other cases, 80% of the roof area (c) connected to either a toilet, laundry cold water outlets or water service for sites less than 200m² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diams slow release orifice at the bottom of the detention component of the tank (b) incorparets dwelling roof area comprising at least 80% of the sit impervious area Table 1: Rainwater Tank Site Minimum size: (a) includes rainwater tank storage: (ii) connected to at least: A in relation to a detached dwelling (not in a battle-arrangement), semi-detached divelling or row dwellings or own dwelling or own dwellings or own dwellings or own dwellings or own dwelling or own dwellings or own dwelings or own dwellings or own dwellings or own dwellings or own dw	PO 1.1	OTS/OPF 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	Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: 4a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m² (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank Site Minimum retention wolume (Litres) (Litres) 400 1000 1000 1000 Site perviousness ≥30%: N/A >401 4000 Site perviousness
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

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				Reference	
	None	None	None	None	

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Traffic Generati	ng Davelopment	
PO 1.1	DTS/DPF 1.1	
Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:	
	(a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more	
	(c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more 8,000m2 or more	
	(e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.	
P012	DTS/DPF1.2	
Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development:	
	(a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.	
PO 1.3	DTS/DPF 1.3	
Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development; (a) land division creating 50 or more additional allotments	

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Policy24	P&D Code (in effect) Version 2023.6 27/04/2023	
	(b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.	

Procedural Matters (PM) - Referrals

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

	Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
met, a	where all of the relevant deemed-to-satisfy criteria are my of the following classes of development that are sed within 250m of a State Maintained Road: land division creating 50 or more additional allotments commercial development with a gross floor area of 10,000m² or more retail development with a gross floor area of 2,000m² or more a warehouse or transport depot with a gross leasable floor area of 8,000m² or more industry with a gross floor area of 20,000m² or more educational facilities with a capacity of 250 students or more.	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and infrastructure (General) Regulations 2017 applies.

Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Access - Safe	Entry and Exit (Traffic Flow)	
PO 1.1	DTS/DPF 1.1	
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.	An access point satisfies (a), (b) or (c): (a) where servicing a single (1) dwelling / residential allotment: (0) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction	

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P&D Code (in effect) Version 2023.6 27/04/2023 olicy24 vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (V) it will have a width of between 3m and 4m (measured at the site boundary) where the development will result in 2 and up to 6 dwellings: (0) (i) it will not result in more than one access point servicing the development site (10) vehicles can enter and exit the site in a forward direction (iii)vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will 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) where the development will result in 7 or more dwellings, or is a nonresidential land use: it will not result in more than one access point servicing the vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees it will 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 it will 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 it will 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 (viii) provides for simultaneous two-way vehicle movements at the access: with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road 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. Access - On-Site Queuing DTS/DPF 2,1 Sufficient accessible on-site queuing adjacent to access points is An access point in accordance with one of the following: provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to 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 minimise interruption on the functional performance of the road and within 6.0m of the access point (measured from the site boundary into the maintain safe vehicle movements. site) as shown in the following diagram:

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will service, or is intended to service, development that will generate less

than 60 vehicle movements per day, and:

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Section).
The puriods marked X, and X per-temperaturity of the intelligent and an administrative mode at the intermental section of the puriod marked continuing and the intermental of the puriod and property. Note administration at defined these, we are

- (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)
 - 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	30m	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

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

ntsmack:

An access point satisfies (a) or (b):

 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):

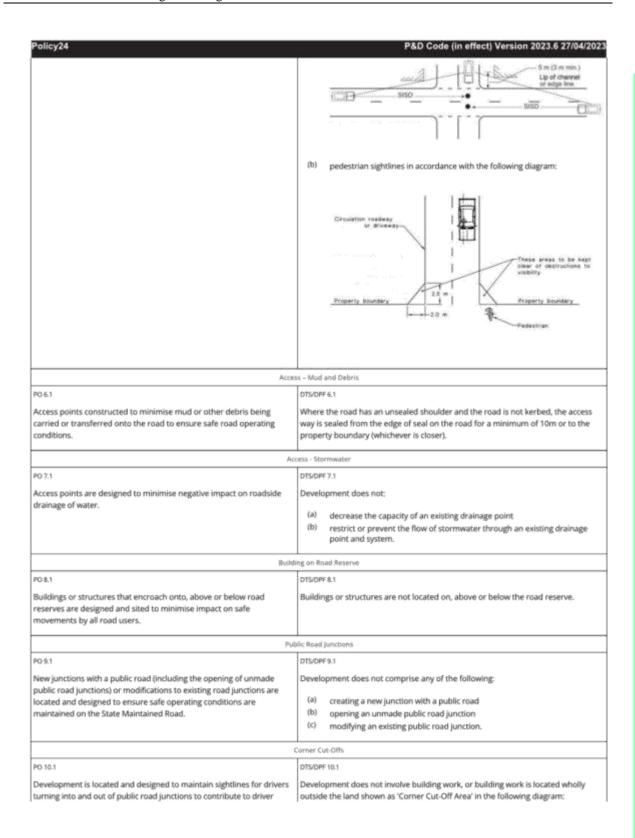
Speed Limit	Access point serving 1- 6 dwellings	Access point serving all other development
40 km/h or less	40m	73 _m
50 km/h	55m	97m
60 km/h	73m	123m
70 km/h	92m	151m
80 km/h	114m	181m
90 km/h	139m	214m
100 km/h	165m	248m
110km/h	193m	285m

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roads in a controlled and safe manner.

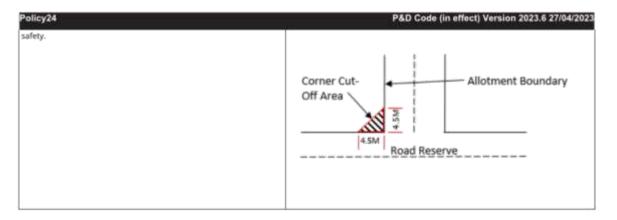
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Procedural Matters (PM) - Referrals

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
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: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (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).	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcome		o-Satisfy Criteria / Performance Feature
PO 1.1	DTS/DPF1,1	
Trees are planted or retained to contribute to an urban tree canopy.	Tree planting is provided in accordance with the following:	
	Site size per dwelling (m ²)	Tree size* and number required per dwelling
	<450	1 small tree
	450-800	1 medium tree or 2 small trees

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	I I		1 large tree of trees	1 large tree or 2 medium trees or 4 small trees	
	*refer Table 1 Tree Size				,
	Table 1 Tree Size				
	Tree size	Mature height (minimum)	Mature spread (minimum)	THE RESIDENCE	na around tree within pment site num)
	Smail	4 m	2m	10m² a 1.5m	and min. dimension of
	Medium	6 m	4 m	30m² z 2m	and min. dimension of
	Large	12 m	8m	60m² a	and min. dimension of
	to be planted subject land not a species	d in DTS/DPF 1.1 that meet the cris identified in Reg acture (General) R	where existing tru teria in Columns / sulation 3F(4)(b) o Regulations 2017.	ee(s) are A, B and f the Plai oil area e within nt site	ober of trees required retained on the C of Table 2, and are nning Development. Discount applied (Column D)
	4-6m	2-4m	10m ² and r dimension		2 small trees (or 1 medium tree)
	6-12m	4-8m	30m ² and r dimension		2 medium trees (or 4 small trees)
	>12m	>8m	60m ² and r dimension		2 large trees (or 4 medium trees, or 8 small trees)
	with a releva of the Planni provisions ar of section 10	nt off-set schemi ng, Development nd requirements (2(4) of the Plann	e established by t and infrastructu of that scheme a ing, Development	he Minis re Act 20 re satisfi t and Infi	made in accordance ter under section 197 116, provided the ed. For the purposes rastructure Act 2016, PF 1.1 to be reserved.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Statutory Reference

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Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

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	
Advertisements are compatible and integrated with the design of the building and/or land they are located on.	Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (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 building	
	(C) where they are not flush with a wall: (B) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (B) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side.	
	(d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure	

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	(h) If attached to a two-storey building, have no part focated above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2	DTS/DPF 1.2
Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	Where development comprises an advertising hoarding, the supporting structure is:
	(a) concealed by the associated advertisement and decorative detailing
	(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.
PO13	DTS/DFF1.3
Advertising does not encroach on public land or the land of an adjacent allotment.	Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1,4	DTS/DPF 1.4
Where possible, advertisements on public land are integrated with existing	Advertisements on public land that meet at least one of the following:
structures and infrastructure.	(a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5	DTS/DPF 1.5
Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	None are applicable.
Proliferation of	Advertisements
PO2.1	DTS/DPF 2.1
Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	No more than one freestanding advertisement is displayed per occupancy.
PO 2.2	DTS/DPF 2.2
Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
P023	DTS/DPF 2.3
Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	Advertisements satisfy all of the following:
	(a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertisi	ug Content
PG3.1	DTS/DPF 3.1
Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity	Impacts
PO-4.1	DTS/DPF 4.1
Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	Advertisements do not incorporate any illumination.
Sa Sa	fety
PO 5.1	DTS/DPF5.1
Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and	Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.

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convenient pedestrian access.	- State Self-Mark Control of Cont
POS.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 obscuring or impairing drivers' view of official traffic signs or signals 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.	
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
Po.S.S Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	UTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO.S.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	OTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (C) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DCI)

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.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting or	nd 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.	DYS/DPF 1.7 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	DTS/DRF 2,1
Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	None are applicable.
P0 2.2	DTS/DPF 2.2
Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
P0 23	DTS/DPF2.3
All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
P0 2.4	DTS/DFF 2.4
To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5	DTS/DPF 2.5
Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff,	Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Ken	peis
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DFF 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.
P032	DTS/DIF 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.	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.

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Wa	stes
PO 4.1	DTS/DPF 4.1
Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	None are applicable.
PO 4.2	DTS/DPF-4.2
Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based	Aquaculture
PO 1.1	DTS/DPF 1.1
Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	Land-based aquaculture and associated components are located to satisfy all of the following:
	(a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2	DTS/DPF12
Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	None are applicable.
PO 1.3	DTS/DFF 1.3
Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	None are applicable.
PO 1.4	DTS/DPF1.4
Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	None are applicable.
PO 1.5	DTS/DPF 1.5
Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	None are applicable.
PO 1.6	DYS/DPF 1.6

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Pipe inlets and outlets associated with land-based aquaculture are sited and	None are applicable.
designed to minimise the risk of disease transmission.	
PO1.7	DTS/DRF 1.7
Storage areas associated with aquaculture activity are integrated with the use	None are applicable.
of the land and sited and designed to minimise their visual impact on the	The second of th
surrounding environment.	
Marine Baser	d Aquaculture
PO 2.1	DTS/DPF 2.1
Marine aquaculture is sited and designed to minimise its adverse impacts on	None are applicable.
sensitive ecological areas including:	
(a) creeks and estuaries	
(b) wetlands	
(c) significant seagrass and mangrove communities	
(d) marine habitats and ecosystems.	
P0.2.2	DTS/DPF2.2
Marine aquaculture is sited in areas with adequate water current to disperse	None are applicable.
sediments and dissolve particulate wastes to prevent the build-up of waste	
that may cause environmental harm.	
PO23	DTS/DPF 2.3
Marine aquaculture is designed to not involve discharge of human waste on	None are applicable.
the site, on any adjacent land or into nearby waters.	
P024	DTS/DPF 2.4
Marine aquaculture (other than inter-tidal aquaculture) is located an	Marine aquaculture development is located 100m or more seaward of the
appropriate distance seaward of the high water mark.	high water mark.
PO 2.5	DYS/DPF 2.5
Marine aquaculture is sited and designed to not obstruct or interfere with:	None are applicable.
(a) areas of high public use	
 (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiling, sailing and other water sports 	
(c) areas of outstanding visual or environmental value	
(d) areas of high tourism value	
 areas of important regional or state economic activity, including commercial ports, wharfs and jetties 	
(f) the operation of infrastructure facilities including inlet and outlet	
pipes associated with the desalination of sea water.	
PO 2.6	DTS/DPF 2.6
Marine aquaculture is sited and designed to minimise interference and	None are applicable.
obstruction to the natural processes of the coastal and marine environment.	
PO 2.7	015/DM 2.7
Marine aquaculture is designed to be as unobtrusive as practicable by	None are applicable.
incorporating measures such as:	Season and adolphic control
(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.	
PO 2.8	DTS/DPF 2.8
Access, launching and maintenance facilities utilise existing established roads,	None are applicable.
tracks, ramps and paths to or from the sea where possible to minimise	

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environmental and amenity impacts.		
PO 2.9	DTS/DPF 2.9	
Access, launching and maintenance facilities are developed as common user	None are applicable.	
facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.		
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 National Parks and Wildlife Act 1972.	Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the National Parks and Wildlife Act 1972.	
PO 2.11	DTS/DPF 2,11	
Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:	None are applicable.	
(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal		
landscape (b) making provision for appropriately sited and designed vehicular		
access arrangements, including using existing vehicular access arrangements as far as practicable		
(c) incorporating appropriate waste treatment and disposal.		
Navigation	and Safety	
PO3.1	DTS/DPF3.1	
Marine aquaculture sites are suitably marked to maintain navigational safety.	None are applicable.	
PO 3.2	DTS/DRF 3.2	
Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	None are applicable.	
Environmental Management		
PO 4.1	DTS/DFF 4.1	
Marine aquaculture is maintained to prevent hazards to people and wildlife,	None are applicable.	
including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.		
PO 42	DTS/DFF4.2	
Marine aquaculture is designed to facilitate the relocation or removal of	None are applicable.	
structures in the case of emergency such as oil spills, algal blooms and altered water flows.		
PO 4.3	DTS/DPF-4.3	
Marine aquaculture provides for progressive or future reclamation of	None are applicable.	
disturbed areas ahead of, or upon, decommissioning.		
PO 4,4	DTS/DPF-4.4	
Aquaculture operations incorporate measures for the removal and disposal	None are applicable.	
of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.		

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odpur a	and Noise
PO1.1	DTS/DPF 1.1
Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	None are applicable.
PG 1.2	DTS/DPF 1.2
Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	None are applicable.
P013	DTS/DPF 1.3
Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	None are applicable.
P01.4	DTS/DPF1.4
Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	Brew kettles are fitted with a vapour condenser.
PO 1,5	DTS/DPF 1,5
Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water	Quality
PO2.1	D75/DPF 2.1
Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
P022	DTS/DFF 2.2
The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	None are applicable.
P0 2.3	DTS/DRF 2.3
Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	None are applicable.
PO 2.4	DTS/DPF 2.4
Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	None are applicable.
Wastewati	er itrigation
PO 3.1	DTS/DPF 3.1
Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	None are applicable.
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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.
P0.3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DFF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

	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 a	nd Design
PO 1.1	DTS/DIPF1.1
Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with; a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity on to exceeding 500 tonnes: 1000m or more.
Buffers and	Landscaping

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P02:1	DTS/DPF 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.	None are applicable.
P022	DT5/DPF 2.2
Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	None are applicable.
Access and Parking	
PO 3.1	DTS/DPF 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.	Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO-8.1	DTS/DPF 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.	None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1
Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	One of the following is satisfied: a 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 Electricity Act 1996 there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All deve	
Esternal A	ppeurance
P0:1.1	DTS/DFF 1.1
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.
PO 1,2	DTS/DPF1,2
Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	None are applicable.
PO 1.3	DTS/DPF 1.3
Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	None are applicable.
P0.1A	DTS/DPF 1.4
Plant, exhaust and intake vents and other technical equipment is integrated into the building design to mínimise visibility from the public realm and negative impacts on residential amenity by:	Development does not incorporate any structures that protrude beyond the roofline.
(a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	
PQ 1.5	DTS/DPF 1.5
The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	None are applicable.
:50	lety /
PD 2.1	DTS/DFF 2.1
Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	None are applicable.
P0.2.2	DTS/D9F 2,2

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Development is designed to differentiate public, communal and private areas.	None are applicable.
P023	DTS/DPF2.3
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.
P0.2.4	DTS/DPF2.4
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.
PO.2.5	DTS/DPF 2.5
Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	None are applicable.
Sands	taping
P03.1	DTS/DPF 3.1
Soft landscaping and tree planting is incorporated to:	None are applicable.
(d) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	
PO 3.2	DTS/DPF3.2
Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	None are applicable.
Environments	t Performance:
PO-8.1 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.
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas	
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	None are applicable.
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical	None are applicable. DTS:09F42
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	None are applicable. DTS/DF 4.2 None are applicable.
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	None are applicable. DTS/DPF 4.2 None are applicable. DTS/DPF 4.3
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	None are applicable. DTS/DPF 4.2 None are applicable. DTS/DPF 4.3 None are applicable.
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Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. Water Sen 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.	None are applicable. DTS/DPF 4.2 None are applicable. DTS/DPF 4.3 None are applicable. DTS/DPF 5.1 None are applicable.
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. PO-4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. PO-4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. Water Sen 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 the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	None are applicable. DTS/DPF 4.2 None are applicable. DTS/DPF 4.3 None are applicable. DTS/DPF 5.1 None are applicable.
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. Water Sen 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.	None are applicable. DTS/DPF 4.3 None are applicable. DTS/DPF 5.1 None are applicable. DTS/DPF 5.1 None are applicable.
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parameter and the second secon	(b) use an area also used as a driveway
	(c) tise an area also used as a universely 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.
- Constitution of the Cons	ration 2 - On-Street Car raining nequirements in Designated Areas.
	Appearance
PO 7.1	DTS/DPF 7.1
Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level	None are applicable.
(b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	
P072	DTS/DPF7.2
Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	None are applicable.
PO 7.3	DTS/DFF7.3
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
PO 7.4	DTS/DPF 7.4
Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	None are applicable.
PO 7.5	DTS/DPF7.5
Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	None are applicable.
PO 7.6	DTS/D9F 7.6
Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	None are applicable.
P07.7	DTS/DPF 7.7
Vehicle parking areas and access ways incorporate integrated stormwater rnanagement techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	None are applicable.
Earthworks at	of sloping land
PO-8.1	DTS/DPF 8.1
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural	Development does not involve any of the following:
topography.	(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.
P0 8.2	DTS/DFF8.2
Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	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	DTS/OPF 8.3
Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	None are applicable.

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do not contribute to the instability of embankments and cuttings provide level transition areas for the safe movement of people and goods to and from the development c) are designed to integrate with the natural topography of the land.	
PO 8.4	DTS/DFF 8.4
Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	None are applicable.
PO 8.5	DTS/DFF-8.5
Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	None are applicable.
Fences	nd Walls
PO.9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DFF-9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from	OTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low
public roads and public open space to minimise visual impacts.	side of a retaining wall.
	(in building 3 storeys or less)
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a 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 1.5 m above the finished floor level.
PO 10.2	DTS/DPF 10.2
Development mitigates direct overlooking from balconies, terraces and decks	One of the following is satisfied:
to habitable rooms and private open space of adjoining residential uses.	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
	(R) 1.7m above finished floor level in all other cases
	development
	passive survellance
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage	DTS/DPF 11.1 Each dwelling with a frontage to a public street:
passive surveillance and make a positive contribution to the streetscape.	(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m.
Download on 17/NEP3092	(b) has an aggregate window area of at least 2m ² facing the primary street.

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PO 11.2	DTSDPF11.2
Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlank a	nd amenity
PO 12.1	DTS/DPF 12.1
Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
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.	DTS/DPF 12.2 None are applicable.
Accitary D	evelopment
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS:DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (ii) is set back at least 5.5m from the boundary of the primary street (iii) 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 (iii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure.
	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) (l) have a roof height where no part of the roof is more than 5m above the natural ground level (ii) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (iv) 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 Minimum percentage of
	dwelling(s), average site area) (m²) site

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	150-200 15%
	201-450 20%
	>450 25%
	(ii) the amount of existing soft landscaping prior to the development occurring.
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) Jess private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) Jess on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3	DTS/DPF 13.3
Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:
urressonable noise nuisance to adjacent serouve receivers.	enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or located at least 12m from the nearest habitable room located on an
	adjoining allotment.
Garage a	
PO 14.1	DTS/DPF 14.1
Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and carports facing a street:
	 are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling
	(b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width
	(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Mai	HNE:
PO 15,1	DTS/DPF 15,1
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applicable
Dwelling	additions
PO 16.1	DTS/DPF 16.1
Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional	Dwelling additions:
requirements.	 are not constructed, added to or altered so that any part is situated closer to a public street
	(b) do not result in:
	(ii) excavation exceeding a vertical height of 1m (iii) filling exceeding a vertical height of 1m
	(iii) a total combined excavation and filling vertical height of 2m or more
	(iv) less Private Open Space than specified in Design Table 1 - Private Open Space
	(v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas
	(vl) upper level windows facing side or rear boundaries unless:

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	A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Province O	pen Scace
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space,
Water Serio	itive Design
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
Po 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	Development creating a common driveway / access that services 5 or more dwellings: (a) rnaintains 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.
Cer parking, access:	and manoeuvraluity
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/OPF 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 Uncovered parking spaces are of a size and dimensions to be functional,	DTS/DPF19.2 Uncovered car parking spaces have:

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accessible and convenient.	(a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 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.	DTS/DPF 19.3 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.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DESIDEF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) Is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right or 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.
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.
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.

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	Group dwelling, residential flat bu	lidings and battle-axe development	
	Am	enity	
PO 22.1		DTS/DPF 22.1	
	gs are of a suitable size to accommodate a layout that is well ed and provides a high standard of amenity for occupants.	Dwellings have a minimum internal flo following table:	or area in accordance with the
		Number of bedrooms	Minimum internal floor area
		Studio	35m ²
		1 bedroom	50m ²
		2 bedroom	65m ²
		3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
PO 22-2		DTS/DPF22.2	
	entation and siting of buildings minimises impacts on the amenity, and privacy of occupants and neighbours.	None are applicable.	
PO 22.3		DTS/DPF 22.3	
	pment maximises the number of dwellings that face public open space blic streets and limits dwellings oriented towards adjoiring properties.	None are applicable.	
PO 22.4		DTS/DPF 22.4	
	use development is appropriately sited and designed to respond to the reighbourhood context.	Dwelling sites/allotments are not in the	e form of a battle-axe arrangement.
	Communal	Орип Space	
PO 23:1		DTS/DPF 23.1	
	open space provision may be substituted for communal open space s designed and sited to meet the recreation and amenity needs of its.	None are applicable.	
PO 23.2		D75/DPF 23.2	
Commi	unal open space is of sufficient size and dimensions to cater for group ion.	Communal open space incorporates a	minimum dimension of 5 metres.
PO 23.3		DTS/DFF 23.3	
Commo	unal open space is designed and sited to:	None are applicable.	
(a) (b)	be conveniently accessed by the dwellings which it services have regard to acoustic, safety, security and wind effects.		
90.23.4		D15/DPF 23.4	
	unal open space contains landscaping and facilities that are functional, we and encourage recreational use.	None are applicable.	
PO 23.5		D75/DPF 23.5	
Commi	unal open space is designed and sited to:	None are applicable.	
(a)	in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings		
(b)	in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.		
	Carparlone, Arens	and manoeuvrability	
PO 24.1		DTS/DPF 24.1	
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Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 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/OPF 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: (ii) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (iii) 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:DFF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PC 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.
	docaping
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS:09F25.2 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).
	Waste Storage
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DFF-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	DTS/DPF 26.3

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Provision is made for suitable household waste and recyclable material storage facilities which are:	None are applicable.
(a) located away, or screened, from public view, and	
(b) conveniently located in proximity to dwellings and the waste	
collection point.	
PO 26.4	DYS/DPF 26.4
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least
	3m from any habitable room window.
PO 26.5	DTS/DPF26.5
Where waste bins cannot be conveniently collected from the street, provision	None are applicable.
is made for on-site waste collection, designed to accommodate the safe and	
convenient access, egress and movement of waste collection vehicles.	
PO 26.6	DTS/DPF 26.6
Services including gas and water meters are conveniently located and	None are applicable.
screened from public view.	
Supported accommodatio	n and retirement facilities
String and Co	onfiguration
PO 27.1	DTS/DPF 27:1
Supported accommodation and housing for aged persons and people with	None are applicable.
disabilities is located where on-site movement of residents is not unduly	
restricted by the slope of the land.	
Movement	and Arress
0.28.1	DTS/DPF 28.1
Development is designed to support safe and convenient access and	None are applicable.
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.	
Communal	Open Space
PG291	DTS/DPF 28.1
Development is decisioned to securify strengths, commissed and comfortable	Blanco are smelleshile
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.
20 29 2	DTS/OPF 29.2
Private open space provision may be substituted for communal open space	None are applicable.
which is designed and sited to meet the recreation and amenity needs of	reune are appricaure.
residents.	
90 29.3	DTS/09F29i3
Communal open space is of sufficient size and dimensions to cater for group	Communal open space incorporates a minimum dimension of 5 metres.
recreation.	communicación sparecures per enca a miniman amenaren se o mas es-
20.29,4	DTS/DPF 29.4
Communal open space is designed and sited to:	None are applicable.
fall by a second and a second as a second	
(a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	
	THE PART OF S
PO 29.5	DTS/DPF 29.5
Communal open space contains landscaping and facilities that are functional,	None are applicable.
attractive and encourage recreational use.	
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PO 29.6	DTS/DPF 29,6
Communal open space is designed and sited to:	None are applicable.
in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Site Facilities	Waste Storage
PO 30.1	DTS/DPF30.1
Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	None are applicable.
PO 30.2	DTS/DPF 30.2
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 30.3	DTS/DPF 30.3
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 30.4	DTS/DPF 30.4
Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	None are applicable.
PO 30.5	DTS/DPF 30.5
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6	DTS/DPF 30.6
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.
PQ 30,7	DTS/DIFF 30,7
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
All non-resident	tial development
Water Sen	onve Design
P0.31.1	DTS/DPF 31.1
Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	None are applicable.
PO31.2	DTS/DIPF 31.2
Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	None are applicable.
Wash-down and Weste	Lauding and Uniteding
PO 32.1	DTS-DPF 32.1
Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:	None are applicable.
(a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (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:	

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(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.	

Table 1 - Private Open Space

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

	Desired Outcome	
DO 1	Development is:	
	 (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting 	
	(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise securi and safety both internally and within the public realm, for occupants and visitors	ty
	(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve communit health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.	Ι¥

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
AF D	evelopment

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Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
PO 1.1	DTS/DFF 1.1
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.
PO12	DTS/DPF1.2
Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	None are applicable.
P013	DTS/DPF1.3
Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	None are applicable.
PO 1.4	DTS/DPF1.4
Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:	Development does not incorporate any structures that protrude beyond the roofline.
(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	
PO 1.5	DTS/DFF 1.5
The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	None are applicable.
	hety
PO 2.1	DTS/DPF-2.1
Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	None are applicable.
P022	DTS/DPF2.2
Development is designed to differentiate public, communal and private areas.	None are applicable.
P023	DTS/DFF 2.3
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.
PO 2.4	DTS/DPF 2.4
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.
PO 2.5	DTS/DPF-2.5
Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise	None are applicable.
passive surveillance from the public realm to the inside of the building at night.	
night.	сария
night. Lands PO 3.1	DTS/DFF-3.1
night.	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection	DTS/DFF-3.1

Policy24	P&D Code (in effect) Version 2023.6 27/04/202:
(b) maximise shade and shelter	- 100 and all all and a contract of the contra
(c) maximise stormwater infiltration	
(d) enhance the appearance of land and streetscapes.	
Environments	al Performance
PO-4.5	DTS/DPF 4.1
Buildings are sited, oriented and designed to maximise natural sunlight	None are applicable.
access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	
P0 42	DTS/DPF 4.2
Buildings are sited and designed to maximise passive environmental	None are applicable.
performance and minimise energy consumption and resance on mechanical systems, such as heating and cooling.	
PO 4.3	DTS/DPF-4.3
Buildings incorporate climate responsive techniques and features such as	None are applicable.
building and window orientation, use of eaves, verandahs and shading	
structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	
Water Sen	stive Design
PO 5.1	DTS/DPF S.1
Development is sited and designed to maintain natural hydrological systems	None are applicable.
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.	
On-site Waste 7	reatment Systems
PO 6.1	DTS/DFF 6.1
Dedicated on-site effluent disposal areas do not include any areas to be used	Effluent disposal drainage areas do not:
for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	(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	apprarance
PO 7.1	DTS/DPF 7.1
Development facing the street is designed to minimise the negative impacts	None are applicable.
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	
 limiting the width of openings and integrating them into the building structure. 	
P0.7.2	OTS/DIF 7.2
Vehicle parking areas appropriately located, designed and constructed to	None are applicable.
minimise impacts on adjacent sensitive receivers through measures such as	
ensuring they are attractively developed and landscaped, screen fenced and the like.	
90.73	OTS/DRF 7.3
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
P07.4	DTS/DPF 7.4
Street-level vehicle parking areas incorporate tree planting to provide shade,	Vehicle parking areas that are open to the sky and comprise 10 or more car
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parking spaces include a shade tree with a mature canopy of 4m diamets spaced for each 10 car parking spaces provided and a landscaped strip or road frontage of a minimum dimension of 1m. DISCOPT 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. PO 7.6 PO 7.6 PO 7.6 PO 7.7 PO 7.7 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. DISCOPT 7.6 None are applicable. DISCOPT 7.7 None are applicable. DISCOPT 7.7 None are applicable. DISCOPT 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. DISCOPT 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. DISCOPT 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.
Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. Wehicle parking areas comprising 10 or more car parking spaces include: fandscaping with a minimum dimension of: (a) 1 m along all public road frontages and allotment boundaries (b) 1 m 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. PO 7.7 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. PO 7.7 Vehicle parking areas comprising 10 or more car parking spaces include: fandscaping with a minimum dimension of: (a) 1 m along all public road frontages and allotment boundaries (b) 1 m between double rows of car parking spaces. PO 8.7 None are applicable. PO 8.1 Development techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. Earthworks and steging land. DEVELOPER 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 2m or minimises the need for earthworks to limit disturbance to natural topography. Development does not involve any of the following: (a) excavation exceeding a vertical height of 2m or minimises the need for earthworks to limit disturbance to natural topography. Development does not involve any of the following: Development does not involve any
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PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. 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. PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. PO 8.2 Driveways and access tracks designed and constructed to allow safe and Driveways and access tracks on sloping land (with a gradient exceeding 1 Driveways and access tracks on sloping land (with a gradient exceeding 1 Driveways and access tracks on sloping land (with a gradient exceeding 1 Driveways and access tracks on sloping land (with a gradient exceeding 1 Driveways and access tracks on sloping land (with a gradient exceeding 1
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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. PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. (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 memory of the surface of the following and access tracks designed and constructed to allow safe and constructed to allow sa
management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. Continuous and Steping land
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. (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 m PO 8.2 Driveways and access tracks designed and constructed to allow safe and DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or m PO 8.2 Driveways and access tracks designed and constructed to allow safe and Driveways and access tracks on sloping land (with a gradient exceeding 1)
(b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or m PO 8.2 Driveways and access tracks designed and constructed to allow safe and Driveways and access tracks on sloping land (with a gradient exceeding 1)
Driveways and access tracks designed and constructed to allow safe and Driveways and access tracks on sloping land (with a gradient exceeding 1)
 (a) do not have a gradient exceeding 25% (1-in-4) at any point along driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 DTS/DPF 8.3
Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): None are applicable.
do not contribute to the instability of embankments and cuttings provide level transition areas for the safe movement of people and goods to and from the development are designed to integrate with the natural topography of the land.
PO 8.4 DTS/DPF 8.4
Development on stoping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion. None are applicable.
PO-85 DTS/DPF-8.5
Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. None are applicable.
Fences and walls
PO 9.1 DTS/DPF 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.
PO 9.2 DTS/D9F 9.2
Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts. A vegetated landscaped strip 1m wide or more is provided against the lo
Overlooking / Visual Privacy (low rise buildings)
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Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
PO 10.1	DTS/DPF 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.	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	DTS/DPF 10,2
Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	One of the following is satisfied:
AMPED.	(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
	1.7m adove trinsned floor level in all other cases.
Site Facilities / Waste Storage (exclusi	fing low rise residential development)
PO 11.1	OTS/DPF 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.	None are applicable.
PQ 11.2	DTS/DPF 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.	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/DF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste	DTS/DPF 11.4 None are applicable.
and recycling collection vehicles to enter and leave the site without reversing. PO 11.5	OTS/DPF 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.	None-are applicable.
	ledium and High Rise
Estimal A	ppearance
P0 12.1	DTS/DPF 12.1
Buildings positively contribute to the character of the local area by responding to local context.	None are applicable.
PO 12.2	DTS/D#F 12.2
Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	None are applicable.
PO 12.3	DTS/DPF 12.3
Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	None are applicable.
PO 12.4	DTS/DFF 12.4
Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	None are applicable.
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PO 12.5	DTS/DPF 12.5			
External materials and finishes are durable and age well to minimise ongoing maintenance requirements.		ombination of the f	oliowing external ma	aterials and
	(a) masonry (b) natural sto (c) pre-finishe deteriorati	d materials that mir	nimise staining, disco	blouring or
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.		such as shops or o	ffices Iti-storey buildings (i	advorio it in n
	common e (c) habitable r (d) areas of co	entry) rooms of dwellings immunal public real	m with public art or or subzone provision	the like, where
PO 12.7	DTS/DPF 12.7			
Entrances to multi-storey buildings are safe, attractive, welcoming, functional	Entrances to multi-	storey buildings are	ti.	
and contribute to streetscape character.	(b) clearly visit parking are (c) designed to there are r (d) designed to transitiona	eas to be prominent, acc to active or occupies to provide shelter, a il space around the	sense of personal a	coming feature if
	minimise t	he need for long ac		
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DISJOPF 12.8 None are applicable	ie.		
Landi	caping			
PO 13.1 Development facing a street provides a well landscaped area that coritains 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.	accommodates a n		I space in front of th t, except where no b ired.	
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees a not less than the following rates, except in a location or zone where full site coverage is desired.			
	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soll zones
	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²
	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²
	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²
	Tree size and sit	te area definitions	\$	
	li .			

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Policy24		P&D Code (in effect) Version 2023.6 27/04/202:
	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
	1	
PG 13.3 Deep soil zones with access to natural fight 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 lea 6m from a zone boundary in which a deep soil zone area is incorporated.	
Brevio	nniental	
PO 14.1	DTS/DPF 14.1	
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	None are applicab	ie,
PO 142	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 applicab	le.
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 applicab	le.
a podium at the base of a tail tower and aligned with the street to deflect wind away from the street 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		
 avoiding tall shear elevations that create windy conditions at street level. 		
Ce)	arking	
PO 15.1	DTS/DPF 15.1	
Multi-level vehicle parking structures are designed to contribute to active	Multi-level vehicle	parking structures within buildings:
street frontages and complement neighbouring buildings.	(b) incorporat major stre	nd uses such as commercial, retail or other non-car parking ground floor street frontages te facade treatments in building elevations facing along et frontages that are sufficiently enclosed and detailed to ent adjacent buildings.
PO 15.2	DTS/DPF 15.2	
Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	None are applicab	le.
Overlooking	Visual Privacy	
PO 16.1	DTS/DPF 16.1	
1		

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8.1.1

Policy24	P&D Code (in effect) Version 2023.6 27/04/202
Dought con.	None are applicable.
Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones	record and approximates
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 riegative effect on residents' or neighbours' amenity.	
	d development
PO 17.1	prisone 12.1
Dwellings incorporate windows facing primary street frontages to encourage	Each dwelling with a frontage to a public street:
passive surveillance and make a positive contribution to the streetscape,	(a) includes at least one window facing the primary street from a
	habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² faring the primary
	(b) has an aggregate window area of at least 2m ² facing the primary street.
PO 17.2	DTS/DFF 17.2
Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Ourflook a	nd Amenity
PG 18.1	DTS/DPF18.1
Living rooms have an external outlook to provide a high standard of amenity	A living room of a dwelling incorporates a window with an external outlook of
for occupants.	the street frontage, private open space, public open space, or waterfront
	areas.
PO 18.2	DTS/DPF 18.2
Bedrooms are separated or shielded from active communal recreation areas,	None are applicable.
common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	
Anothery D	Even ament
PO 19.1	DTS/DPF 19.1
Residential ancillary buildings are sited and designed to not detract from the	Ancillary buildings:
streetscape or appearance of primary residential buildings on the site or	(a) are ancillary to a dwelling erected on the same site
neighbouring properties.	(b) have a floor area not exceeding 60m2 (c) are not constructed added to or altered so that any part is situated:
	(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
	OF
	 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
	(ii) when facing a primary street or secondary street, has a total
	door / opening not exceeding:
	 for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
	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:
	 a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary

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Policy24	and (ii) the proposed wall or structure will be built along the same fength 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 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 (ii) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour 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 percentage of dwelling(s), average site area) (m ²)	
	<150 10% 150-200 15% 201-450 20%	
	>450 25% (ii) the amount of existing soft landscaping prior to the	
	development occurring.	
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS:rbPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Tabl 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.	
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for		
a swimming pool of spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.	
Recidential Devel	opment - Low Rise	
7/E10W	ppearunce	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a	DTS/D8F 20.1 Garages and carports facing a street:	
dwelling.	(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.	
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Policy24	P&D Code (in effect) Version 2023.6 27/04/202
PO 20.2	DTS/DPF 20.2
Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway; (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated or the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
	pen Space
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. PO 21.2	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. DTS/DPF 21.2
Private open space is positioned to provide convenient access from internal living areas.	Private open space is directly accessible from a habitable room.
Lands	Laping
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter	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:
(c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	Dwelling site area (or in the case of minimum residential flat building or group percentage of site dwelling(s), average site area) (m ²)
	150-200 15%
	>200-450 20%
	>450 25% at least 30% of any land between the primary street boundary and the primary building line.
Car parties acress	and manoeuvrability
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage

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	area):
	(a) single width car parking spaces: (ii) a minimum length of 5.4m per space (iii) 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.
P0.23.2	DTS/DPF 23.2
Uncovered car parking space are of dimensions to be functional, accessible and convenient.	Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO-23.3	DTS/DPF 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.	Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4	DTS/DPF 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.	(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5	DTS/DPF 23.5
Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	The gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 23.6	DTS/DPF 23.6

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Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available abutting the site's street frontage, on- street parking is retained in accordance with the following requirements:
	(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste	storage
P0.24.1	DTS/DPF24.1
Provision is made for the convenient storage of waste bins in a location screened from public view.	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 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width o 800mm between the waste bin storage area and the street.
Design of Trans	portable fluitdings
PO 25.1	DTS/DPF-25.1
The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	Buildings satisfy (a) or (b): (a) are not transportable
	(b) the sub-floor space between the building and ground level is clad in material and finish consistent with the building.
Residential Development - Medium and	High Rise (including serviced apartments)
The state of the s	Visual Privacy
PO 26.1	DTS/DPF 26.1
Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	Buildings:
	 (a) provide a habitable room at ground or first level with a window facin 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.
P0.26.2	DTS/DIF 26.2
The visual privacy of ground level dwellings within multi-level buildings is protected.	The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private C	pen Space
P0.27.1	DTS/DPF 27.1
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity	n multi-level buildings
	DTS/DFF 28.1
P0 28.1	
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.	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
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	are separated by at least 6m from one another where there is a direct line of

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architectural form and detail of the development to: respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	(a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living,	Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS:DPE 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ .
PC 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	OTS/DPF28.5
PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	OTS:00F 28.6 None are applicable.
PO.28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DFF 28.7 None are applicable.
Dwelling C	on figuration .
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Comm	On Areas
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	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.

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licy24 P&D Code (in effect) Version 2023.5 27/04/202:			
Group Dwellings, Residential Flat Bu	Group Dwellings, Residential Flat Buildings and Battle axe Development		
Am	entry		
PD 31.1	DTS/DPF 31.1		
Dwellings are of a suitable size to provide a high standard of amenity for occupants.	Dwellings have a minimum internal floor area in accordance with the following table:		
	Number of bedrooms	Minimum internal floor area	
	Studio	35m ²	
	1 bedroom	50m ²	
	2 bedroom	65m ²	
	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom	
P0 31.2	DTS/DPF31.2		
The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	None are applicable.		
PG 31.3	DTS/DPF 31.3		
Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.			
PO 31.4	DTS/DPF 31.4		
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.		
The state of the s	Milana and a second		
Communal	Open Space		
PO 32.1	Open Space DTS/DPF 32.1	3	
ACCOMMISS	INVESTMENT OF THE PARTY OF THE		
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	DTS/DPF 32.1		
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group	DTS/DPF32.1 None are applicable.	minimum dimension of 5 metres.	
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. PO 32.2	DTS/DPF 32.1 None are applicable. DTS/DPF 32.2	minimum dimension of 5 metres.	
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	None are applicable. DTS/DPF 32.2 Communal open space incorporates a	minimum dimension of 5 metres.	
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. PO 32.3 Communal open space is designed and sited to:	DTS/DFF 32.1 None are applicable. DTS/DFF 32.2 Communal open space incorporates a DTS/DFF 32.3	minimum dimension of 5 metres.	
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. PO 32.3	DTS/DFF 32.1 None are applicable. DTS/DFF 32.2 Communal open space incorporates a DTS/DFF 32.3	minimum dimension of 5 metres.	
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. 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 32.1 None are applicable. DTS/DPF 32.2 Communal open space incorporates a DTS/DPF 32.3 None are applicable.	minimum dimension of 5 metres.	
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. 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 32.1 None are applicable. DTS/DPF 32.2 Communal open space incorporates a DTS/DPF 32.3 None are applicable.	minimum dimension of 5 metres.	
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. 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. PO 32.4 Communal open space contains landscaping and facilities that are functional,	DTS/DPF 32.1 None are applicable. DTS/DPF 32.2 Communal open space incorporates a DTS/DPF 32.3 None are applicable.	minimum dimension of 5 metres.	
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. 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. PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.1 None are applicable. DTS/DPF 32.2 Communal open space incorporates a DTS/DPF 32.3 None are applicable. DTS/DPF 32.4 None are applicable.	minimum dimension of 5 metres.	
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. 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. PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. 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	DTS/DPF 32.1 None are applicable. DTS/DPF 32.2 Communal open space incorporates a DTS/DPF 32.3 None are applicable. DTS/DPF 32.4 None are applicable. DTS/DPF 32.5	minimum dimension of 5 metres.	
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. 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. PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. 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	DTS/DPF 32.1 None are applicable. DTS/DPF 32.2 Communal open space incorporates a DTS/DPF 32.3 None are applicable. DTS/DPF 32.4 None are applicable. DTS/DPF 32.5	minimum dimension of 5 metres.	
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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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. 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. PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. 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 32.1 None are applicable. DTS/DPF 32.2 Communal open space incorporates a DTS/DPF 32.3 None are applicable. DTS/DPF 32.4 None are applicable. DTS/DPF 32.5 None are applicable.	minimum dimension of 5 metres.	
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. PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. 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. PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. 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 32.1 None are applicable. DTS/DPF 32.2 Communal open space incorporates a DTS/DPF 32.3 None are applicable. DTS/DPF 32.4 None are applicable. DTS/DPF 32.5 None are applicable.	rectly adjacent the site, on-street	

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	(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/DPF33.3 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/DFF33.4 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/DPF33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft lan	dscaping
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF34.1 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 where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities /	Waste Storage
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF35.2 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/DPF35.3 None are applicable.

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PO 35.4	DTS/DPF 35.4
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5	DTS/DPF 35.5
Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.
PO 35.6	DTS/DPF 35.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Water sensitiv	e urtan dejign
PO 36.1	DT5/DPF 36.1
Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.
PO 36.2	DTS/D0F 36.2
Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
Supported Accommodate	on and retirement facilities
Siting, Configur	otion 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/DFF 37.1 None are applicable.
restricted by the slupe of the sand.	
PO 37.2 Universal design features are incorporated to provide options for people	DTS/DPF-37.2 None are applicable.
living with disabilities or limited mobility and / or to facilitate ageing in place. Movement	and Access
PO 38.1	DTS/DPF 38.1
Development is designed to support safe and convenient access and movement for residents by providing:	None are applicable.
(a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	
Communal	Open Space
PO 39.1	DTS/DPF39:3
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.
PO 39.2	DTS/DPF 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.	None are applicable.
PO 39.3	DTS/DEF 39:3
Communal open space is of sufficient size and dimensions to cater for group	Communal open space incorporates a minimum dimension of 5 metres.
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recreation.			
PO 39.4	DTS/DPF 39.4		
Communal open space is designed and sited to:	None are applicable.		
be conveniently accessed by the dwellings which it services have regard to acoustic, safety, security and wind effects.			
PO39.5	DTS/DFF 99.5		
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.		
PO 39.6	DTS/DPF 39.6		
Communal open space is designed and sited to:	None are applicable.		
(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.			
5ite Facilities	Waste Storage		
PO-40.1	DTS/DPF 40.1		
Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	None are applicable.		
PO 40.2	DTS/DPF 40.2		
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.		
PO 40.3	DTS/DFF 40.3		
Provision is made for suitable external clothes drying facilities.	None are applicable.		
PO 40.4	DTS/DPF 40.4		
Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	None are applicable.		
PO 40.5	DTS/DPF 40.5		
Waste and recyclable material storage areas are located away from dwellings.	 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. 		
PO 40.6	DTS/DPF 40.6		
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.		
PO 40.7	DTS/D8F 40.7		
Services, including gas and water meters, are conveniently located and screened from public view.	None are applicable,		
Student Acc	ommodation		
PO 41.1	DTS/DPF 41.1		
Student accommodation is designed to provide safe, secure, attractive,	Student accommodation provides:		
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.	(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (ii) shared cooking, laundry and external drying facilities (iii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students		
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		 (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. 		
PO 41,2		DTS/DFF 41,2		
Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.		None are applicable.		
	All non-resident	ial development		
	Water Sen	itive Design		
PO-42.1		DTS/DPF 42.1		
organic	pment likely to result in risk of export of sediment, suspended solids, matter, nutrients, oil and grease include stormwater management is designed to minimise pollutants entering stormwater.	None are applicable.		
PO 42.2		DTS/DFF 42.2		
	discharged from a development site is of a physical, chemical and cal condition equivalent to or better than its pre-developed state.	None are applicable.		
PO 42.3		DTS/DPF 42:3		
		None are applicable.		
	Wash down and Waste	Loading and Unloading		
PO 43.1		DTS/DPF 43.1		
bins in	or activities including loading and unloading, storage of waste refuse commercial and industrial development or wash-down areas used for aning of vehicles, plant or equipment are: designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface	None are applicable.		
(b) (c) (d)	stormwater run-off paved with an impervious material to facilitate wastewater collection of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are 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			
(c)	paved with an impervious material to facilitate wastewater collection of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are 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.			
(c)	paved with an impervious material to facilitate wastewater collection of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are 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.	evelopment		
(c) (d)	paved with an impervious material to facilitate wastewater collection of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are 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.	e and Access		
(c) (d)	paved with an impervious material to facilitate wastewater collection of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are 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.	e and Access DTS/DFF 44.1		
(c) (d)	paved with an impervious material to facilitate wastewater collection of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are 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.	e and Access		
(d) (d) PO 44.1 Develop way or (a)	paved with an impervious material to facilitate wastewater collection of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are designed to drain wastewater to either: (i) a treatment device such as sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. Laneway Display to the primary street comprising a laneway, alley, lane, right of similar minor thoroughfare only occurs where: existing utility infrastructure and services are capable of accommodating the development	DTS/DFF 44.1 Development with a primary street frontage that is not an alley, lane, right o		
(c) (d) PO 44.1 Develop way or	paved with an impervious material to facilitate wastewater collection of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are 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. Laneway D infrastructure private or thoroughfare only occurs where: existing utility infrastructure and services are capable of accommodating the development the primary street can support access by emergency and regular	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right or		
(c) (d) PO 44.1 Develop way or:	paved with an impervious material to facilitate wastewater collection of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are designed to drain wastewater to either: (i) a treatment device such as sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. Laneway Display to the primary street comprising a laneway, alley, lane, right of similar minor thoroughfare only occurs where: existing utility infrastructure and services are capable of accommodating the development	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right or		
(c) (d) PO 44.1 Develop way or (a) (b)	paved with an impervious material to facilitate wastewater collection of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area are 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. Laneway D following tank and its subsequent removal off-site on a regular basis. Laneway D following tank and its subsequent removal off-site on a regular basis.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right or		

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

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

	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	Designated Performance Feature	
Sit	ing	
90 1.1	DTS/DPF 1.1	
Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural	None are applicable.	

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landscape.					
PO12	DTS/DPF1.2				
Commercial forestry plantations are established on slopes that are stable to	Commercial forestry plantations are not located on land with a slope				
minimise the risk of soil erosion.	exceeding 20% (1-in-5).				
PO 1.3	DTS/DPF1,3				
Commercial forestry plantations and operations associated with their	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.	any sensitive receiver.				
P01A	DTS/DPF1.4				
Commercial forestry plantations are separated from reserves gazetted under	Commercial forestry plantations and operations associated with their				
the National Parks and Wildlife Act 1972 and/or Wilderness Protection Act 1992	establishment, management and harvesting are set back 50m or more from				
to minimise fire risk and potential for weed infestation.	a reserve gazetted under the National Parks and Wildlife Act 1972 and/or				
	Wilderness Protection Act 1992.				
Water Pr	otection				
P02.1	DTS/DPF 2,1				
Commercial forestry plantations incorporate artificial drainage lines (i.e.	None are applicable.				
culverts, runoffs and constructed drains) integrated with natural drainage					
lines to minimise concentrated water flows onto or from plantation areas.					
P022	DTS/DPF 2.2				
Appropriate siting, layout and design measures are adopted to minimise the	Commercial forestry plantations:				
impact of commercial forestry plantations on surface water resources.	and the same of th				
	 do not involve cultivation (excluding spot cultivation) in drainage line 				
	(b) are set back 20m or more from the banks of any major watercourse				
	(a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer)				
	(c) are set back 10m or more from the banks of any first or second				
	order watercourse or sinkhole (with no direct connection to an				
	aquifer).				
Fire Man	agenvers				
PO 3.1	DTS/DPF-3.1				
Commercial forestry plantations incorporate appropriate firebreaks and fire	Commercial forestry plantations provide:				
management design elements.	(8) Top on many uside extremel beyonders for the electricists of				
	 (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less 				
	(b) 10m or more wide external boundary firebreaks for plantations of				
	between 40ha and 100ha				
	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an				
	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an				
PO 3.2	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.				
	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. DTS/DRF 3.2				
Commercial forestry plantations incorporate appropriate fire management	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. DISJORS 3.2 Commercial forestry plantation fire management access tracks:				
Commercial forestry plantations incorporate appropriate fire management	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. DISCORT 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks				
Commercial forestry plantations incorporate appropriate fire management	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. DTS/DDF 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				
Commercial forestry plantations incorporate appropriate fire management	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. DISJONS 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				
Commercial forestry plantations incorporate appropriate fire management	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. DISCORT 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				
Commercial forestry plantations incorporate appropriate fire management	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 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 are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and				
Commercial forestry plantations incorporate appropriate fire management access tracks.	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. DTS/DEF 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 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.				
Commercial forestry plantations incorporate appropriate fire management access tracks. Power-line	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 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 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.				
Commercial forestry plantations incorporate appropriate fire management access tracks. Power-line	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 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.				
Commercial forestry plantations incorporate appropriate fire management access tracks. Power-line PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 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 dearance 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. Clearances DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected				
Commercial forestry plantations incorporate appropriate fire management access tracks. Power-line PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 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. Clearances DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in				
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks. Power-line PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 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 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. Clearances DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected				
Commercial forestry plantations incorporate appropriate fire management access tracks. Power-line PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 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. Clearances 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:				
Commercial forestry plantations incorporate appropriate fire management access tracks. Power-line PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 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. Clearances DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in				
Commercial forestry plantations incorporate appropriate fire management access tracks. Power-line PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances	between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. 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. Clearances 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: Voltage of transmission line Tower or Minimum horizontal clearance.				

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	500 kV	Tower	38m	
	275 kV	Tower	25m	
	132 kV	Tower	30m	
	132 kV	Pole	20m	
	66 kV	Pole	20m	
	Less than 66 kV	Pole	20m	

Housing Renewal

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature			
Land Use and Intercity				
PO 1.1	DTS/DPF1.1			
Residential development provides a range of housing choices.	Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.			
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF1.2 None are applicable.			
Bulldin	ing 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/DFF2.1 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				

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where it is a street boundary.				
Primary Str	eet Setback			
PO3.1	DTS/DPF3.1			
Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	Buildings are no closer to the primary street (excluding any balcory, verandah, porch, awning or similar structure) than 3m.			
Secondary St	Dispué Calésanis			
PO 4.1	DTS/DFF 4.1			
Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.			
Bounda	ry Walls			
P0.5.1	DTS/DPF 5.1			
Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):			
	adjoin or abut a boundary wall of a building on adjoining land for the same length and height building on action once exceed 3.2m in height from the lower of the natural or finished ground level about the exceed 11.5m in length building on action of the subject development site, a maximum 45% of the length of the boundary encroach within 3 metres of any other existing or proposed boundary walls on the subject land.			
P0.5.2	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 aliotments outside the development site, except for a carport or garage.			
Side Bound	ary Setback			
P0.6.1	DTS/DPF-6.1			
Buildings are set back from side boundaries to provide:	Other than walls located on a side boundary, buildings are set back from side boundaries:			
separation between dwellings in a way that contributes to a suburban character access to natural light and ventilation for neighbours.	(a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900m plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.			
Rear Bound	ary Setback			
PQ 7.1	DTS/DPF 7.1			
Buildings are set back from rear boundaries to provide:	Dwellings are set back from the rear boundary:			
separation between dwellings in a way that contributes to a suburban character access to natural light and ventilation for neighbours private open space space for landscaping and vegetation.	3m or more for the first building level 5m or more for any subsequent building level.			
Suiddings ele	valion design			
POS.1	DTS/DPF 8.1			
Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:			
iownipaded on 17/05/2023 Generated	Ru Policy24 Page 71 of 10:			

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	a minimum of 30% of the building elevation is set back an additional 300mm from the building line a porch or portico projects at least 1m from the building elevation a balcony projects from the building elevation a verandah projects at least 1m from the building elevation a verandah projects at least 1m from the building elevation eaves of a minimum 400mm width extend along the width of the front elevation a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. a minimum of two different materials or finishes are incorporated of the walfs of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.			
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 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 2m² facing the primary street.			
PO-83 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.			
PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DFF 8.4 None are applicable.			
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF8.5 None are applicable.			
Qutlook a	nd amenity			
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.			
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.				
Private O	pen Space			
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table: Dwelling Type Dwelling / Site Minimum Rate Configuration			
	Dwelling (at ground fevel) Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m Dwelling (above ground level) Studio Total area: 24m² located behind the building line Minimum different to a living room: 16m² with a minimum dimension 3m			

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Policy24		P&D Code (in effect) \	version 20	23.6 27/04/20
		One bedroom dwelling	8m ² / mini 2.1m	imum dimensio
		Two bedroom dwelling	11m ² / mir dimension	
		Three + bedroom dwelling	15 m ² / mi dimension	
0 162	DTS/DPF 10.2			
Private open space positioned to provide convenient access from internal iving areas.	At least 50% of the required area of private open space is accessible from a habitable room.			
PO 10.3	DTS/DPF10.3			
Private open space is positioned and designed to:	None are applicable.			
(a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.				
Visual	privacy			
011.1	DTS/DPF 11.1			
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.		cing side or rear boundar te satisfy one of the follow		with another
		ly obscured to a height of sed or not capable of bein		
	(b) have still heights greater than or equal to 1.5m above finished floor			
	(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window su and sited adjacent to any part of the window less than 1.5m ab the finished floor.			window surface
011.2	DTS/DPF11,2			
Development mitigates direct overlooking from upper level balconies and	One of the following is satisfied:			
erraces to habitable rooms and private open space of adjoining residential ises.	(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 o transparency/c (i) 1.5m a at leas	ones or terraces on appe bscured by screening with penings fixed to a minimi bove finished floor level v t 15 metres from the near eg on adjacent land	n a maximu um height o where the b	m 25% if: alcony is locate
	(ii) 1,7m a	bove finished floor level in	n all other c	ases
Lands	caping			
0 12.1	DTS/DPF 12.1			
oft landscaping is incorporated into development to:		nt incorporates pervious a sion of 700mm provided i		, ,
(a) minimise heat absorption and reflection (b) maximise shade and shelter	(a) a total area as determined by the following table:			
(c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	Dwelling site area (or i or group dwelling(s), a	n the case of residential fl verage site area) (m²)	at building	Minimum percentage of site
	<150			10%
	<200 200-450			15%
	>450			25%
	(b) at least 30% of	land between the road bo	oundary and	the building li

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PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, predevelopment conditions.	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-	
Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-	
(a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-	
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carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-	
development conditions.	
Car Parking	
PO 14.1 DTS/DPF 14.1	
	at the following rates per dwelling:
with less on-site parking in areas in close proximity to public transport. (a) 2 or fewer bedrooms	1 car parking space
(b) 3 or more bedrooms -	2 car parking spaces.
PO 142 DTS/DPF 142	
Enclosed car parking spaces are of dimensions to be functional, accessible Residential parking spaces encl	losed by fencing, walls or other obstructions
and convenient. with the following internal dime	ensions (separate from any waste storage
area):	
(a) single parking spaces:	
(i) a minimum len	_
	rage door width of 2,4m
(b) double parking spaces	Solution from stirting
0) a minimum len	
(ii) a minimum wid	
(iii) minimum gara	ige door width of 2.4m per space.
PO 14.3 DTS/DPF 14.3	harden.
Uncovered car parking spaces are of dimensions to be functional, accessible uncovered car parking spaces I and convenient.	narine;
(a) a minimum length of 5.	
(b) a minimum width of 2.4 (c) a minimum width betw	am ween the centre line of the space and any
fence, wall or other obs	
PO 14.4 D1S/DFF 14.4	
Residential flat buildings and group dwelling developments provide sufficient. Visitor car parking for group an	d residential flat buildings incorporating 4 or
on-site visitor car parking to cater for anticipated demand. more dwellings is provided on-	site at a minimum ratio of 0.25 car parking
spaces per dwelling.	
PO 14.5 DTS/DPF 14.5	
Residential flat buildings provide dedicated areas for bicycle parking. Residential flat buildings provide	le one bicycle parking space per dwelling.
Overshadowing	
PO 15;1 DTS/DFF 15;1	
Development minimises overshadowing of the private open spaces of None are applicable.	
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.	
Waste	
PO 16.3 DTS/DPF 16.1	
Provision is made for the convenient storage of waste bins in a location A waste bin storage area is provision public view.	vided behind the primary building line that:
(a) has a minimum area of	f 2m ² with a minimum dimension of 900mm signated car parking spaces or private open

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	(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2	DTS/DPF 16.2
Residential flat buildings provide a dedicated area for the on-site storage of waste which is:	None are applicable.
easily and safely accessible for residents and for collection vehicles screened from adjoining land and public roads 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.	
Vehick	Access
PO 17.1	DTS/DPF 17.1
Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	None are applicable.
PO 17.2	DTS/DPF 17-2
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees, PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) Is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking,	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Where on-street parking is available abutting the site's street frontage, on- street parking is retained in accordance with the following requirements:

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	(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.		
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTIS/DEF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages of parking spaces in no more than a three-point turn man		
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DYSIDIF 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.		
Sto	rage		
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/OPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:		
	(a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ .		
Earti	works		
PG 19.1	DTS/DPF 19.1		
Development, including any associated driveways and access tracks,	The development does not involve:		
minimises the need for earthworks to limit disturbance to natural topography.	(a) excavation exceeding a vertical height of 1m or		
	(b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.		
	a total combined excavation and minig vertical neglix exceeding zm.		
Service connection	s and infrastructure		
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTs:DFF.20.1 The site and building:		
	(a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the South Australian Public Health Act 2011 (c) have the ability to be connected to electricity supply have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the Electricity Act 1996.		
Size cond	amination		
PO 21.1	DTS/DPF 21.1		
Land that is suitable for sensitive land uses to provide a safe environment.	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 does not 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:		

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

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
General			
PO 1.1	DTS/DPF1.1		
Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	None are applicable.		
Visua	Amenity		
PD 2.1	DTS/DPF 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: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings	None are applicable.		

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	THE BOOK IN SHOULD VERSION EXCENSES
 using existing vegetation to screen buildings incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. 	
P0 2.2	DTS/DPF 2.2
Pumping stations, battery storage facilities, maintenance sheds and other	None are applicable.
ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	
PO.2.3	DTS/DPF 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.	None are applicable.
Ref	abilitation
P0.3.1	DTS/DPF 3.1
Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	None are applicable.
Habaro	Management
PD 4.1	DTS/DPF-4.1
Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	None are applicable.
P0 42	DTS/DPF-4.2
Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	None are applicable.
PO 4.3	DTS/DPF 4.3
Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	None are applicable.
Electricity Infrastructur	Le and Battery Storage Facilities
PO 5.1	DTS/DPF 5.1
Electricity infrastructure is located to minimise visual impacts through techniques including:	None are applicable.
(a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity	
 grouping utility buildings and structures with non-residential development, where practicable. 	
PO 5.2	DTS/DPF.5.2.
Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	None are applicable.
P0 53	DTS/DPF 5.3
Battery storage facilities are co-located with substation infrastructure when practicable to minimise the development footprint and reduce environmental impacts.	None are applicable.
Telecomm	unication Facilities
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PO 6.1	DTS/DPF 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.	None are applicable.		
PO 6.2	DTS/DPF6.2		
Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	None are applicable.		
PO 63	DTS/DPF-6.3		
Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:	None are applicable.		
(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose			
or all of the following:			
(b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services			
(c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.			
Renewable 8	nergy Facilities		
PG 7.1	DTS/DPF 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.	None are applicable.		
Renewable Energy	Facilities (Wind Farm)		
P0 8.1	DTS/DPF 8.1		
Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Stural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation		
P0.8.2	DTS/DPF 8.2		
The visual impact of wind turbine generators on natural landscapes is managed by:	None are applicable.		
designing wind turbine generators to be uniform in colour, size and shape coordinating blade rotation and direction			
(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.			
PO.8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.		
PO.8.4 Wind turbine generators incorporate recognition systems or physical	DTS/DFF8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is		

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markers to minimise the risk to aircraft operations.	applicable.				
PO 8.5	DTS/DPF83				
Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	None are applic	able.			
Renewable Energy	Facilities (Solar Pov	er).			
PO 9.1	DTS/DPF9:1				
Ground mounted solar power facilities generating SMW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	None are applic	able.			
P092	DTS/DPF 9.2				
Ground mounted solar power facilities allow for movement of wildlife by:	None are applic	able.			
(a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.					
PO 9.3	DTS/DPF 9.3				
Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	Ground mounte conservation are criteria:				
	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹
	50MW>	80ha+	30m	500m	2km
	10MW<50MW	16ha-<80ha	25m	500m	1.5km
	5MW<10MW	8ha to <16ha	20m	500m	1km
	1MW <smw< td=""><td>1.6ha to <8ha</td><td>15m</td><td>500m</td><td>500m</td></smw<>	1.6ha to <8ha	15m	500m	500m
	100kW<1MW	0.5ha<1.6ha	10m	500m	100m
	<100kW	<0.5ha	5m	500m	25m
	Notes: 1. Does not app facility is located	-		osed ground mo	unted solar power
PO 9.4	DTS/DPF 9.4				
Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	None are applicable.				
Hydropower / Pump	ed Hydropower Faci	lties			
PO 10.1	DTS/DPF 10.1				
Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	None are applicable.				
P0 10.2	DTS/DPF 10.2				2222 80 of 100

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8.1.1

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Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	None are applicable.
PO 10.3 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.	DTS/DPF 10.3 None are applicable. Supply
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewa	ter Services
Po 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) It is wholly located and contained within the allotment of the development it will service (b) In areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTSIDPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTSIDEF 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.
Tempora	rry Facilities
PO 13.5 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

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Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome			
	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	DYS/DPF 1.1			
Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	None are applicable.			
PO 1.2	DTS/DPF 1.2			
Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	None are applicable.			
PO 1.3	DTS/DPF 1.3			
Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	None are applicable.			
PO 1.4	DTS/DPF 1.4			
Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.			
PO 1.5	DTS/DPF 1.5			
Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.			
W	aste			
PO 2.1	DTS/DPF 2.1			
Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:	None are applicable.			
(a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.				
Coil and Wat	er Protection			
PG 3.1	DTS/DF 3.1			
To avoid environmental harm and adverse effects on water resources,	Intensive animal husbandry operations are set back:			

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Policy:	24		P&D Code (in effect) Version 2023.6 27/04/2023
(a) (b) (c)	we animal husbandry operations are appropriately set back from: public water supply reservoirs major watercourses (third order or higher stream) any other watercourse, bore or well used for domestic or stock water supplies.	(a) (b)	800m or more from a public water supply reservoir 200m or more from a major watercourse (third order or higher stream) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2		DTS/DPF	3.2
Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:		None a	re applicable.
(a) (b)	have sufficient capacity to hold effluent and runoff from the operations on site ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.		

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
001	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		o-Satisfy Criteria / Performance Feature	
General Land Use Compatibility			
PO 1.1	DTS/DPF 1.1		
Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	None are applicable.		
PO12	DTS/DPF1.2		
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.	None are applicable.		
Hours of Operation			
PO 2.1	DTS/DPF 2.1		
Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent	Development operating within	the following hours:	
zone primarily for sensitive receivers through its hours of operation having regard to:	Class of Development	Hours of operation	
(a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone orimarily for	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	
(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.	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	

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	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the
	Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone
Oversh	adowing
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/DFF3.1 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 fand 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-9.2 Development maintains 2 hours of direct sunlight between 9:00 am and 3:00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
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/DPF3.4 None are applicable.
Activities Generation	g 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 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: (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	OTS/OPF 4.2 None are applicable.

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(c) hi	hen sited outdoors, locating such areas as far as practicable from djacent sensitive receivers and zones primarily intended to commodate sensitive receivers ousing plant and equipment within an enclosed structure or acoustic noviding a suitable acoustic barrier between the plant and / or quipment and the adjacent sensitive receiver boundary or zone.		
-	quipment and the adjacent sensione receiver obtainary or zone.		
a swimmin unreason	at and equipment in the form of pumps and/or filtration systems for ng pool or spa are positioned and/or housed to not cause able noise nuisance to adjacent sensitive receivers (or lawfully sensitive receivers).	site is: (a) enclosed in a solid ac nearest habitable roo or	stem anciliary to a dwelling erected on the same oustic structure located at least 5m from the m located on an adjoining allotment from the nearest habitable room located on an
rooms fro	oise into bedrooms is minimised by separating or shielding these m service equipment areas and fixed noise sources located on the n adjoining allotment.	DTS/DPF-4.4 Adjacent land is used for resid	dential purposes.
dining are	areas associated with licensed premises (such as beer gardens or as) are designed and/or sited to not cause unreasonable noise existing adjacent sensitive receivers (or lawfully approved sensitive	DTS/DPF-4.5 None are applicable.	
measured	rent incorporating music achieves suitable acoustic amenity when at the boundary of an adjacent sensitive receiver (or lawfully sensitive receiver) or zone primarily intended to accommodate	DTS/DFF 4.6 Development incorporating m will achieve the following nois	nusic includes noise attenuation measures that e levels:
sensitive r	receivers.	Assessment location	Music noise level
		Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
	Air C	Juality	
pollution in human he lawfully as	nent with the potential to emit harmful or nuisance-generating air incorporates air pollution control measures to prevent harm to salth or unreasonably impact the amenity of sensitive receivers (or approved sensitive receivers) within the locality and zones primarily to accommodate sensitive receivers.	DTS/DPF5.1 None are applicable.	
restauran adverse h receivers) (a) in ei (b) io d	nent that includes chimneys or exhaust flues (including cafes, ts and fast food outlets) is designed to minimise nuisance or ealth impacts to sensitive receivers (or lawfully approved sensitive by: accorporating appropriate treatment technology before exhaust missions are released acating and designing chimneys or exhaust flues to maximise the spersion of exhaust emissions, taking into account the location of ensitive receivers.	DTS/DPF.5.2 None are applicable.	
	Ligh	t Spill	
	ghting is positioned and designed to not cause unreasonable light ct on adjacent sensitive receivers (or lawfully approved sensitive	DTS/DPF 6.1 None are applicable.	
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P0 6.2	DTS/DPF6.2	
External lighting is not hazardous to motorists and cyclists.	None are applicable.	
Solar Reflec	ttivity / Glare	
PO 7.1	DTS/DPF 7,1	
Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	None are applicable.	
Electrical is	nterference	
PO 8.1	DTS/DPF 8,1	
Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.	
Interface with	Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.	
PO 9.2	DTS/DPF9.2	
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	None are applicable.	
PG 9.3	DTS/DPF 9.3	
Sensitive receivers are focated and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.	
PO 9.4	DTS/DPF9.4	
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storag and disposal facilities in other ownership.	
PO 9.5	DTS/DPF 9.5	
Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.	

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PO 9.6	DTS/DPF 9.6	
Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	None are applicable.	
PO 9.7	DYS/DPF 9.7	
Urban development does not projudice existing agricultural and horticultural activities through appropriate separation and design techniques.	None are applicable.	
Interface with Mines and Quarries (Rural and Remote Areas)		
PO 10.1	DTS/DPF 10.1	
Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the Mining Act 1971.	

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

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Desired Outcome			
DO 1	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.		
	facilitates solar access through allotment orientation creates a compact urban form that supports active travel, walkability and the use of public transport		

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land	division
Allotment o	onfiguration
PO 1.1	DYS/DPF 1.1
Land division creates allotments suitable for their intended use.	Division of land satisfies (a) or (b):
	(a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
P012	DTS/DPF 1.2
Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	None are applicable.
Design a	nd Layout
PO 2.1 DTS/DFF 2.1	

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I and district consider in a material of development that established the	Along and madeship
Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	None are applicable.
PO 2.2	DTS/DPF 2.2
Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	None are applicable.
P023	DTS/DPF2.3
Land division maximises the number of allotments that face public open space and public streets.	None are applicable.
PG 2.4	DTS/DPF 2.4
Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	None are applicable.
PO 2.5	DTS/DFF 2.5
Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	None are applicable.
PO 2.6	DTS/DPF 2.6
Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	None are applicable.
PG 2.7	DTS/DFF 2.7
Land division results in legible street patterns connected to the surrounding street network.	None are applicable.
PG 2.8	DTS/DPF 2.8
Land division is designed to preserve existing vegetation of value including	None are applicable.
native vegetation and regulated and significant trees.	
7770	of Access
7770	of Access DTS/DRF 3.1
Roads a	DTS/DPF 3.1 None are applicable.
PO 3.1	DTS/DPF 3.1
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and	DTS/DPF 3.1 None are applicable. DTS/DPF 3.2
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.1 None are applicable. DTS/DPF 3.2 None are applicable.
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. PO 3.3 Land division does not impede access to publicly owned open space and/or	DTS/DPF 3.1 None are applicable. DTS/DPF 3.2 None are applicable. DTS/DPF 3.3
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.1 None are applicable. DTS/DPF 3.2 None are applicable. DTS/DPF 3.3 None are applicable.
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities. 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	DTS/DPF 3.1 None are applicable. DTS/DPF 3.2 None are applicable. DTS/DPF 9.3 None are applicable. DTS/DPF 9.4
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities. 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 3.1 None are applicable. DTS/DPF 3.2 None are applicable. DTS/DPF 3.3 None are applicable. DTS/DPF 3.4 None are applicable.
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities. 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. PO 3.5 Road reserves are designed to accommodate pedestrian and cycling	DTS/DPF 3.1 None are applicable. DTS/DPF 3.2 None are applicable. DTS/DPF 3.3 None are applicable. DTS/DPF 3.4 None are applicable.
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities. 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. PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.1 None are applicable. DTS/DPF 3.2 None are applicable. DTS/DPF 3.3 None are applicable. DTS/DPF 3.4 None are applicable. DTS/DPF 3.5 None are applicable.
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities. 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. PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. PO 3.6	DTS/DPF 3.1 None are applicable. DTS/DPF 3.2 None are applicable. DTS/DPF 3.3 None are applicable. DTS/DPF 3.4 None are applicable. DTS/DPF 3.5 None are applicable.
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities. 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. PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.1 None are applicable. DTS/DPF 3.3 None are applicable. DTS/DPF 3.4 None are applicable. DTS/DPF 3.5 None are applicable. DTS/DPF 3.6 None are applicable.
PO 3.1 Land division provides allotments with access to an all-weather public road. PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities. 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. PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. PO 3.6 Road reserves accommodate stormwater drainage and public utilities. PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from	DTS/DPF 3.1 None are applicable. DTS/DPF 3.2 None are applicable. DTS/DPF 3.3 None are applicable. DTS/DPF 3.4 None are applicable. DTS/DPF 3.5 None are applicable. DTS/DPF 3.6 None are applicable.

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efficient movement of pedestrian, cycle and vehicular traffic.	
PO 3.9	DTS/DPF 1.9
Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	None are applicable.
PO 3.10	DTS/DPF 3.10
Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	None are applicable.
PO 3.11	DTS/DPF3.11
Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians,	None are applicable.
Infrase	tutture
PO 4.1	DTS/DFF 4.1
Land division incorporates public utility services within road reserves or dedicated easements.	None are applicable.
P0.4.2	DTS/DPF-4.2
Waste water, sewage and other effluent is capable of being disposed of from	Each allotment can be connected to:
each allotment without risk to public health or the environment.	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 a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3	DTS/DPF 4.3
Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO-4.4	DTS/DPF 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.	None are applicable.
P0 4.5	DTS/DFF 4.5
Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	None are applicable.
PD 4.6.	DTS/DPF-4.6
Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	None are applicable.
Minor Land Division	Under 20 Allotments)
Open	Space
PO5.1	DTS/DRF 5.1
Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	None are applicable.
Solar Or	lentation:
PO 6.1	DTS/DPF-6.1
Land division for residential purposes facilitates solar access through allotment orientation.	None are applicable.
Water Sen	itive Design
PO7.1	DTS/DPF 7.1

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Land division creating a new road or common driveway includes stormwater	None are applicable.
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.	
P072	DTS/DPF7.2
Land division designed to mitigate peak flows and manage the rate and	None are applicable.
duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	
description does not include the peak nows in downstream systems.	
Battle Ave C	levelopment .
PO 8.1	DTS/DPF 8.1
Battle-axe development appropriately responds to the existing neighbourhood context.	Allotments are not in the form of a battle-axe arrangement.
PO 8.2	DTS/DPF 8.2
Battle-axe development designed to allow safe and convenient movement.	The handle of a battle-axe development:
	(a) has a minimum width of 4m
	or
	(b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3	DTS/DPF 8.3
Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	Battle-axe development allows a 885 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
P0.8.4	DTS/DFE 8.4
Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	Battle-axe or common driveways satisfy (a) and (b):
	(a) are constructed of a minimum of 50% permeable or porous material
	 (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of
	1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Divisio	in (20+ Allotments)
Open	Space
PO 9.1	DTS/DPF 9.1
Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	None are applicable.
PO 9.2	DTS/DPF 9.2
Land allocated for open space is suitable for its intended active and passive	None are applicable.
recreational use considering gradient and potential for inundation.	
PO 9.3	DTS/DPF 9.3
Land allocated for active recreation has dimensions capable of	None are applicable.
accommodating a range of active recreational activities.	
Water Sero	Rive Design
PO 10.1	DTS/DFF 10.1
Land division creating 20 or more residential allotments includes a	None are applicable.
stormwater management system designed to mitigate peak flows and	1,,
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.	
PO 10.2	DTS/D9F 10.2
Land division creating 20 or more non-residential allotments includes a	None are applicable.
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.	
PO 10.3	DTS/09F 10.3
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Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.	
Solar Orientación		
PO 11.1	DTS/DPF 11.1	
Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	None are applicable.	

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO):

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	DTS/DPF1,1	
Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	None are applicable.	
PO 1.2	DTS/DPF 1.2	
The operation of wharves is not impaired by marinas and on-water structures.	None are applicable.	
PD 1.3	DTS/DPF1.3	
Navigation and access channels are not impaired by marinas and on-water structures.	None are applicable.	
PO1.4	DTS/DPF 1.4	
Commercial shipping lanes are not impaired by marinas and on-water structures.	Marinas and on-water structures are set back 250m or more from commercial shipping lanes.	
PO 1.5	DTS/DPF1.5	
Marinas and on-water structures are located to avoid interfering with the	On-water structures are set back:	
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.	
PO1.6	DTS/DPF1.6	
Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	None are applicable.	

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Environmental Protection	
PO 2.1	DTS/DPF 2.1
Development is sited and designed to facilitate water circulation and exchange.	None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Use and Intensity		
PO 1.1	DTS/DPF 1.1	
Recreation facilities are compatible with surrounding land uses and activities.	None are applicable.	
PO 1.2	OTS/DPF1.2	
Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	None are applicable.	
Design and Siting		
PO 2.1	DTS/DRF 2.1	
Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	None are applicable.	
PO 2.2	015/DPF 2.2	
Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	None are applicable.	
P023	0TS/DPF23	
Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	None are applicable.	
Pedestrians and Cyclists		
P03.1	DTS/DPF 3.1	
Open space incorporates:	None are applicable.	
 (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; 		
 (b) safe crossing points where pedestrian routes intersect the road network; 		
(c) easily identified access points.		

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Usa	biity	
PO 4.1	DTS/DPF 4.1	
Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	None are applicable.	
Safety an	d Security	
PO 5.1	DTS/DPF 5.1	
Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	None are applicable.	
PO 5.2	DTS/DPF 5.2	
Play equipment is located to maximise opportunities for passive surveillance.	None are applicable.	
PO 5.3	DTS/DPF 5.3	
Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	None are applicable.	
PO 5.4	DYS/DPFS.4	
Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	None are applicable.	
PO 5.5	DTS/DPF 5,5	
Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	None are applicable.	
PO 5.6	DTS/DPF 5.6	
Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	None are applicable.	
Sign	nage	
PO 6.1	DTS/DPF 6.1	
Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	None are applicable.	
Buildings and Structures		
PO7.1	DTS/DPF 7.1	
Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	None are applicable.	
P07.2	DTS/DPF7.2	
Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	None are applicable.	
PG 73	DTS/DPF 7.3	
Development in open space is constructed to minimise the extent of impervious surfaces.	None are applicable.	
PO 7.4	DTS/DFF7,4	
Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	None are applicable.	
Lands	caping	
PO 8.1	DTS/DFF 8.1	
Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	None are applicable.	
P0 8.2	DTS/DFF 8.2	
Landscaping in open space and recreation facilities provides shade and windbreaks:	None are applicable.	
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(a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	bts/biff-8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DYS/DFF 8.4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome		
D01	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 Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

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 underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DFF 1.2 None are applicable.

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
Land Use a	nd Intensity	
PO 1.1	DTS/DPF 1.1	
Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	None are applicable.	
PO 1.2	DTS/DPF 1.2	
Resource extraction activities avoid damage to cultural sites or artefacts.	None are applicable.	
Water Quality		
PO 2.1	DTS/DPF 2.1	
Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	None are applicable.	
Separation Treatments, Buffers and Landscaping		
PO3.1	DTS/DFF 3.1	
Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	None are applicable.	
PO32	DTS/DFF 3.2	
Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	None are applicable.	

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1
Ensure land is suitable for use when land use changes to a more sensitive use.	Development satisfies (a), (b), (c) or (d):

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	(a) (b)	does not involve a change in the use of land 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 Environment Protection Act 1993 in relation to the land within the previous 5 years which states that— A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)
		and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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Desired Outcome		
001	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
Ger	neral
PO 1.1	DTS/DPF 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.	None are applicable.
PO 1.2	DTS/DFF 1.2
Tourism development comprising multiple accommodation units (including	None are applicable,

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any facilities and activities for use by guests and visitors) is clustered to		
minimise environmental and contextual impact.		
Caniavan and Tourist Parks		
PG 2.1	DTS/DPF 2.1	
Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	None are applicable.	
P022	DTS/DFF 2.2	
Occupants are provided privacy and amenity through landscaping and fencing.	None are applicable,	
P023	DTS/DPF23	
Communal open space and centrally located recreation facilities are provided for guests and visitors.	12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.	
PD2.4	D15/DPF 2.4	
Perimeter landscaping is used to enhance the amenity of the locality.	None are applicable.	
PO 2.5	DTS/DPF 2.5	
Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	None are applicable.	
P0 2.6	DTS/DFF 2.6	
Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	None are applicable.	
Tourist accommodation in areas constituted o	ander the National Parks and Wildlife Act 1972.	
PO 3.1	DTS/DPF 3.1	
Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	None are applicable.	
PO 3.2	DTS/DPF 3.2	
Tourist accommodation is sited and designed in a manner that is subservient	None are applicable.	
to the natural environment and where adverse impacts on natural features, fandscapes, habitats and cultural assets are avoided.		
P0 33	DTS/DPF3.3	
Tourist accommodation and recreational facilities, including associated access	None are applicable.	
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.		
PO 3.4	DTS/DPF 3.4	
Tourist accommodation is designed to prevent conversion to private dwellings through:	None are applicable.	
(a) comprising a minimum of 10 accommodation units		
(b) clustering separated individual accommodation units		
(C) being of a size unsuitable for a private dwelling		
(d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private swelling.		

Transport, Access and Parking

Assessment Provisions (AP)

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Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria /
	Designated Performance Feature
Movemen	nt Systems
PO 1.1	DTS/DPF 1,1
Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	None are applicable.
PO 1.2	DTS/DPF1.2
Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	None are applicable.
PO13	DTS/DFF 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/DPF1.4
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/DPF22
Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	None are applicable.
Vehicle	t 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: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
P032	DTS/DFF 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.

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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.
P03.4	DTS/DPF 3.4
Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	None are applicable.
PO3.5	DTS/DPF 3.5
Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (ii) 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 (iii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
P0 3.6	DTS/DFF-3.6
Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7	DTS/DPF 3.7
Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8	D15/DPF 3.8
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.	None are applicable.
PO 3.9	DTS/DPF 3.9
Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	None are applicable.
Access for People	e with Disabilities
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF-4.1 None are applicable.
Vehicle Pa	rking Rates
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no
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parking places are provided to meet the needs of the development or land	less than the amount calculated using one of the following, whichever is	
use having regard to factors that may support a reduced on-site rate such as:	relevant:	
(a) availability of on-street car parking	(a) Transport. Access and Parking Table 1 - General Off-Street Car	
(a) availability of on-street car parking (b) shared use of other parking areas	(a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements	
(c) in relation to a mixed-use development, where the hours of	(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking	
operation of commercial activities complement the residential use of	Requirements in Designated Areas	
the site, the provision of vehicle parking may be shared	(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the	
 (d) the adaptive reuse of a State or Local Heritage Place. 	number of spaces offset by contribution to the fund.	
Vehicle Par	Ring Areas	
PG 6.1	DTS/DPF-6.1	
Vehicle parking areas are sited and designed to minimise impact on the	Movement between vehicle parking areas within the site can occur without	
operation of public roads by avoiding the use of public roads when moving	the need to use a public road.	
from one part of a parking area to another.		
P0.62	DTS/DPF 6.2	
Vehicle parking areas are appropriately located, designed and constructed to	None are applicable.	
minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and		
the like.		
PO 6.3	DTS/DPF6.3	
Vehicle parking areas are designed to provide opportunity for integration and	None are applicable.	
shared-use of adjacent car parking areas to reduce the total extent of vehicle		
parking areas and access points,		
PO 6.4	DTS/DPF-6.4	
Pedestrian linkages between parking areas and the development are	None are applicable.	
provided and are safe and convenient.	попе а е аррживие.	
PO 6.5	DTS/DPF-6.5	
Vehicle parking areas that are likely to be used during non-daylight hours are	None are applicable.	
provided with sufficient lighting to entry and exit points to ensure clear		
visibility to users.		
PO 6.6	DTS/DPF-6.6	
Loading areas and designated parking spaces for service vehicles are	Loading areas and designated parking spaces are wholly located within the	
provided within the boundary of the site.	site.	
PO 6.7	DTS/DFF 6.7	
On-site visitor parking spaces are sited and designed to be accessible to all	None are applicable.	
visitors at all times.		
Sindercroft and Baltur Ground (Soraging and Parking of Vehicles	
P07.1	DTS/DPF 2.1	
Undercroft and below ground garaging of vehicles is designed to enable safe	None are applicable.	
entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.		
and a man but the tree and the		
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks		
PO8.1	DTS/DPF 8.1	
Internal road and vehicle parking areas are surfaced to prevent dust	None are applicable,	
becoming a nuisance to park residents and occupants.		
PO F 3	POS PORCE 3.	
P0.8.2	DTS/DPF 8.2	
Traffic circulation and movement within the park is pedestrian friendly and	None are applicable.	
promotes low speed vehicle movement.		
Bicycle Parking in	Designated Areas	
PO 9.1	DTS/DPF 9.1	
The provision of adequately sized on-site bicycle parking facilities encourages	reas and r or natures are provided for the parking and storage of bicycles at	
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cycling as an active transport mode.	a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
P092	DTS/DPF 9.2
Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	None are applicable.
P0 9.3	015/0PF9.3
Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	None are applicable.
Corner	Out-Offs
PO 10.1	DYS/DPF 10.1
Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:
	Corner Cut- Off Area 439 Road feberse

Table 1 - General Off-Street Car Parking Requirements

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

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

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Divelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per divelling. Divelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per divelling. Divelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per divelling. 1 of which is to be covered. Welling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per divelling. Divelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per divelling. 1 of which is to be covered. Divelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per divelling. Divelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per divelling, 1 of which is to be covered. Accommodation Divelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per divelling. Divelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per divelling. Divelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per divelling. 0.2 spaces per divelling for visitor parking. 0.3 spaces per divelling for visitor parking. No additional requirements beyond those associated with the main divelling. Divelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per divelling.
Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used at a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. welling 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 at a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. Dwelling with 1 bedroom (including rooms capable of being used at a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used at a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. B Accommodation Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling for visitor parking. Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling for visitor parking.
a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. welling 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 at a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used at a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. Accommodation 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. 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. 0.3 spaces per dwelling for visitor parking. No additional requirements beyond those associated with the main dwelling. Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a
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a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. 0.3 spaces per bed. **Index of the control
0.3 spaces per bed. Flopment (Other) No additional requirements beyond those associated with the main dwelling Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a
No additional requirements beyond those associated with the main dwelling Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a
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Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a
If the contribution is a chiefe the contraction to the column account of the column account of the column is a contribution of the column is a contribution of the column account of the column accoun
Dwelling with 3 or more bedrooms (including rooms capable of being used a a bedroom) - 2 spaces per dwelling.
0.2 spaces per dwelling for visitor parking.
0.3 spaces per bed.
0.5 spaces per bed plus 0,2 spaces per bed for visitor parking.
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) of cabin.
1 car parking space per accommodation unit / guest room.
roul Uses
space per 100m2 of building floor area plus an additional 2 spaces. spaces per service bay.
8 spaces per 100m2 of gross leasable floor area.
3 spaces per service bay.
4 spaces per 100m2 of gross leasable floor area.
3 spaces per 100m2 gross leasable floor area.
2.5 spaces per 100m2 of gross leasable floor area
space per 100m2 of outdoor area used for display purposes. S.S spaces per 100m2 of gross leasable floor area where not located in an
integrated complex containing two or more tenancies (and which may
comprise more than one building) where facilities for off-street vehicle
parking, vehicle loading and unloading, and the storage and collection of
refuse are shared.
5 spaces per 100m2 of gross leasable floor area where located in an
integrated complex containing two or more tenancies (and which may
comprise more than one building) where facilities for off-street vehicle
parking, vehicle loading and unloading, and the storage and collection of
2.5 spaces per 100m2 of gross leasable floor area.
Premises with a dine-in service only (which may include a take-away
component with no drive-through) - 0.4 spaces per seat.

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licy24 P&D Code (in effect) Version 2023.6 27/04/2	
	Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.
	Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
	Community and Civic Uses
Childcare centre	0.25 spaces per child
Community facility	10 spaces per 100m2 of total floor area.
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.
	For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.
	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Hall / meeting hall	0.2 spaces per seat.
Library	4 spaces per 100m2 of total floor area.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
	Health Related Uses
Consulting room	4 spaces per consulting room excluding ancillary facilities. 4.5 spaces per bed for a public hospital.
,	1.5 spaces per bed for a private hospital. Recreational and Entertainment Uses
Cinema complex	.2 spaces per seat.
Concert hall / theatre Hotel	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public har plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1
	space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre
, and the second	4.5 spaces per 100m2 of total floor area for all other indoor recreation facilities.
	Industry/Employment Uses
Fuel depot	1.5 spaces per 100m2 total floor area
	1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area
	1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
	Other Uses
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

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

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

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

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Class of Development	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum	Maximum	
	number of	number of	
	spaces	spaces	
All classes of development	No minimum.	No maximum except in the Primary	Could Ch. Zoo.
		Pedestrian Area identified in the Primary Pedestrian Area Concept	Capital City Zone
		Plan, where the maximum is:	City Main Street Zone
		1 space for each dwelling with a total floor area less than 75 square metres	City Riverbank Zone
		2 spaces for each dwelling with a total	Adelaide Park Lands Zone
		floor area between 75 square metres and 150 square metres	Business Neighbourhood Zone (within the City of Adelaide)
		3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building:	The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
	Man sasidani	1 visitor space for each 6 dwellings.	
Non-residential development	3 spaces per 100m2 of gross leasable	al development 5 spaces per 100m2 of gross leasable	
excluding tourist accommodation	floor area.	floor area.	City Living Zone
			Urban Corridor (Boulevard) Zone
			Urban Corridor (Business) Zone
			Urban Corridor (Living) Zone
			Urban Corridor (Main Street) Zone
			Urban Neighbourhood Zone
Non-residential development		6 spaces per 100m2 of gross leasable	Strategic Innovation Zone
excluding tourist accommodation	floor area.	floor area.	Suburban Activity Centre Zone
			Suburban Business Zone
			Business Neighbourhood Zone
			Suburban Main Street Zone
			Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to	1 space per 2 bedrooms up to 100	
THE SECTION OF STREET	100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone
	C - You carried with Land Replication		Urban Activity Centre Zone
			Urban Corridor (Boulevard) Zone
Downloaded on 17/05/2023		Ru Polico24	Urban Corridor (Business) Zone

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Policy24		P&D Code (in	effect) Version 2023.6 27/04/2023
			Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
	Residential o	development	
Residential component of a multi- storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per 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 - CriteriaThe following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

Criteria	Exceptions
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:	(a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: (i) City of Burnside (ii) City of Marion (iii) City of Mitcharn
(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service ^[2] (b) is within 400 metres of a bus interchange ^[1] (c) is within 400 metres of an O-Bahn interchange ^[5] (d) is within 400 metres of a passenger rail station ^[7] (e) is within 400 metres of a passenger tram station ^[1] (f) is within 400 metres of the Adelaide Parklands.	(c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

[NOTE(5): (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.

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Class of	Ricycl	e Parking Rate	
Development			
		nt comprises more than one	
	development type, ther	the overall bicycle parking rate	
	will be taken to be the sum of the bicycle parking rates for		
	each de	velopment type.	
Consulting room	1 space per 20 employees plus 1 space per 20 consulti		
Educational establishment		employees plus 10 percent of the total number of employee spaces for	
f.(a.c.)test	For tertiary education - 1 space per 20 employees plus		
Hospital Indoor recreation facility	1 space per 15 beds plus 1 space per 30 beds for visito 1 space per 4 employees plus 1 space per 200m2 of gr		
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total	floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120	
	square metres lounge and beer garden floor area, plus garning room floor area.	1 per 60 square metres dining floor area, plus 1 per 40 square metres	
Office		ius 2 spaces plus 1 space per 1000m2 of gross leasable floor area for	
Pre-school	1 space per 20 full time employees plus 1 space per 40	full time children.	
Recreation area	1 per 1500 spectator seats for employees plus 1 per 25	50 visitor and customers.	
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.		
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.		
Shop		lus 1 space for every 600m2 of gross leasable floor area for customers.	
Tourist accommodation Schedule to Table 3	1 space for every 20 employees plus 2 for the first 40 n	ooms and 1 for every additional 40 rooms for visitors.	
DEFICURITY OF PRINCES	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

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Assessment Provisions (AP)

Desired Outcome (DO)

House.	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	D15/DPF 1.3		
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.	None are applicable.		
Soil and War	er Protection		
PO.2.1	DTS/DPF 2.1		
Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants	None are applicable.		
within waste operations areas			
(b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and			
underlying soil and groundwater.			
PO 2.2	DTS/DPF 2.2		
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.		
P023	DTS/DPE23		
Wastewater lagoons are designed and sited to:	None are applicable.		
(a) avoid intersecting underground waters;			
(b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow;			
(d) include a liner designed to prevent leakage.			
P02.4	DTS/DRF 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	DTS/DPF 3.1		
Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	None are applicable.		
PO 3.2	DTS/DPF32		
Access routes to waste treatment and management facilities via residential streets is avoided.	None are applicable.		
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PO33	DTS/DPF-3.3	
Litter control measures minimise the incidence of windblown litter.	None are applicable.	
PO 3.4	DTS/DPF 3.4	
Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	None are applicable.	
Aci	985	
PO 4.1	DTS/DPF 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.	None are applicable.	
PO 4.2	DTS/DPF 4.2	
Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	None are applicable.	
Fending as	nd Security	
P0.5.1	DTS/DPF 5.1	
Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	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.	
Lan	dfill	
PO 6.1	DTS/DPF-6.1	
Landfill gas emissions are managed in an environmentally acceptable manner.	None are applicable.	
P062	DTS/DPF 6.2	
Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.	
PO 6.3	DTS/DPF 6.3	
Landfill facilities are located on land that is not subject to land slip.	None are applicable.	
PO-6.4	DTS/DPF-6.4	
Landfill facilities are separated from areas subject to flooding.	Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.	
Organic Waste Pr	scessing Facilities	
PQ 7:1	DTS/DPF 7.1	
Organic waste processing facilities are separated from the coast to avoid potential environment harm.	Organic waste processing facilities are set back 500m or more from the coastal high water mark.	
P072	DTS/DFF 7.2	
Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	None are applicable.	
PO 7.3	DTS/DPF 7.3	
Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.	
PG7.4	DTS/DPF 7.4	
Organic waste processing facilities are located on land that is not subject to land slip.	None are applicable.	
PO 7.5	D15/DPF7.5	
Organic waste processing facilities separated from areas subject to flooding.	Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.	
Major Wastewater	Treatment Facilities	
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Policy24	P&D Code (in effect) Version 2023.6 27/04/2023
PO 8.1	DTS/DPF-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.	None are applicable.
PO 8.2	DTS/DPF 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.	None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO):

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1
Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	None are applicable.
PO 12	DTS/DPF1.2
Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	None are applicable.
PO 1.3	DTS/DRF 1.3
Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	None are applicable.
P01.4	DTS/DPF 1.4
Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	None are applicable.

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

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ITEM 8.1.2

COUNCIL ASSESSMENT PANEL

DATE 25 July 2023

APPLICATION NO. 22039606

APPLICANT Anna Parente

PROPOSAL Transport Depot with Associated Office (Unit 3)

LOCATION 14 Barndioota Road Salisbury Plain, SA 5109

CERTIFICATE OF

TITLE

CT-5821/399

AUTHOR Chris Carrey, Team Leader Planning, City Development

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Strategic Employment Zone
	No sub-zone applies
Application Type	Performance Assessed
Public Notification	Representations received: Three (3)
	Representations to be heard: Two (2)
Referrals - Statutory	Nil
Referrals – Internal	Development Engineering
Planning and Design Code	2022.22
Version (At Lodgement)	
Assessing Officer	Karyn Brown – Development Officer – Planning, City
	Development
Recommendation	Grant Planning Consent subject to Conditions

2. ATTACHMENTS

Attachment 1: Consolidated Application Documents (Proposal Plans and Supporting

Documentation)

3. BACKGROUND

The Council Assessment Panel considered the proposed development at the meeting held on 23 May 2023. The staff report and supporting documents from that meeting is provided to the Panel Members under separate cover (via the email agenda distribution) and is also available on Council's website tab *Council – Meeting Agendas and Minutes* (the 'original proposal').

The Panel resolved to defer the application, with the agreement of the Applicant to further explore engineering solutions and to take steps to address each of the issues presented in the staff report, and the application be re-presented to the Panel within 2 months.

The Applicant has prepared a revised engineering scheme which is provided in Attachment 1 (the 'revised proposal') together with the consolidated set of application documents.

This report provides the updated information, together with a recommendation for the Panel's consideration.

4. SUMMARY OF AMENDMENTS

The revised proposal contains the following amendments:

- Addition of a swale along the rear (western) and portion of the side (southern) boundary.
- Addition of a 1m wide landscape strip along the rear (western) boundary.
- Addition of a landscape strip along the side (southern) boundary. The landscape strip varies in width from 500mm towards the front of the property, to 1m wide at the rear.
- To facilitate the swale, the setback of the compacted rubble hardstand area has increased to the rear (western) and side (southern) boundaries. As a result, the extent of rubble hardstand has reduced in area from 4273m² to 3858m².
- The sectional detail provided by the Applicant indicates the swale is to be 1.76m wide, comprising a mulch or gravel layer with appropriate jute matting (or similar). Landscaping is proposed within the swale comprising 'sedges such as juncus species or similar and tufted grasses such as kangaroo grass'.
- The sectional detail provided by the Applicant indicates the surface gradient from the rubble hardstand area to the swale has changed from 1:4 to 1:3.
- Stormwater within the swale is to be directed towards a 5000 litre pump pit in the rear south-western corner of the land, which will then be pumped to Barndioota Road at a discharge rate of 10L/s.
- The entry driveway, from the front property boundary to the front building line is to be finished with concrete. Thereafter, the access driveway, between the existing buildings and southern side boundary to the rear rubble area, is to be finished with 30mm asphalt seal.

5. REPORT

The staff recommendation provided to the Panel with the original proposal, identified the following key issues of concern:

The proposed development:

- Does not provide a suitable sealed surface for the manoeuvring of heavy vehicles;
- Does not provide onsite landscaping as contemplated by the Planning and Design Code; and
- Has not appropriately addressed the management of stormwater, which will result in negative impacts on adjacent development and the environment more generally.

Having regard to the revised proposal, it is considered that on balance, the Applicant has adequately addressed these key issues as follows.

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Surface Treatments

The revised proposal provides for an all-weather sealed driveway (concrete entry, then bitumen) extending from the front property boundary, past the existing buildings, to the compacted rubble hardstand area to the rear of the land. This will mitigate the potential for dust and mud drag out to Barndioota Road.

As noted with the original proposal, it is considered the use of compacted rubble to the rear of the land, where trucks are parked is an acceptable solution. The addition of the swale, with increasing the setback of the hardstand area from property boundaries, as well as the perimeter landscape strip, will also further assist with dust mitigation.

On balance, the revised surface treatments are considered acceptable, and the revised proposal now considered to adequately satisfy Interface Between Land Uses DO1 and PO 3.8.

Landscaping

The revised proposal provides for perimeter landscaping along the side (southern) and rear (western) boundaries. This, coupled with the existing landscape strip to the front of the site, comprises a spatial area of around 220m², which comprises around 3% of the land. In addition, the proposed swale, which is intended to support landscape species (grasses), comprises around 13% of the land. Accordingly, around 16% of the land is intended to support landscape opportunities.

The landscape scheme will offer some visual benefit when viewed from the street, and assists with the overarching stormwater solution (discussed below). Therefore, the conceptual landscape scheme is seen to be appropriate and now adequately addresses Zone PO 5.2 and Design in Urban Areas PO 3.1.

It is recommended that a final landscaping plan be required as a reserve matter.

Stormwater Management and Earthworks

The revised stormwater and earthworks proposal has been reviewed by Council's Development Engineer who advised they supported the revised design, in particular noting:

- The revised documents and calculations have demonstrated that the swale and pump pit have capacity to cater for the 1% AEP (100-year ARI) storm event, and will not overflow into adjoining properties.
- Appropriate vegetation has been included along the swale to provide filtration of the runoff before discharging into the pump pit.

Accordingly, the revised proposal appropriately addresses water quality and water quantity outcomes, thus adequately addressing the Hazards (Flooding – General) Overlay (DO1 and PO 2.1); and Design in Urban Areas General Development Policies POs 42.1, 42.2 and 42.3.

In addition, while the revised proposal retains the approach of providing a slope/batter from the compacted rubble hardstand area, towards the swale, on balance, this is seen to be an acceptable outcome noting it is to be setback from the property boundary, set behind the landscape area and swale. With the proposed water quality treatments in place, it is not expected to result in negative amenity or environmental impacts.

Accordingly, Design in Urban Areas PO 8.1 is now seen to be met.

6. CONCLUSION

As noted with the original proposal, the proposed development is considered to be:

- Consistent with the land uses sought by the Strategic Employment Zone and is appropriate within the context of the locality;
- Provides appropriate vehicular access and a sufficient number of car parking spaces to accommodate the proposed activities; and
- Is appropriately separated from residential areas.

The revised engineering and landscaping outcomes have adequately addressed the key issues raised with the original proposal. Accordingly, the proposed development:

- Provides a suitable sealed surface for the maneuvering of heavy vehicles;
- Provides onsite landscaping which adequately addresses key relevant provisions of the Code; and
- Appropriately addresses the management of stormwater, to ensure water quality and water quantity outcomes are appropriately managed to avoid negative amenity or environmental impacts.

7. STAFF RECOMMENDATION

It is considered the Applicant has sought to address the key issues of concern identified with the original proposal.

As such, it is recommended the Council Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.
- B. Pursuant to Section 107 of the Planning, Development and Infrastructure Act 2016, Planning Consent is GRANTED to application number 22039606 for Transport Depot with associated office (Unit 3) in accordance with the plans and details submitted with the application and subject to the following Reserve Matters and Conditions:

Reserved Matters:

The following matter/s shall be submitted for further assessment and approval by the Assessment Manager, as delegate of the Council Assessment Panel, as Reserved Matters under Section 102(5) of the *Planning, Development and Infrastructure Act* 2016:

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- 1. Final landscaping plan, prepared by a qualified and experienced landscape architect or horticulturalist, which shall include all of the following:
 - a) Final locations for all landscaped areas, including designated areas for trees, shrubs and groundcovers; and
 - b) Designated species to be used, within the swale and perimeter boundaries, noting these should comprise species contained in the City of Salisbury Landscape Plan; and
 - c) Shade trees within the car parking areas;
 - d) Pot sizes, confirming the tree planting shall comprise advanced growth species at time of planting; and
 - e) Maintenance methods including irrigation, barriers and protection from vehicles and pedestrians.

Planning Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
BAR4495-2	Plan – Site (Tenancy	12/07/2023	Dean Iuliano
C101 Rev 2	Arrangement)		
BAR4495-2	Plan – Truck Parking	12/07/2023	Dean Iuliano
C102 Rev 2			
BAR4495-2	Sectional Details -	12/07/2023	Dean Iuliano
C103 Rev 3	Swale		

- 2. All driveways, car parking and manoeuvring areas shall be constructed by 30 November 2023, in accordance with the Plans approved under Planning Condition 1, and shall be maintained at all times thereafter to the reasonable satisfaction of Council.
- 3. The swale and stormwater infrastructure shall be constructed by 30 November 2023, in accordance with the plans approved under Planning Condition 1, and shall be maintained at all times thereafter to the reasonable satisfaction of Council.
- 4. The car parking layout including car park spaces, aisle widths and manoeuvring area shall be designed and constructed to comply with AS 2890.1-2009 Off-Street Car Parking, Part 1, Austroads "Guide to Traffic Engineering Practice Part 11 Parking", AS 2890.2 Facilities for Commercial Vehicles and AS 2890.6 2009 Parking Facilities Part 6: Off-street parking for people with disabilities.
- 5. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers in accordance with the Approved Landscaping Plan approved under Reserved Matter 1. All landscaping shall be completed by 30 November 2023 and shall be maintained at all times thereafter to the reasonable satisfaction of Council (including the replacement of diseased or dying plants and the removal of weeds and pest plants).
- 6. All loading and unloading of vehicles and manoeuvring of vehicles in connection with the approved land use shall be carried out entirely within the site at all times.

- 7. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.
- 8. The developer shall employ measures to eliminate dust emission from the site so as not to cause nuisance to adjacent or nearby properties at any time.

Advice Notes

- 1. The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- 2. It is your responsibility to ensure that any building work is correctly sited with respect to the property boundaries of the site and it is strongly recommended that a boundary survey be undertaken before any work commences to ensure the building work is accommodated within the designated footprint and achieves the designated boundary setbacks.
- 3. You will need to obtain your permission from your neighbour should you wish to access their property to carry out construction work adjacent the boundary or if you wish to erect common boundary fencing or boundary retaining walls, pursuant to the *Fences Act 1975*. To find out more, please visit: https://lsc.sa.gov.au/resources/fencesandthelawbooklet.pdf
- 4. The applicant is reminded that demolition and construction is required to be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared to constitute a local nuisance as follows:

The noise has travelled from the location of the construction activity to neighbouring premises –

- On any Sunday or public holiday;
- After 7pm or before 7am on any other day.
- 5. Pursuant to Section 139 of the *Planning, Development and Infrastructure Act 2016*, a person undertaking activity that affects stability of land or premises must serve notice in the prescribed form to the owner of the affected site. For the purposes of Section 139, work of the following nature is prescribed as building work which is to be treated for the purposes of that section as building work that affects the stability of other land or premises, namely:

Page 194 City of Salisbury

- (a) An excavation which intersects a notational plane extending downwards at a slope of 1 vertical to 21 horizontal from a point 600mm below natural ground level at a boundary with an adjoining site;
- (b) An excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation;
- (c) Any fill which is within 600mm of an adjoining site, other than where the fill is not greater than 200mm in depth (or height) and is for landscaping, gardening or other similar purposes.

To find out more, please visit: https://lawhandbook.sa.gov.au/ch28s02s06s03.php

6. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

In addition, the applicant is responsible for ensuring the development (including demolition, civil works and construction activities) do not cause a 'local nuisance' under the Local Nuisance and Litter Control Act 2016

Accordingly, your site planning activities should consider:

- providing a stabilised entry/exit point to the site for all construction and trade vehicles, including contained wash down area for vehicles and equipment
- appropriately located stockpiles and storage materials
- a suitable and designated area for brick cutting and concrete works
- a contained area for paint and plastering waste and wash waters
- appropriate location of noisy equipment so as to avoid unreasonable impacts to neighbours
- dust control measures such as use of a water cart and/or covering stockpiles

Note: EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site: http://www.epa.sa.gov.au.

ATTACHMENTS

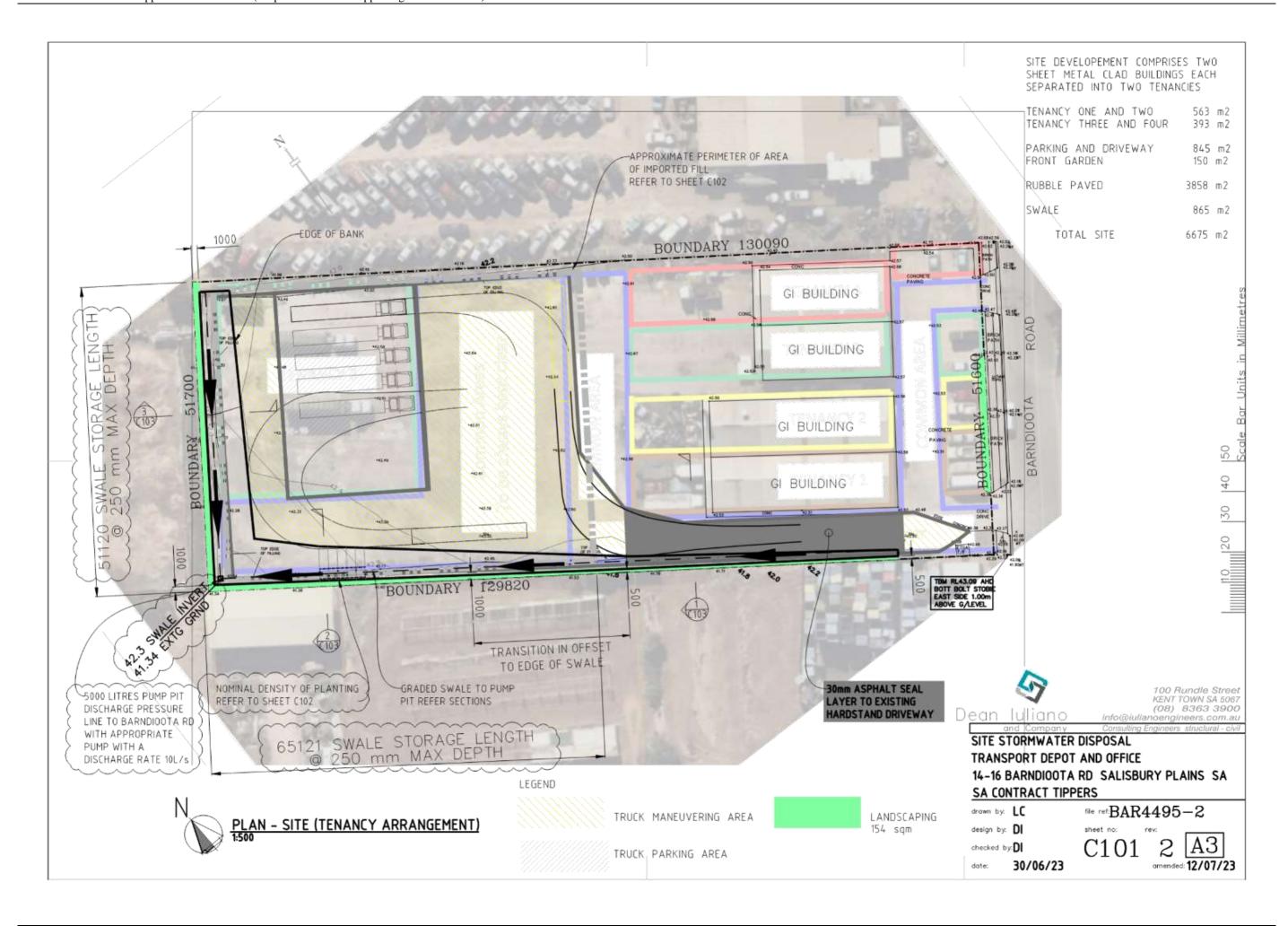
This document should be read in conjunction with the following attachments:

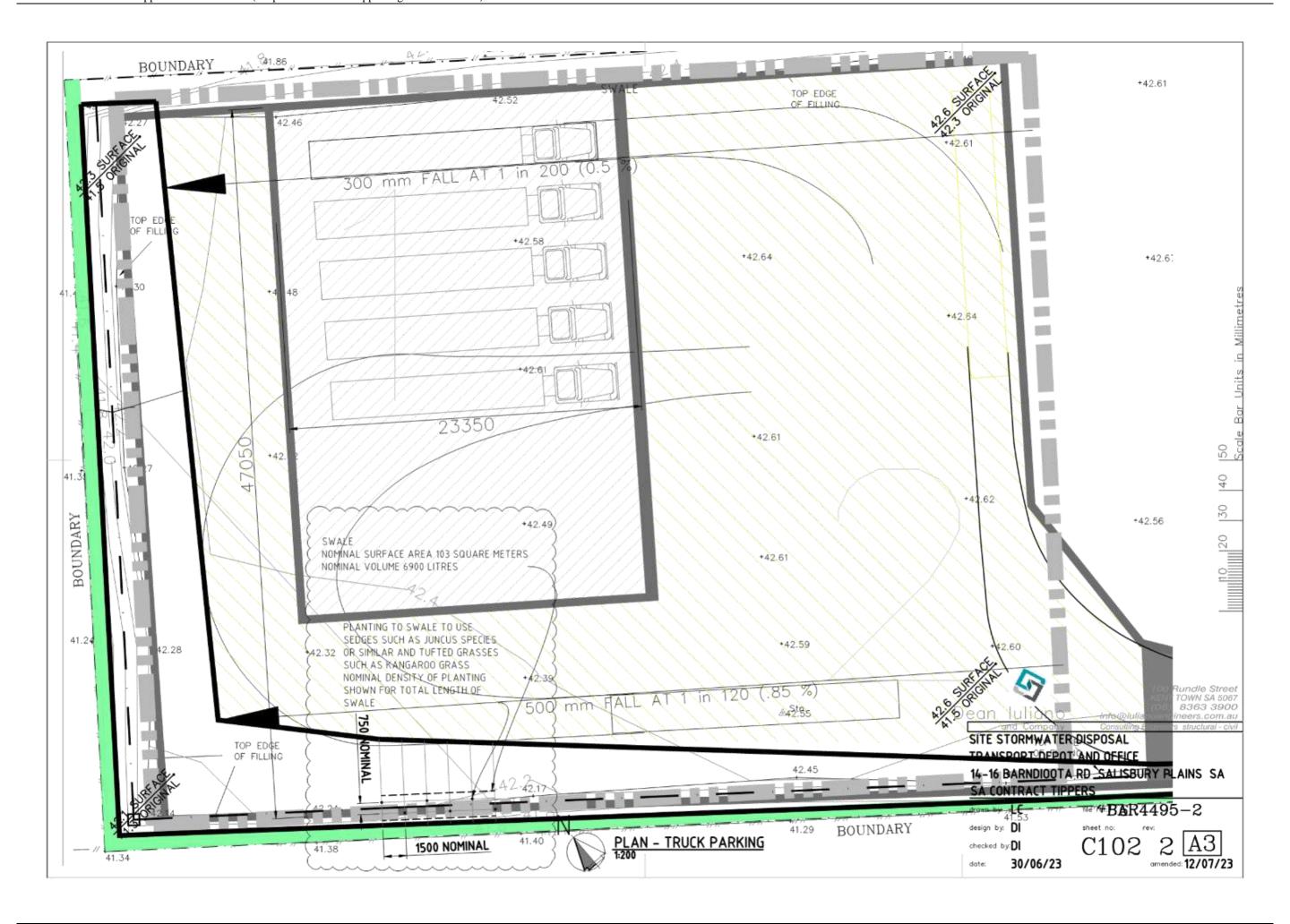
1. Consolidated Application Documents (Proposal Plans and Supporting Documentation)

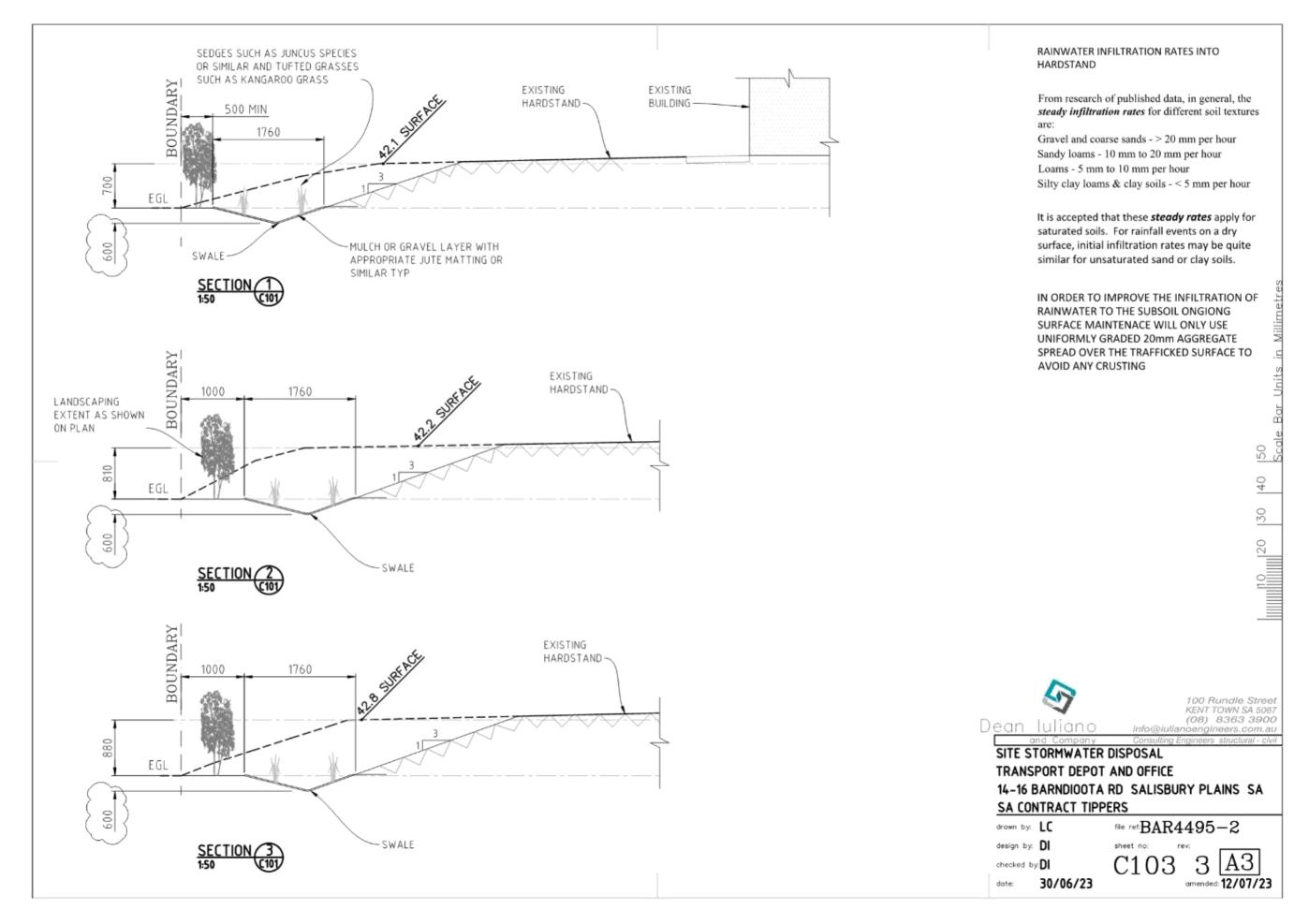
Page 195 Council Assessment Panel Agenda - 25 July 2023

Appendix 1

Consolidated Application Documents









Dean Iuliano & Company	
Donn Inliana C. Common	

CONSULTING STRUCTURAL AND CIVIL ENGINEERS
SOAK ASSESSMENT

sht no: SD01 A file ref: BAR4495-1 date: 12/07/23

by:

0.20

DI

70

14-16 BARNDIOOTA RD SALISBURY PLAINS SA L S & M A CURCIO

Stormwater Swale Volume Assessment

		Area m²		С
Developed Site:	Roof T1 & T2	563.0		1.00
	Roof T3 & T4	393.0		1.00
	Concrete Paving	846.0		0.90
	Garden (Front)	150.0		0.20
	Rubble Paving	4723.4		0.00
Total Site:	-	ΣA 6675.4	Cave	0.35

Rainfall Parameters

ARI 1 in 100 year 1% AEP

Duration 10 min.

Rainfall Intensity 126 mm/hr

Runoff to street: 100% of Roof 956.0 1.00
100% Concrete Paving 846.0 0.90

150.0

Total Area to Street: ΣΑ 1952.0 C_{ave} 0.90

Runoff to Street Discharge Rate: 61.16 litres/sec

Garden

Runoff to Soak: 100% of Rubble Paving 4723.4 0.20

Total Area to Soak: ΣΑ 4723.4 C_{ave} 0.20

Runoff to Soak Discharge Rate: 33.06 litres/sec
Allow pump to street 10 l/s 23.06 litres/sec

Rainfall Parameters

ARI 1 in	100 year	15	% AEP					
Duration	5	10	30	45	60	90	120	180 min.
Rainfall Intensity	174	126	67.8	52.5	43.5	33.1	27.1	20.3 mm/hr
Flow Rate Q	45.66	33.06	17.79	13.78	11.41	8.69	7.11	5.33 litres/sec

Q = C * I * A /360 * 1000 litres/sec

where Q is the design flowrate (litres/s),

C is a dimensionless runoff coefficient,
I is a rainfall intensity (mm/h),
corresponding to a particular storm duration

and average recurrence interval, and

A is catchment area (ha).

[Extracted from Australian Rainfall and Runoff - Volume 1, Book VIII Subsections 1.1-1.5.]

Critical Storm: 1 in 100 year ARI (1% AEP), 30 min

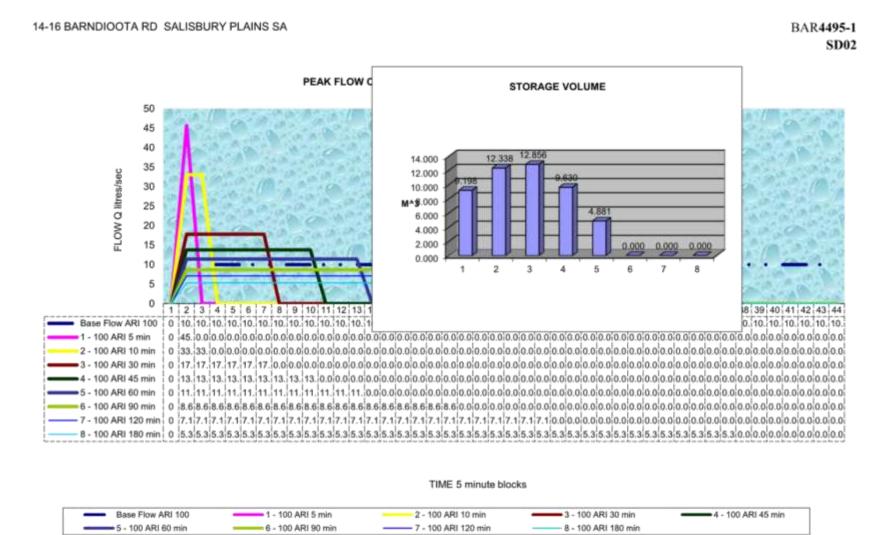
Detention Volume Required: 12856 litres

Consider Area of Swale = 103 m2

Depth of Soak (average) = 0.30 m

Volume available in swale 10.3 m3 Pumping pit 5.0 m3

Total 15.3 m3



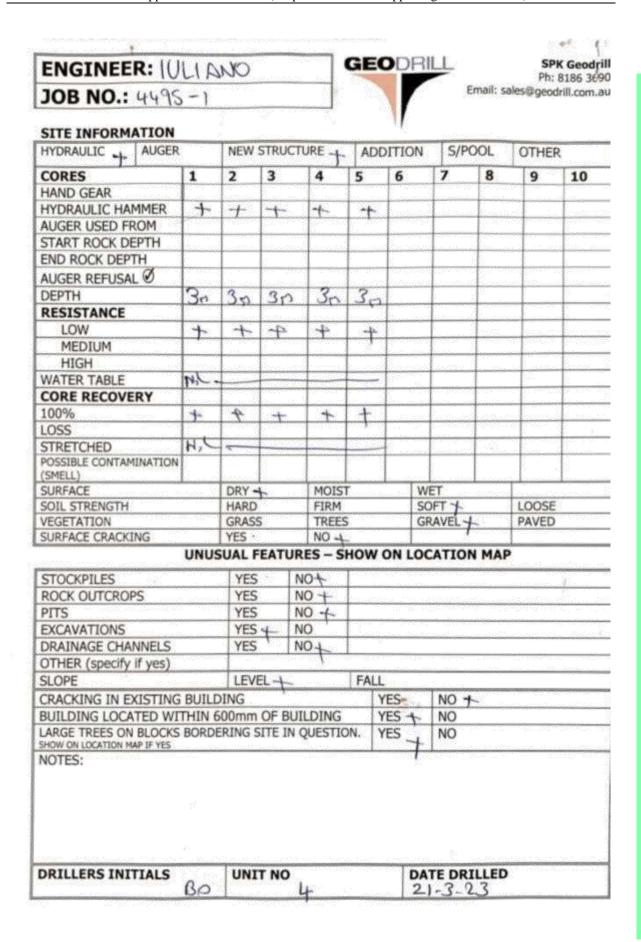


SOIL SAMPLE LOGS

JOB NO: BAR4495-1

ADDRESS: 14-16 Barndioota Road

SALISBURY PLAINS SA





CONSULTING STRUCTURAL AND CIVIL ENGINEERS

100 RUNDLE STREET
KENT TOWN SA 5067
TELEPHONE: (08) 8363 3900
EMAIL: info@inlianoengineers.com.au

SOIL DRILLING REQUEST

Project:

STORMWATER ASSESSMENT FOR COUNCIL COMPLIANCE

TRUCK PARKING YARD

14-16 BARNDIOOTA ROAD SALISBURY PLAINS SA

Owner: ANNA PARENTE

File Ref

BAR4495-1

Date:

09/03/2023

GEODRILL - DRILLING BOOKED FOR THURSDAY 23/3/23

Please drill 5 holes to two metres. A borehole Location Plan is shown below.

Please arrange for the soils to be logged.

Please contact Anna Parente on 0432 317 719 beforehand to arrange with the tenants access to the site.



CONSULTING STRUCTURAL & CIVIL ENGINEER

RUCK PARKING YARD

BORE 1 sheet no:

BAR4495-1 file ref: 21/03/2023 date drilled:

Earth Testing-PD logged by:

4-16 BARNDIOOTA ROAD SALISBURY PLAINS SA 1 A CURCIO

Thickness of Ys Ys Field Moisture lpt Unified Soil Δ pF **30RE 1** Soil Description Colour Reactivity Bearing Texture Soil Layer ΔpF (%) Classifictn Content (mm) WITH TREE (Single) 0 1.20 1.20 Fill, Recycled Medium Density - Grey Brown, Grey, Low gravel, & gravel & Medium Hard Red & Brown & 0.2 Medium-P/FILL 150 1.18 0.4 0.01 Ò. Dry Low profilings. Black Density Medium 150 Fil, cleyey gravelly Medium Hard Damp -Low P/FILL 11.8 0.05 Density, Stiff-1.6 700 1.05 0 SAND, gravelly & Browns Medium $Medium \le PE$ Medium clayey parts Very Stiff, Friable 850 Silty SAND. SM 0.86 2.1 0.12 Medium Density Brown Damp Low 0.4 Low 600 0 medium - fine 1450 Very Stiff, partly Sandy CLAY Red Brown - Brown ≥ P£ CH 400 0.71 9.9 0.18 High 3.5 Medium 2 prismatic 1850 Silty CLAY. calcareous-medium Very Stiff, partly > PL CH 450 0.58 7.8 0.22 High 3.0 Medium 3 calcareous, some prismatic sand 2300 Silty CLAY, some Brown, - Red Very Stiff ≥ PL 8.5 High 3.0 Medium CH 700 0.41 0.28 Brown sand 3000 3.0 1000 0.15 4.5 0.38 11 4000 0.00 0.43

Note: PL = Plastic Limit

Tree Height HT = 10. Distance of tree to building D, = D; = Tree Influence Distance 10. 44.8 $y_t =$

Soil Classification: Class H1-D

Design for trees? No Design differential mound movement, y_m = 0.7 x y_s = 31.4 + y, = 5.

0.

31.

CONSULTING STRUCTURAL & CIVIL ENGINEER

RUCK PARKING YARD

sheet no: BORE 2 file ref: BAR4495-1 date drilled: 21/03/2023

4-16 BARNDIOOTA ROAD SALISBURY PLAINS SA 4 A CURCIO

logged by: Earth Testing-PD

SORE 2	Soil Description	Texture	Colour	Field Moisture Content	Reactivity	lpt	Bearing	Unified Soil Classifictn	Thickness of Soil Layer	Δ pF	Ys	Δ pF	Ys
	-			Content		(%)		Classincin	(mm)		(mm)	WITH TREE	(Single)
0										1.20		1.20	
	Fill, Recycled gravel, & gravel & profilings.	Medium Density Medium Hard Density	Grey Brown, Grey, Red & Brown & Black	Dry	Low	0.2	Low Medium- Medium	P/FILL	150	1.18	0.4	0.01	(
150													
	Fil, cleyey gravelly SAND, gravelly & clayey parts	Medium Hard Density, Stiff- Very Stiff, Friable	Browns	Damp - Medium ≤ PL	Medium	1.6	Low Medium	P/FILL	850	1.03	14.0	0.06	0
1000											-		
	Silty SAND, medium - fine	Medium Density	Brown	Damp	Low	0.4	Low	SM	400	0.84	1.3	0.13	(
1400													
	Sandy CLAY	Very Stiff, partly prismatic	Red Brown - Brown	≥ PL	High	3.5	Medium	CH	450	0.71	11.2	0.17	2
1850		v				,							
	Silty CLAY, calcareous-medium calcareous, some sand	Very Stiff, partly prismatic	Brown	> PL	High	3.0	Medium	СН	550	0.56	9.3	0.23	3
2400													
	Silty CLAY, some sand	Very Stiff	Brown, - Red Brown	≥ PL	High	3.0	Medium	СН	600	0.39	7.0	0.29	
3000		·				,	,	,		1277.00			
		L				3.0	1	l	1000	0.15	4.5	0.38	11
4000	I									0.00		0.43	

Note: PL = Plastic Limit

Tree Height HT = 10.

Distance of tree to building $D_t = 5$.

Tree Influence Distance $D_i = 10$. $y_s = 47.7$ $y_t = 0$.

Soil Classification: Class H1-D

Design for trees? No $y_s = \begin{bmatrix} 47.7 \\ y_t = \end{bmatrix}$ Design differential mound movement, $y_m = \begin{bmatrix} 0.7 \\ x \end{bmatrix}$ $y_t = \begin{bmatrix} 0.7 \\ x \end{bmatrix}$ 33.

CONSULTING STRUCTURAL & CIVIL ENGINEERS

TRUCK PARKING YARD

14-16 BARNDIOOTA ROAD SALISBURY PLAINS SA

M A CURCIO

sheet no: BORE 3 file ref: BAR4495-1 date drilled: 21/03/2023

logged by: Earth Testing - PD

BORE 3	Soil Description	Texture	Colour	Field Moisture	Reactivity	lpt	Bearing	Unified Soil	Thickness of Soil	ΔpF	Ys	Δ pF	Ys
BORE 3	Soil Description	rexture	Colour	Content	Reactivity	(%)	Bearing	Classifictn	Layer (mm)	∆.pr	(mm)	WITH TREE	(Single)
0			-							1.20		1.20	
	Fill, Recycled gravel, & gravel & profilings.	Medium Density - Medium Hard Density	Grey Brown, Grey, Red & Brown & Black	Dry	Low	0.2	Low Medium- Medium	P/FILL	250	1.16	0.6	0.01	0.0
250										*			
	Fil, cleyey gravelly SAND, gravelly & clayey parts	Medium Hard Density, Stiff- Very Stiff, Friable	Browns	Damp - Medium ≤ PL	Medium	1.6	Low Medium	P/FILL	650	1.03	10.7	0.06	0.6
900													
	Silty SAND, medium - fine	Medium Density	Brown	Damp	Low	0.4	Low	SM	500	0.86	1.7	0.12	0.2
1400													
	Sandy CLAY	Very Stiff, partly prismatic	Red Brown - Brown	≥ PL	High	3.5	Medium	СН	650	0.68	15.5	0.19	4.2
2050													
	Silty CLAY, calcareous-medium calcareous, some sand	Very Stiff, partly prismatic	Brown	> PL	High	3.0	Medium	СН	950	0.44	12.6	0.27	7.7
3000										2721		1.7.2	
			1	.1		3.0			1000	0.15	4.5	0.38	11.3
4000	J									0.00		0.43	

Note: PL = Plastic Limit

Soil Classification: Class H1-D

Design differential mound movement, $y_m = 0.7 \times y_s =$ 31.9 + $y_t =$ 31.9

Design for trees?

CONSULTING STRUCTURAL & CIVIL ENGINEER

RUCK PARKING YARD

sheet no: BORE 4 file ref: BAR4495-1 date drilled: 21/03/2023

4-16 BARNDIOOTA ROAD SALISBURY PLAINS SA 1 A CURCIO

CURCIO logged by: Earth Testing-PD

ORE 4	Soil Description	Texture	Colour	Field Moisture Content	Reactivity	lpt (%)	Bearing	Unified Soil Classifictn	Thickness of Soil Layer	Δ pF	Ys (mm)	ΔpF	Ys
				Gonson		(70)		Chassinum	(mm)		(mm)	WITH TREE	(Single)
0		,				,	,			1.20		1.20	
	Fill, Recycled gravel, & gravel & profilings.	Medium Density - Medium Hard Density	Grey Brown, Grey, Red & Brown & Black	Dry	Low	0.2	Low Medium- Medium	P/FILL	150	1.18	0.4	0.01	
150						L	A .						
	Fil, cleyey gravelly SAND, gravelly & clayey parts	Medium Hard Density, Stiff- Very Stiff, Friable	Browns	Damp - Medium ≤ PL	Medium	1.6	Low Medium	P/FILL	850	1.03	14.0	0.06	
1000													
	Silty SAND, medium - fine	Medium Density	Brown	Damp	Low	0.4	Low	SM	400	0.84	1.3	0.13	
1400													
	Sandy CLAY	Very Stiff, partly prismatic	Red Brown - Brown	≥ PL	High	3.5	Medium	СН	550	0.70	13.4	0.18	
1950													
	Sity CLAY, calcareous-medium calcareous, some sand	Very Stiff, partly prismatic	Brown	> PL	High	3.0	Medium	СН	100	0.60	1.8	0.22	
2050													
	Silty CLAY, some sand, sandier	Very Stiff	Brown, - Red Brown	≥ PL	Medium - High	2.5	Medium	СН	950	0.44	10.5	0.27	
3000		,	Υ			,	,						
			1			2.5		I	1000	0.15	3.8		
4000	l .									0.00		0.43	

Note: PL = Plastic Limit

Soil Classification: Class H1-D

Design for trees? No $y_s = \begin{bmatrix} 45.2 \end{bmatrix}$ $y_t = \begin{bmatrix} 0.5 \end{bmatrix}$ Design differential mound movement, $y_m = \begin{bmatrix} 0.7 \times y_s = \end{bmatrix}$ 31.6 $+ y_t = \end{bmatrix}$ 31.

CONSULTING STRUCTURAL & CIVIL ENGINEERS

TRUCK PARKING YARD

14-16 BARNDIOOTA ROAD SALISBURY PLAINS SA

M A CURCIO

sheet no: BORE 5 file ref: BAR4495-1 date drilled: 21/03/2023

logged by: Earth Testing - PD

BORE 5	Soil Description	Texture	Colour	Field Moisture	Reactivity	{pt (%)	Bearing	Unified Soil	Thickness of Soil	ΔpF	Ys	ΔpF	Ys
	Con Book paor	1 43/14/10		Content		(%)		Classifictn	Layer (mm)	in for	(mm)	WITH TREE	E (Single)
-0										1.20		1.20	
	Fill, Recycled gravel, & gravel & profilings.	Medium Density - Medium Hard Density	Grey Brown, Grey, Red & Brown & Black	Dry	Low	0.2	Low Medium- Medium	P/FILL	150	1.18	0.4	0.01	0.0
150													
	Fil, cleyey gravelly SAND, gravelly & clayey parts	Medium Hard Density, Stiff- Very Stiff, Friable		Damp - Medium ≤ PL	Medium	1.6	Low Medium	P/FILL	1100	0.99	17.4	0.08	1,3
1250			1						1			-	
	Silty SAND, medium - fine	Medium Density	Brown	Damp	Low	0.4	Low	SM	200	0.80	0.6	0.15	0.1
1450													
	Gravelly SAND, coarse-fine, clayey pockets in parts, mainly quartzite (Water course remnant)	Medium High Density	Brown	Damp - Dry	Low	0.4	Medium	SW-SL	1100	0.60	2.6	0.22	0.9
2550													
	Silty CLAY, some sand, sandier	Very Stiff	Brown, - Red Brown	≥ PL	Medium - High	2.5	Medium	CH	450	0.37	4.1	0.30	3.4
3000			·					,					
1000		i	1	.i		2.5	į	l	1000	0.15	3.8		9.4
4000	J									0.00		0.43	

Note: PL = Plastic Limit

Tree Height HT = 10.0Distance of tree to building $D_t = 5.0$ Tree Influence Distance $D_i = 10.0$

Design for trees? No $y_s = \begin{bmatrix} 28.9 \\ y_t = \end{bmatrix}$ $y_t = \begin{bmatrix} 0.0 \\ 0.0 \end{bmatrix}$

Design differential mound movement, $y_m = 0.7 \times y_s =$ 20.3 + $y_t =$

Soil Classification: Class M-D

20.3

INFORMATION

ONLY

ITEM 8.2.1

COUNCIL ASSESSMENT PANEL

DATE 25 July 2023

HEADING Status of Current Appeal Matters and Deferred Items

AUTHOR Chris Zafiropoulos, Assessment Manager, City Development

SUMMARY The report provides an update on current appeal matters and

deferred items.

RECOMMENDATION

That the Panel:

1. Receives the information.

ATTACHMENTS

There are no attachments to this report.

1. REPORT

Applicant Appeal to Environment, Resources and Development Court, Development Holdings Pty Ltd v City of Salisbury Assessment Panel (ERD-23-000053) - Development Application 23002678

This ERD Court has scheduled a Directions Hearing on 1 August 2023.

Background

The Applicant appealed against the decision of the Panel on 28 May 2023 to refuse the development application for the *Childcare Centre* ('pre-school') with associated car parking, landscaping, signage, retaining walls and fencing at 61 Stanford Road, Salisbury Heights. The grounds for the appeal are that ...Having regard to the circumstances and all of the provisions of the Planning and Design Code, the proposed development warranted planning consent. Norman Waterhouse Lawyers have been engaged to represent the Panel at the ERD Court.

At the conference held on 4 July 2023, the applicant advised that it will put a compromise proposal to the Panel. This proposal is being presented to the Panel at the July meeting as a confidential item so as not to prejudice the position the Panel takes before the court.

In addition, an application by Ms B Jenzen to be joinder to these proceedings has been approved by the Court.

The matter is scheduled for a Directions Hearing on 1 August 2023, subject to the Panel's consideration of the compromise proposal.

Applicant Appeal to Environment, Resources and Development Court, Tony Maiello (N27 Pty Ltd) v City of Salisbury (ERD-22-000014) - Development Application 361/1618/2020/2A

This appeal has been adjourned at the request of the appellant and is currently relisted before the Court for 29 August 2023.

Background

The Applicant appealed against the decision of the Panel to refuse the development application. The applicant presented two alternative proposals in response to the decision of the Panel but the amendments have not addressed the concerns of the Panel. Kelledy Jones Lawyers have been engaged to act on behalf of the Panel before the ERD Court.

The applicant has requested an adjournment of the current proceedings in order to lodge a new application and for a decision to be made on this application. The new application has been made under the Planning and Design Code and is proposing two dwellings. This application has been refused planning consent by the Assessment Manager and an appeal has also been lodged against this decision.

The applicant has requested a further adjourned to await the outcome of a development application lodged over another site within the Council area before determining whether to proceed to trial in this appeal.

Applicant Appeal to Environment, Resources and Development Court, Tony Maiello (N43 Pty Ltd) v City of Salisbury (ERD-23-000022) - Development Application 22031953

This appeal has been adjourned at the request of the appellant to lodge an alternative proposal and is currently relisted before the Court for 26 September 2023.

Background

The Applicant has appealed against the decision of the Panel to affirm the decision of the Assessment Manager to refuse the development application for the Construction of Two (2) Single Storey Group Dwellings in Association with Four (4) Existing Single Storey Group Dwellings, Shared Driveway, Visitor Car Parking and Landscaping' at Unit 1-2, 30 Shepherdson Road, Parafield Gardens, SA 5107. The applicant requested that this matter be adjourned to enable the submission of a revised proposal.

The revised proposal has been submitted for two ancillary accommodation buildings. Having sought a legal opinion, the applicant was advised that the nature of development has been determined to be ... 'Two (2) single storey group dwellings in association with four (4) existing single storey group dwellings'. The applicant has been requested to advise if they wish for Council to verify the application as two additional group dwellings. It is understood that an appeal will be lodged against this determination, which will appeal against this determination.

INFORMATION

ONLY

ITEM 8.2.2

COUNCIL ASSESSMENT PANEL

DATE 25 July 2023

HEADING Assessment Manager Quarterly Report - April to June 2023

AUTHOR Chris Zafiropoulos, Assessment Manager, City Development

SUMMARY This report provides the Assessment Manager Quarterly Report for

the period between January to March 2023.

RECOMMENDATION

1. That the information be received and noted.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 The general operating procedures require the Assessment Manager to prepare a quarterly report of:
 - the development applications with representations determined under delegated authority for the previous period.
 - any development application delegated by the Panel where a deemed consent notice has been received.
- 1.2 This report provides a quarterly report for the period April to June 2023.

2. REPORT

- 2.1 The Panel is assigned as a relevant authority in its own right under the *Planning*, *Development and Infrastructure Act 2016*. In the exercise of its duties, the Panel delegated to the Assessment Manager specific duties and powers on its behalf. Delegations enhance decision making processes and allow nominated matters to be resolved efficiently and effectively without the need for the Panel's consideration.
- 2.2 The delegations provide for:
 - Administrative matters to assist in the timely processing of applications such as verifying development applications, undertaking statutory referrals and public notification.
 - Determining prescribed development applications.

Overview of planning application activity

2.3 The planning applications for the period are summarised in the table below.

	Number
Planning Applications Lodged	389
Planning Applications determined	298
Notified Applications	17
Determined planning consents by relevant authority (excluding private certification)	
> CAP	6
> Assessment Manager (AM)	283
> AM as delegate for Panel	7

- 2.4 The number of development applications that were notified during this period was higher than normal, at seventeen (17) development applications. Seven (7) development applications were determined by the Assessment Manager under delegated authority and six (6) development applications were determined by the Panel. The Panel deferred one development application to enable the applicant the opportunity to provide further information.
- 2.5 The number of planning applications that were lodged under the previous *Development Act 1993* (prior to 19 March 2021) that are still active at the end of this quarter is twenty two (22), down from twenty eight (28) from the previous quarter.

Development Applications Assessed under Delegated Authority by the Assessment Manager

The development applications considered by the Assessment Manager under delegated authority are summarised below:

Carport at 22 Tania St Paralowie

Representations – Three (support), One (oppose)

Decision – Approve with conditions

Single Storey Detached Dwelling and Associated Retaining and Fencing with Combined Height Greater than 2.1m at 38 Cornwall Dr, Gulfview Heights

Representations – Two (support)

Decision – Approve with conditions

Change of Use of from Warehouse to Gym (Tenancy 4) at 23-25 Maxwell Road, Pooraka

Representations – One (Oppose)

Decision – Approve with conditions

Single storey dwelling with associated retaining wall and fence exceeding 2.1m high at 28 Mayes Rd, Para Hills

Representations – Two (Support)

Decision – Approve with conditions

Two Storey Dwelling, Swimming Pool and Safety Fence, Outbuilding (Shed), Retaining Walls and Fencing with combined height greater than 2.1m at 34A Cornwall Drive Gulfview Heights

Representations – Two (Support)

Decision – Approve with conditions

Light Industrial Facility with Ancillary Showroom, Office and Food Preparation Areas, Retaining Walls, One (1) Pylon Sign, One (1) Façade Sign, Carparking, Landscaping and Removal of Two (2) Regulated Trees at 1772 Main North Road, Salisbury Plain

Representations – Three (Support)

Decision – Approve with conditions

Change Of Use From Workshop To Indoor Recreation Facility (Karate Dojo), Storage Shed And Signage (Rear Tenancy Only) at 22 Pentland Road Salisbury South

Representations-none

Decision – Approve with conditions

Deemed Consents

2.6 No deemed consent notices have been received for this period.

3. CONCLUSION / PROPOSAL

3.1 The Assessment Manager Quarterly Report for the period April to June 2023 be received and noted.